

DAREBIN OUTDOOR SPORTS INFRASTRUCTURE FRAMEWORK



the place
to live

OTIUM
Planning group
SPORT + LEISURE

June 2020

Acknowledgment of Traditional Owners

Darebin City Council acknowledges the Wurundjeri Woi Wurrung people as the traditional owners and custodians of the land and waters we now call Darebin and pays respect to their elders, past, present and emerging. Council affirms that Wurundjeri Woi Wurrung people have lived on this land for millennia, practising their ceremonies of celebration, initiation and renewal.

Council respects and recognises all Aboriginal and Torres Strait Islander communities and their values, living culture and practices, including their continuing spiritual connection to the land and waters and their right to self-determination.

1. INTRODUCTION

1.1 Project Purpose

The Darebin Outdoor Sports Infrastructure Framework aims to help guide and inform future capital contributions for redevelopment. The framework makes use of previously completed audit reports, relevant policies and frameworks and findings from site visits.

As populations continue to grow across the state, the demand for sporting facilities will also increase. Providing facilities that are of a suitable standard as well as for increasing numbers of female and Culturally and Linguistically Diverse (CALD) participants will become increasingly important in the coming years.

Several facilities are aging and do not meet current standards. The Outdoor Sports Venues Infrastructure Priority Plan 2013 outlined facilities that required refurbishments and provided appropriate time-lines for these projects to be implemented. In developing the new Framework, recently refurbished facilities, or facilities that have recently had capital contributions towards redevelopment have been excluded from the audit process.

The report is split in to four volumes:

- Outdoor Sports Infrastructure Framework
- Volume 1 – Audit Summary
- Volume 2 – Audit Findings
- Volume 3 – Audit Sheets



1.3 What Has Been Done

Darebin City Council has already made significant progress based upon the findings of the 2013 Darebin Outdoor Sports Venue Priority Plan. Projects completed or currently being undertaken are detailed in the table on the following page.

Council has provided approximately \$15.4M of funding for these works.

In summary the achievements include:

11 
new pavilions

15 
cricket nets & practice cages

13 
major lighting renewals

1.4 How Have We Done It?

The audit process has been completed through site visits to each sporting facility. During these site visits the structural condition of each of the pavilions was assessed as well as their suitability and fit for purpose. The suitability of the pavilion has been measured against current standards provided by each sporting body and universal design principles.

Recently completed audits around sportsground lighting and practice net facilities have also been reviewed and implemented into the final audits for each facility completed in this study. These audits are the *Australian Cricket Facilities Audit 2015/16* by Cricket Victoria and Cricket Australia, and the *Darebin City Council Light Pole Assessment and Audit Report 2016* by Dennis Hunt and Associates.



Hierarchy of City of Darebin sports reserves:

5 REGIONAL

2 DISTRICT

20 LOCAL

Quick Facility Statistics:

10 SPORTS

27 SPORTS RESERVES

41 PAVILIONS

53 NATURAL TURF PLAYING FIELDS

4 SYNTHETIC PLAYING FIELDS

35 TENNIS COURTS

60 SPORTS CLUBS

21 PRACTICE CRICKET NETS

NUMBER OF LIT SPORTS GROUNDS **50.8%**

NUMBER OF LIT TENNIS COURTS **85.7%**

FEMALE FRIENDLY CHANGE FACILITIES **39%**

Completed/underway projects

Project Name	Project Description	Year Completed	Project Cost
Pavilions			
JC Donath West	New Kitchen/Social/Change Amenities	2014	\$720,000
JC Donath Central	New Amenities/Kitchen/Change	2014	\$830,000
CT Barling	New amenities/Change/Social and Refurbish Existing	2014	\$950,000
W Ruthven VC	New Pavilion	2015	\$2,100,000
CH Sullivan	New Amenities/social/change/kitchen/Kiosk	2016	\$1,400,000
GH Mott	New Amenities/socials/change/kitchen/kiosk	2017	\$500,000
WH Robinson	Refurbishment and Extension	2018	\$1,100,000
Pitcher Park	Refurbishment and Extension	2018	\$850,000
JE Moore North	Refurbishment and Extension	Ongoing	\$965,000
GE Robinson	Refurbishment and Extension	Ongoing	\$950,000
Bundoora Park	Extension	Ongoing	\$565,000
Lighting Projects			
CH Sullivan Reserve West	4 Poles at 100 Lux	2014	\$208,000
BT Connor Pitch 4	4 Poles at 100 Lux	2014	\$155,600
McDonnell Park East	4 Poles at 100 Lux	2015	\$177,000
CT Barling Oval 2	6 Poles at 100 Lux	2015	\$270,000
BT Connor Pitches 2 and 3	4 Poles at 100 Lux	2015	\$138,000
AH Capp Reserve	4 Poles at 100 Lux	2016	\$151,500
WH Robinson Reserve	4 Poles at 100 Lux	2016	\$151,500
HLT Oulton Reserve North	4 Poles at 100 Lux	2017	\$155,000
John Cain Memorial Park	4 Poles at 100 Lux	2017	\$381,000
Pitcher Park	6 Poles at 100 Lux	2017	\$372,000
Bundoora Park	4 Poles at 100 Lux	2017	\$311,000
BT Connor Pitch 1	4 Poles at 100 Lux	2017	\$293,000
Mayer Park	6 Poles at 100 Lux	Ongoing	\$400,000

Project Name	Project Description	Year Completed	Project Cost
Cricket Net/Practice Cage Projects			
CH Sullivan Reserve	3 bays	2014	\$95,000
Merri Park	2 bays	2014	\$95,000
McDonell Park	3 bays	2014	\$30,000
JC Donath West	3 bays	2015	\$95,000
CT Barling	3 bays	2015	\$75,000
Hayes Park	3 bays	2015	\$75,000
W Ruthven VC	3 bays	2016	\$85,000
JE Moore Park South	3 bays	2016	\$85,000
JE Moore Park North	3 bays	2017	\$95,000
JC Donath East	3 bays	2017	\$95,000
LE Cotchin	4 bays	2018	\$105,000
John Hall	2 bays	2018	\$55,000
Bundoora park	3 bays	2019	\$110,000
HLT Oulton	3 bays	Ongoing	\$130,000

2. STRATEGIC CONTEXT

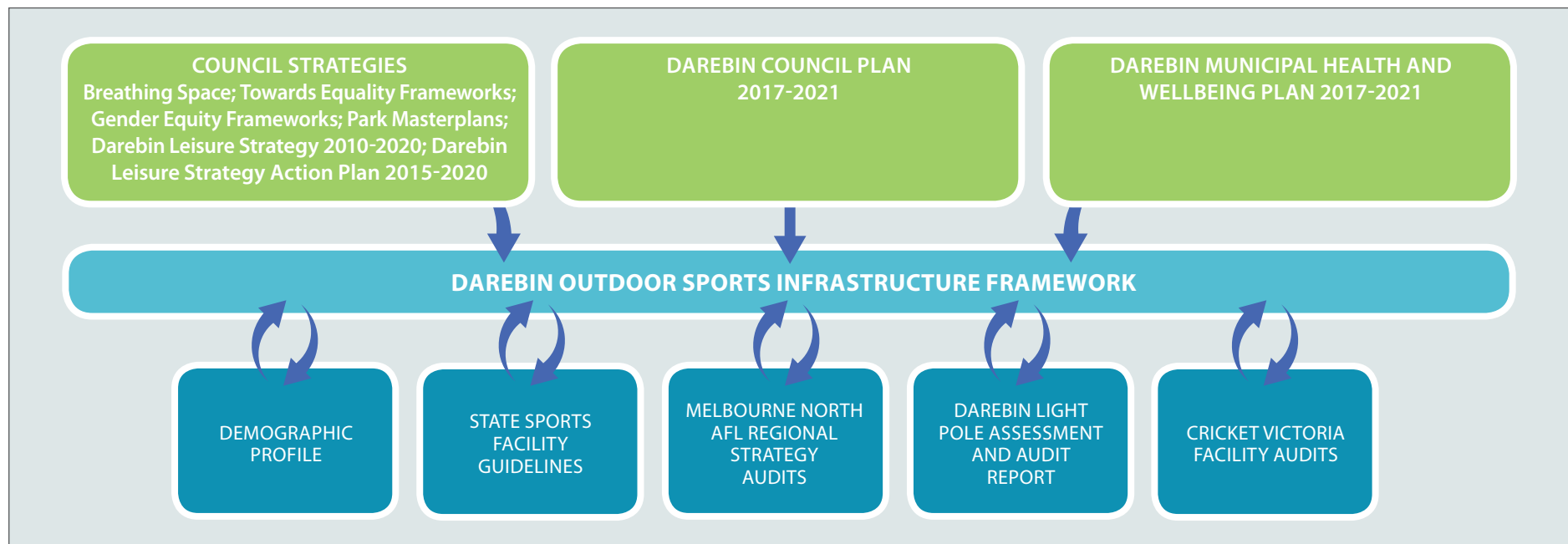
Darebin City Council has several service planning and strategic documents that are pivotal to the planning and delivery of our sporting and recreation facilities. Establishing and understanding the role of outdoor sports infrastructure in relationship to Council's other key strategies and will ensure the Outdoor Sports Infrastructure Framework is consistent with Council's strategic direction.

The Darebin Council Plan 2017-2021, Breathing Space – Darebin Open Space Strategy and The Municipal Health and Wellbeing Plan 2017-2021 articulate Council's vision and the overarching framework used to make key decisions and deliver service priorities. Breathing Space - Darebin Open Space Strategy and adopted park Masterplans specifically guide decision

making in the sport and recreation area. Similarly, key State Sporting Association documents have been reviewed and findings incorporated into the recommendations. These documents include:

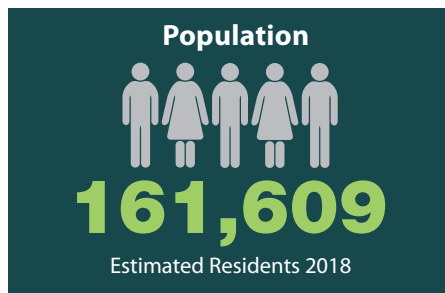
1. Cricket Infrastructure Strategy 2018-2028
2. State Football Facilities Strategy to 2026
3. Growing the Heartland: Football Facilities Development Strategy 2017-2022

4. AFL and Cricket Australia Synthetic Playing Fields Guidelines
5. Tennis Victoria: Funding for Facility Development in Victoria
6. Tennis Australia: National Tennis Facility Planning and Development Guide



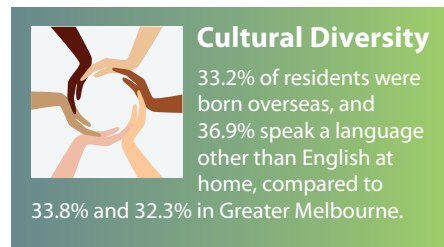
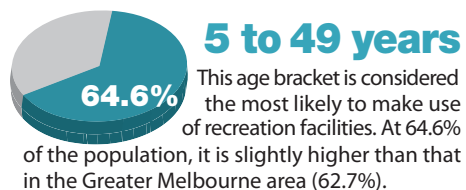
3. PROJECT AREA PROFILE

3.1 Demographic Profile



Analysis of the five-year age groups of the City of Darebin in 2016 compared to Greater Melbourne shows that there was a lower proportion of people in the younger age groups (under 15) and a similar proportion of people in the older age groups (65+).

Darebin City Council has a larger percentage of people aged 25 to 29 years (9.7%) and 30 to 34 years (9.7%) than there is in the greater Melbourne area (8.1% and 8.2% respectively). The age groups that experienced the largest growth in numbers between 2011 and 2016 were 30 to 34 years (+1,855) and 45 to 49 years (+1,477).



Disadvantage and Social Capital

Individual income levels in the City of Darebin in 2016 compared to Greater Melbourne:



Increasing the participation of priority populations such as social and public housing estate residents in physical activities is aligned to Council's strategic objectives as outlined in the Council Plan. Achieving this outcome is inherently challenging and should be approached in a number of different ways as hard to reach sections of the community often require a number of flexible and creative ways to enable participation.

The 2016 Census of Population and Housing 'Index of Relative Socio-economic Disadvantage' (SEIFA) has identified Preston East and Reservoir (Oakhill, Merrilands and Cheddar) as areas of the highest disadvantage in the City of Darebin.



The largest annual average rate of change is predicted to occur between 2016 and 2021 before slowing down.

Preston is the suburb expected to have the largest growth of residents by 2041.

Climate Emergency Plan

Council recognises that we are in a state of climate emergency. Unless we restore a safe climate at emergency speed, there will be dramatic and negative impacts on our community and around the world.

Darebin Council will continue to aim for zero carbon for our Council and community in the short term, with a longer-term goal of moving beyond zero emissions. To reach our goal, we will be working to improve our energy efficiency, generating more of our own energy on-site,

entering into new renewable energy purchasing arrangements and, as a last resort, offsetting the remaining emissions.

Energy efficiency in buildings still remains one of the cheapest ways to reduce energy use and eliminate carbon emissions. ESD guidelines have been developed for Council building projects to help achieve Council's climate and other environmental strategies.

- Upgrading sports field lighting to energy efficient LED's
- Introduce solar panelling on all new builds
- Investigate opportunities to construct synthetic fields that require less maintenance and no irrigation – fields also allow for increased capacity.

WHAT THIS MEANS

Population growth will result in continued pressure to provide quality sustainable outdoor sports venues

Increases in female participation will require all facilities to be female friendly

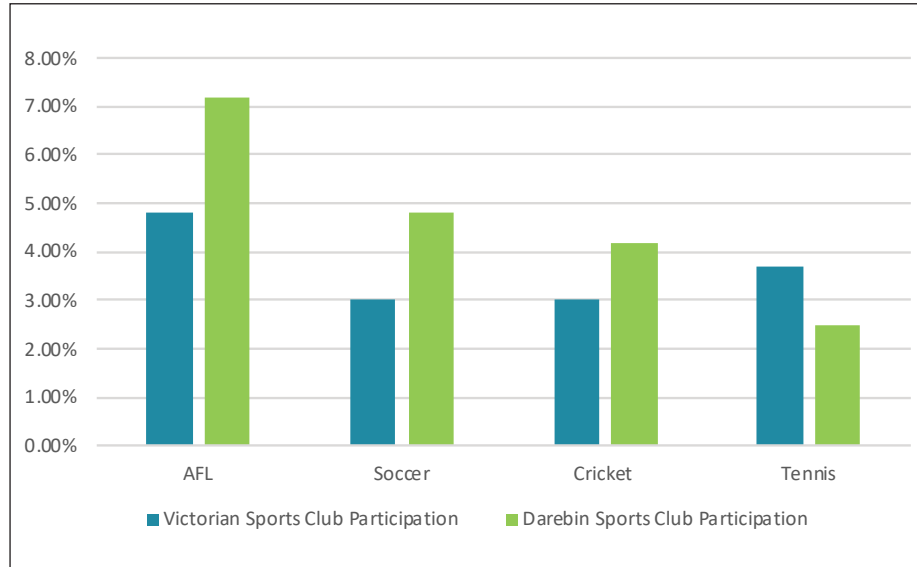
Facility developments/redevelopments must include ESD as a priority

Upgrades and developments should increase engagement by residents of socio economic disadvantage.

3.2. Darebin's Current Outdoor Sporting Profile

The following graph indicates the current outdoor sports participation levels of Darebin's residents compared to Victorian participation and rates detailed within the Ausplay Survey Results October 2019.

Sport participation rates by the City of Darebin population is as follows:












- AFL, Soccer and Cricket have participation rates that are 2.4%, 1.8% and 1.2% higher than Victorian Averages.
- Tennis participation is 1.2% lower than Victorian averages.
- From these figures it can be said that Darebin sports participation is currently in a very healthy position and facilities that accommodate these sports must be kept up to date to support all users.



3.3 Future Predicted Outdoor Sports Participation Trends

The potential future participation for outdoor sports and the required facilities to address future needs are detailed below. These figures are calculated using current participation rates in Darebin and future predicted population growth.

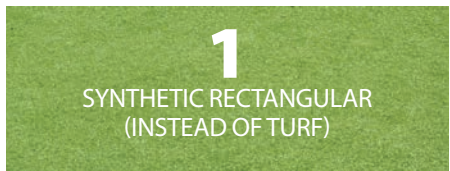
Additional Participants by 2036	CURRENT NUMBERS 2019	FUTURE NUMBERS 2036	PREDICTED INCREASE 2036
 BASEBALL	293	436	+143
 CRICKET	2,301	3,428	+1,127
 AFL	3,699	5,476	+1,777
 RUGBY UNION	230	343	+113
 SOCCER	2,365	3,501	+1,136
 HOCKEY	312	464	+152
 TENNIS	527	784	+257
 GRIDIRON	55	81	+26
 CYCLING	101	149	+48

Approximately 64% of current sports facilities are at capacity.

Additional Facilities Required to Meet Demand 2036



OR



4. THE AUDIT REVIEW PROCESS

4.1 Assessment Methodology

The audits were completed during site visits to each outdoor sporting venue within the Darebin municipality and the various components of each site have been assessed and scored. These scores have then been weighted appropriately such that comparisons can be made.

Due to the specialised nature of assessing some components of outdoor sports infrastructure, specialised sports planning and sports engineering companies were used to undertake the assessments. There were:

- Otium Planning Group – Fit for Purpose Assessment
- JWC Engineers - Building Condition Assessment
- SportsENG – Field of Play Assessment.

State sports facility guidelines were used to appropriately assess how well a facility meets the needs of its current user groups. These needs include provisions made for female and CALD users that may not have been considered when the infrastructure was originally built.

A survey was also sent to all sports clubs that use outdoor facilities to seek feedback on current facilities and future priorities.

4.1.1 Practice Cricket Wickets

Cricket Victoria commissioned the Australian Cricket Facilities Audit 2015/16 to undertake a review of the cricket facilities across the municipality. The purpose of the report was to help inform Cricket Victoria's Common Ground Plan for Cricket Facility Development as well as Cricket Australia's Community Cricket Facility Guidelines. This document has been reviewed and relevant information retrieved.

Given the development of the Australian Cricket Facilities Audit 2015/16 report this report does not include an assessment of the practice wickets. The condition of the practice wickets has been however included in the Volume Two Audit Summary Report, where the findings from the document review have been included.

4.1.2 Sports Ground Lighting

Council commissioned the Darebin City Council Light Pole Assessment and Audit Report 2016 by Dennis Hunt and Associates to assess the current condition of the light poles and supporting infrastructure across the council area. The purpose of this exercise and subsequent report was to provide Council with a detailed database of the floodlighting assets including their current condition.

4.1.3 Supporting Infrastructure (Coaches Boxes & Boundary Fencing)

Supporting infrastructure such as field of play fencing and coaches boxes has been included as part of the field of play assessment. Any improvements to these features of the sports reserves has been included in Volume 1 - Audit Summary.

4.1.4 Survey Results

The findings from the sporting club survey indicate:

- Majority of sports fields are at capacity
- Majority of fields need some form of upgrade or improvement
- Participation is increasing particularly with juniors and females



5. HIGH LEVEL FINDINGS

	<p>1. PAVILIONS ARE AGING AND DO NOT MEET CURRENT FACILITY GUIDELINES.</p>		<p>2. FIELDS OF PLAY ARE AT OR APPROACHING CAPACITY.</p>		<p>3. TENNIS CLUBROOMS DO NOT MEET RELEVANT STANDARDS AND ARE NO LONGER SUITABLE.</p>
	<p>4. FEMALE FRIENDLY CHANGING ROOMS MUST BE PROVIDED AT MORE PAVILIONS, CURRENT PROVISION IS POOR.</p>		<p>5. THERE WILL BE A REQUIREMENT FOR FOUR TURF OVALS AND THREE TURF RECTANGULAR FIELDS BY 2036. SOME OF THIS DEMAND SHOULD BE MET BY SYNTHETIC FIELDS OF PLAY.</p>		<p>6. MODULAR PAVILION OPTIONS SHOULD BE EXPLORED DUE TO TIME AND COST SAVING EFFECTIVENESS.</p>

The issues above have identified the following trends which indicate facilities are:

- Ageing
- At capacity
- Do not meet current standards
- Are not female friendly

To help address these issues there are a number of alternate solutions for the provision of sporting fields and support infrastructure that provide a number of benefits including:

- Lower capital cost
- Increase usage capacity
- Time saving construction/installation.

The following details some of the opportunities:

5.1 Modular Sporting Pavilions

Modular sporting pavilions can deliver the community needs from a design, cost, quality and project delivery perspective. These pavilions

are built nearly to completion off site to cause minimal disruption to sporting calendars and, once installed to a facility, can be operational within a matter of weeks. They are also built to comply with Female Friendly Sport Infrastructure Guidelines and the Australian Standards for Mobility. Due to sportsground and tennis pavilions within the city all requiring either new builds or extensions, modular pavilions should be considered when developing new plans based upon the recommendations within this document.

The following indicates the possible options:

- All Tennis Pavilions
- KP Hardiman
- IW Dole

5.2 Synthetic Playing Surfaces

By 2036 there will be the need for an additional four turf ovals and three turf rectangular fields of

play within the Darebin municipality. The use of synthetic ovals surfaces may be an option when developing the facilities. Synthetic playing fields can withstand a higher number of weekly hours of use than turf ovals, typically around 40 hours of use per week. This reduces the strain on other current turf ovals across the municipality as clubs can utilise the additional hours afforded by these fields. It should be noted however that there is a need for ongoing maintenance of the surface and the requirement for capital replacement of the surface every 10-15 years.

The following indicates the possible options:

- KP Hardiman (secondary hockey field or multipurpose rectangular field)
- IW Dole (Synthetic Football/Cricket or multipurpose oval)
- BT Connor (Synthetic rectangular field - Pitch 4)

5.3 Sports Ground Lighting

Ensuring adequate lighting coverage across the playing surfaces ensures that the training load is distributed more evenly across the facility minimising over-use in targeted areas. The ability to schedule night-time matches and training will give greater flexibility for growing participant numbers.

5.4 Underutilised Sports Fields

While the majority of sports fields are at capacity the project has identified some capacity at the following venues:

- KP Hardiman (Turf)
- CT Barling Reserve
- IW Dole
- JC Donath Reserve

6. OUTDOOR SPORTS INFRASTRUCTURE PRIORITIES

6.1 Scoring Matrix

The audit review and assessment process has used the following matrix to assess the required infrastructure works on outdoor sports facilities within the City of Darebin.

Category	Assessment Criteria and/or Standard	Details	Possible Score	Weight
One	Fit for Purpose and Functionality	Fit for purpose and functionality of the facility. Similarly, ESD principles will be applied and evaluated, and any recommendations made will bring facilities in line with these principles.	10	30%
		Project will improve facility/s that are not fit for current use.		
		Project will maintain and /or improve facility/s at an acceptable level for its current use and will provide value for money.		
		Facility/s is fit for purpose and functional for sports requirements and incorporates ESD principles.		
	Condition	Condition rating score.	10	25%
		Score is from the Condition Rating & Intervention.		
SSA Facility Guidelines / Rules of Competition	Requirement/s in SSA or peak body facility guidelines not provided at facility.	10	20%	
	Does not meet SSA Standard.			
	Mostly meets SSA Standard.			
Two	Participation Outcomes	Maximises the use or multi-use of the facility and caters for a broader range of facility users, including Aboriginal and Torres Strait Islander communities, CALD communities, multi-cultural groups and people of all age groups.	3	15%
		The project will increase participation rates in sport and/or recreation.	3	
	Score: Very effective = 3 Moderately effective = 2 Limited effectiveness = 1 No capacity to achieve = 0	The project will cater for all genders or a gender not currently catered for at the facility.	3	
		The project will cater for all age groups or an age group not currently catered for at the facility.	3	
		The project enhances access and inclusion and/or provides an accessible facility for people with a disability. (Accessible toilet / change & pavilion access; Access to Premises compliance)	3	
Three	Need and Community Benefit	Improves the self-sufficiency and viability of club / user groups.	3	10%
		Provides access to healthy sport and recreation environments promoting community wellbeing.	3	
	Score: Very effective = 3 Moderately effective = 2 Limited effectiveness = 1 No capacity to achieve = 0	The project will enable increased usage of an underutilised sport or recreation facility for formal and / or informal activities.	3	

7. PROGRAM OF PRIORITISED WORKS

Having assessed the audited facilities against the scoring matrix, a list of prioritised works under the following key headings has been developed:

- Pavilions
- Sports Field Lighting
- Cricket Nets

The assessment has identified that the majority of outdoor sports facilities require some form of upgrade or improvement with a large number being assessed as a high priority.

7.1 Pavilions - Redevelopments & Upgrades

Reserve	Project Description
BT Connor	Main Pavilion Redevelopment
Bill Lawry Oval	Pavilion Redevelopment
DR Atkinson	Pavilion Extension & Upgrade
East Preston Tennis	Pavilion Extension
JE Moore - South	Pavilion Extension & Upgrade
John Hall	Pavilion Extension
KP Hardiman	Pavilion Redevelopment
Keon Park Tennis	Pavilion Extension
LE Cotchin	Pavilion Extension & Upgrade
Preston City Oval	Pavilion Extension & Upgrade
Priority Projects with Dependencies	
IW Dole	New Pavilion*
Lakeview Tennis	Consolidation of Buildings**
TW Blake	Pavilion Redevelopment***

The tables below provide a list of prioritised works in alphabetical order based on the results from the scoring matrix. It should be noted that the differential in scoring across all prioritised works was marginal.

Supporting recreation infrastructure such as safety fencing, coaches boxes and storage cages should be prioritised and funded annually to ensure assets are safe, functional and compliant to the relevant State Sporting Association standard.

Projects requiring a co-contribution from leases and licensed clubs will be assessed annually and run through the budget process outside of this framework. These projects will include the renewal of tennis courts lighting and court resurfacing.

It should also be noted that projects are subject to other factors and variables including external funding opportunities, participation trends and changing demographics, masterplans and the Equity Impact

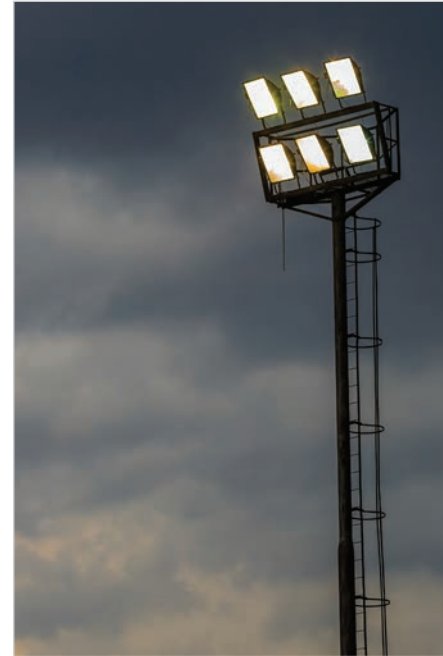
Assessment Framework. Projects that target CALD communities and areas of social economic disadvantage will be prioritised when the differential in scoring is marginal.



*Dependent on capacity issues/requirement for new facility **Dependent on Edwardes Lake masterplan and investigation of joint Youth/Sporting Hub ***Dependant on NURP (Northland Urban Renewal Precinct)

7.2 Sports Field Lighting

Reserve	Project Description
CH Sullivan East	Lighting Upgrade
Crispe Park	Lighting Upgrade
Edwardes Lake Athletics	Lighting Upgrade
HP Zwar	Lighting Upgrade
IW Dole	New Lighting
JC Donath Central	Lighting Upgrade (Ground 2)
JC Donath East	New Lighting and Upgrade (Grounds 6 & 8)
JE Moore North	Lighting Upgrade
John Cain MP West	New Lighting
John Hall	Lighting Upgrade
KP Hardiman	Lighting Upgrade
LE Cotchin	Lighting Upgrade
McDonnell West	New Lighting
Preston City Oval	Lighting Upgrade
TW Andrews	New Lighting
WH Mott	New Lighting



7.3 Cricket Nets

Reserve	Project Description
CH Sullivan	Reconstruct
Crispe Park	Reconstruct
IW Dole	Construct
JC Donath Reserve West	Construct
Mayer Park	Reconstruct
McDonnell Park	Reconstruct
Preston City Oval	Reconstruct
TW Blake Reserve	Reconstruct
WH Robinson Reserve	Reconstruct





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