

SOUTH GIPPSLAND SHIRE COUNCIL

# Community Stadiums Plan – August 2021





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# Introduction

There are currently six community stadiums across the municipality. These facilities are strongly used and valued by their communities. Some of these facilities are in good condition whilst others have challenges with court compliance, condition of change and kiosk facilities, and accessibility to and around the building. Despite this, the facilities continue to support very strong participation numbers across a number of activities. There is no immediate unmet demand that necessitates the expansion in the number of courts available within the community.

The community stadiums include:

- Welshpool (Arthur Sutherland Reserve)
- Foster Stadium
- Meeniyan Stadium
- SG SPLASH
- Korumburra Recreation Centre
- Poowong Sports Centre

SG SPLASH and the Korumburra Recreation Reserve are dual court facilities and are categorised as district level facilities in the Sport and Recreation Infrastructure Strategy 2020 - 2030. The remaining stadiums are a single court and are identified as local level facilities.

These facilities are utilised by a variety of activities including:

- Basketball
- Volleyball
- Netball
- Squash
- Table Tennis
- Gymnastics
- Badminton
- Cricket
- Indoor Soccer

This plan is focused on the assets themselves and does not seek to address the issues that arise from their use. The challenges around the structure of competitions, how to increase or maintain participation and volunteer management are all major issues that this plan does not seek to resolve. Single sport dedicated facilities are also not included in this plan.

The final plan identifies three immediate actions and two strategic priorities.



## Strategic Links

Strategy	Reference
<b>South Gippsland Shire Council Plan 2020 - 2024</b> Strategic Objective Three – Integrated Services & Infrastructure	3.3 Deliver services that enhance liveability and environmental sustainability for current and future generations.
<b>Sport and Recreation Infrastructure Strategy 2020 - 2030</b> Action Four	Further planning is required on the current condition, utilisation and future priorities for all reserves and stadiums across the municipality.
<b>Sport 2030 – Sport Australia</b> Strategic Priorities	Building a More Active Australia: Achieving Sporting Excellence; Safeguarding the Integrity of Sport; Strengthening Australia's Sport Industry.
<b>Active Victoria Strategic Framework</b>	Key directions: <ul style="list-style-type: none"> <li>• Meeting demand</li> <li>• Broader and more inclusive participation</li> <li>• Additional focus on active recreation</li> <li>• Build system resilience and capacity</li> <li>• Connect investment in events, high performance and infrastructure</li> <li>• Work together for shared outcomes</li> </ul>
<b>Gippsland Participation and Elite Pathways Plan – Basketball Victoria</b>	Focused on “creating basketball opportunities for Gippsland”
<b>Arthur Sutherland (Welshpool) Recreation Reserve Master Plan</b>	
<b>Korumburra Recreation Centre Strategic Plan</b>	
<b>Poowong and District Sport Centre Feasibility Study</b>	

# Community Stadiums

Community stadiums are publicly owned venues that are available for a variety of community activities.

Each of these facilities is a credit to the community members who over many generations have built, maintained, worked at, managed, cleaned and activated these buildings.

The majority of these buildings are still managed today by volunteers through various mechanisms.

Facility Name	Ownership	Management	Arrangement
<b>Poowong Sport Centre</b>	Council	Poowong Amateur Basketball Association	Lease
<b>Korumburra Indoor Recreation Centre</b>	Council	KIRC Incorporated Association	Lease
<b>Foster Stadium</b>	Council	Community Asset Committee	Delegation
<b>Meeniyah Sports Centre</b>	Council	Community Asset Committee	Delegation
<b>Welshpool Stadium</b>	Community Trust	Arthur Sutherland Reserve Incorporated Association	User Groups
<b>SG SPLASH – Leongatha</b>	Crown – Council COM	Contract Manager	User Groups



## School Facilities

In addition to the six community stadiums, there are seven stadiums on school sites within the municipality. These include State Primary and Secondary schools and Private / Catholic Primary and Secondary schools. These venues are accessed and utilised by the community either in addition to or in lieu of a community facility.

Mirboo North Basketball (150 members) is the only basketball competition that runs exclusively from a school site. The building design, condition and age is reaching a point where it is no longer suitable to support community participation and this project is listed in Council's current Social and Community Infrastructure Blueprint.

The arrangements and conditions on the community to access these facilities varies from venue to venue, as does the condition and often functionality of the facilities. The buildings are designed with the education use focus, potentially missing opportunities to improve the functionality and use by the community after school hours.

Community use of school facilities reduces demand for additional or expanded community stadiums. It also maximises the benefit to the community of the assets that exist within it.

If Council were to indicate a willingness to invest in supporting projects on school land, it can lend significant weight to school investment decisions being made at a state-wide basis. It also ensures Council is engaged early in any project planning so that the community-use lens can be applied to any proposed developments.

### Community Stadiums Plan Action One

That Council supports the endeavours of the Mirboo North Primary and Secondary Schools in seeking the redevelopment and/or replacement of the existing school facility.

# Stadium Assessments

## Welshpool (Arthur Sutherland Reserve)

Port Welshpool Road

Trustee Owned – Managed by Arthur Sutherland Reserve Incorporated Association

### Site Assessment

	Basketball Court Compliance	Changeroom Condition	Building Condition	Roof Condition	Access Within Building	Access to Building	Car Parking
Welshpool	N						



New roof and new floor via two Sport and Recreation Victoria grants over the past decade.

Committee have undertaken changeroom/toilet improvements with the help of community grants.

The building provides a minimum of 1.3 metres clearance around the court below the 2 metre guidance from Basketball Victoria. Padding is used where necessary to reduce any potential risk to participants.



## Users

- Basketball
- Soccer Club Training
- Lawn Mower Races
- Community Fundraising

Participation	2014	2015	2016	2017	2018	2019	Average
Welshpool Basketball	131	163	149	145	161	138	147

## Priorities

- Roof over the Entry/Toilets and Social Room/Kitchen area is likely to require improvement/replacement.
- Carpark has some sealed sections with overflow onto grass areas and is generally in very poor condition. Any investment would greatly improve the appearance of the entrance and carpark to support the use of the facility.



## Foster Stadium

Foster Showgrounds – Station Street

Council Owned – Managed by Foster Showgrounds Community Asset Committee

### Users

- Foster Basketball
- Badminton
- Netball Club
- University of the Third Age
- Market
- Ag Society
- Gym/Personal Training

Participation	2014	2015	2016	2017	2018	2019	Average
Foster Basketball	184	162	229	236	249	333	232



Full redevelopment has commenced and will deliver modern facilities for the many users of the building and a compliant basketball court.



Works underway – Foster Stadium Redevelopment



Artist impression – Foster Stadium Redevelopment

### Priorities

- Fit out and reactivation post redevelopment.
- Ongoing maintenance of new facility.

# Meeniyah Stadium

McKitterick Street Meeniyah

Council Owned – Managed by Community Asset Committee

## Site Assessment

	Basketball Court Compliance	Changeroom Condition	Building Condition	Roof Condition	Access Within Building	Access to Building	Car Parking
Meeniyah	N						





Building is well cared for, but 30 years after construction it is beginning to show signs of ageing.

### Users

- Meeniyen Basketball
- Meeniyen Volleyball
- Southern Fusion Netball Training
- Primary School
- Indoor Soccer
- Badminton

Participation	2014	2015	2016	2017	2018	2019	Average
Meeniyen Basketball	157	154	141	161	148	143	150

### Priorities

- Renewal of timber floor surface.
- Renewal of changerooms especially accessible change area.
- General maintenance tasks.

# SG SPLASH

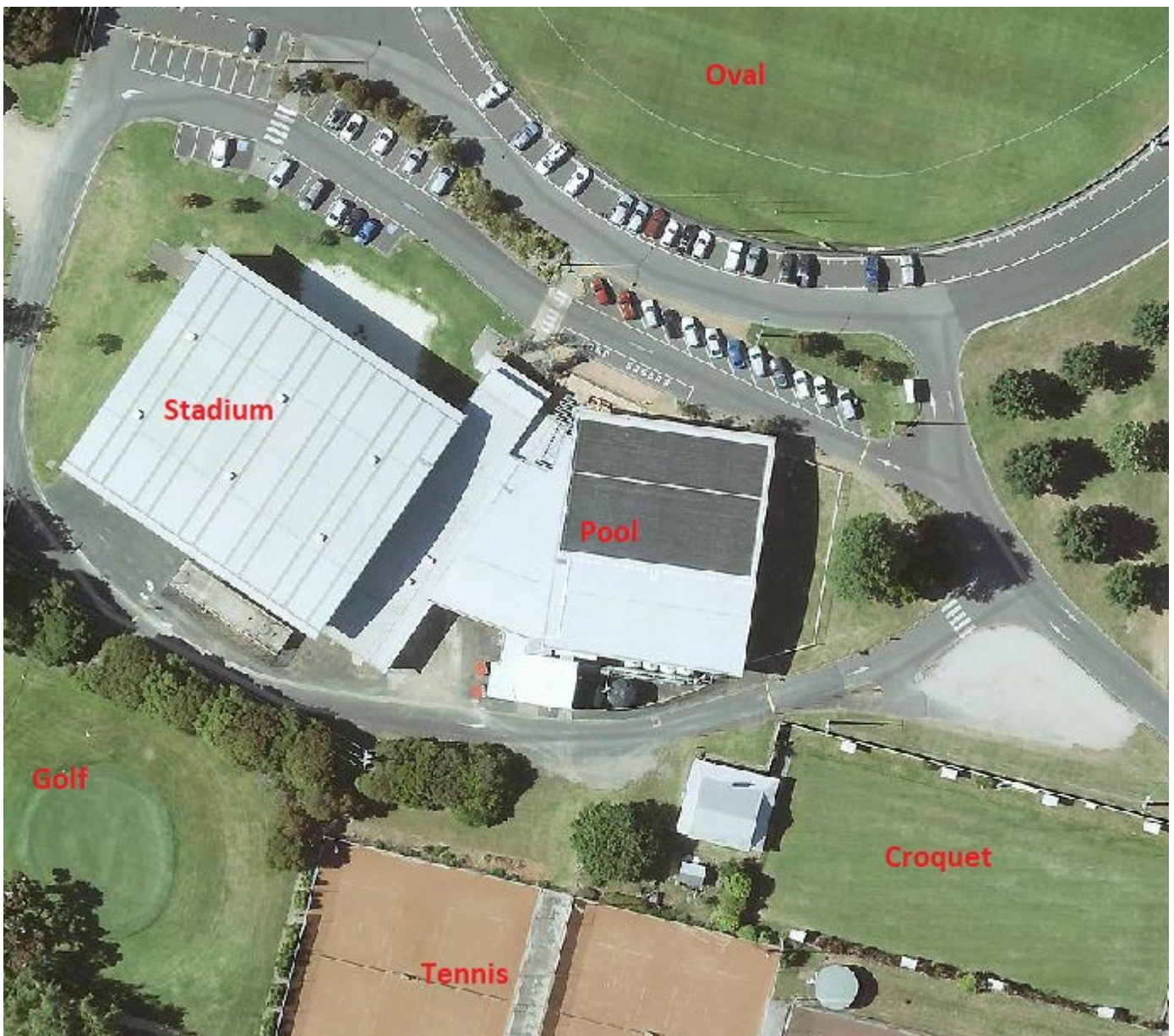
Roughead Street Leongatha

Crown land Council COM – Managed by Contractor YMCA

## Site Assessment

	Basketball Court Compliance	Changeroom Condition	Building Condition	Roof Condition	Access Within Building	Access to Building	Car Parking
SPLASH	Y						

Roof replacement scheduled for early 2022 in consultation with users.





## Users

- Leongatha Basketball
- South Gippsland Volleyball
- Netball
- Indoor Soccer
- Schools

Participation	2014	2015	2016	2017	2018	2019	Average
Leongatha Basketball	411	360	701	470	450	483	479
Leongatha Volleyball	200	200	280	200	220	250	225

## Priorities

- Roof replacement scheduled for early 2022.
- Regular maintenance of floor surface.
- Renewal of backboards and scoreboards.

# Korumburra Recreation Centre

Charles Street Korumburra

Council Owned – Leased to Korumburra Recreation Centre Management Committee Incorporated

## Site Assessment

	Basketball Court Compliance	Changeroom Condition	Building Condition	Roof Condition	Access Within Building	Access to Building	Car Parking
Korumburra	N	Yellow	Green	Green	Green	Red	Green

Known as the Centre for higher-level basketball participation across South Gippsland and Bass Coast.



This facility has a significant point of difference to the other stadiums. It serves as the town hall, hosting numerous major functions each year.

The building has been very well cared for and maintained by the managers and committee. Council has invested in continual improvements to the building over time. However, the changeroom areas in particular, are dated and should be renewed to support the level of participation and events at this facility.



## Users

- Korumburra Basketball Association
- Korumburra Wildcats Basketball
- Indoor Cricket
- Indoor Soccer
- Rock-up Netball

Participation	2014	2015	2016	2017	2018	2019	Average
<b>Korumburra Basketball</b>	459	809	529	474	407	378	509

## *Basketball*

- Monday (players and spectators): 160
- Tuesday (players): 60
- Wednesday (players and spectators): 215
- Thursday (players): 60
- Friday (players and spectators): 220
- Saturday (players): 20
- Sunday (players): 60
- Saturday/Sunday (over 10-week period): 80
- Annual tournament (held in October): 2500 players and spectators.

## *Cricket*

- 50 per week for two x 10-week seasons.
- Plus 100 players each Sunday for four to five weeks (August/September).



### ***Soccer***

- 30 players most weeks.

### ***Netball***

- Ready Set Go: 20 kids twice per week.
- 70 players weekly.

### ***Schools***

- Primary and Secondary – mostly Secondary use for Basketball, Netball, Volleyball, Soccer and Indoor Cricket through various times of the year.

### ***Events***

- Debutante Balls: two annual books of 400+ per event.
- Annual School Production: two nights per year with 400-500 attendees.
- Funerals, weddings, cabarets etc.: 300+

### **Priorities**

- Changeroom/toilet renewal (2022/23).
- Ongoing maintenance/lease arrangement.
- Replacement of gas heaters (2021/22).
- Investigation for anticipated future demand for a third court (Strategic Priority).



## Poowong Sports Centre

Main Road (Nyora Road) Poowong

Council Owned – Leased to Poowong Amateur Basketball Association

### Site Assessment

	Basketball Court Compliance	Changeroom Condition	Building Condition	Roof Condition	Access Within Building	Access to Building	Car Parking
Poowong	N						





A constrained site and ageing building condition present challenges for this valued and thriving community asset.

The multiple level changes from street/entrance to the court, female changerooms located upstairs, and the lack of accessible amenities are unable to be resolved without major reconfiguration to the building.

The constrained site may mean any expansion of the building required in reconfiguration may not be achievable within the existing title boundaries.

## Users

- Poowong Basketball
- Poowong Squash Club
- Football/Netball Training
- School activities

Participation	2014	2015	2016	2017	2018	2019	Average
Poowong Basketball	214	241	345	302	276	259	272
Poowong Squash	63	55	55	45	23	22	44

## Priorities

- Design investigation to consider options to address current building limitations (Strategic Priority).
- Modification to courtside seating to improve court run-off space.
- Upgrade backboards.
- Improve heating and ventilation.



## Principles for Future Investment

Council's priority is the renewal and ongoing maintenance of existing facilities to provide local level skill development and participation opportunities.

Any proposed facility development must demonstrate the application of multi-use, gender equality, universal design principles, environmentally sustainable design, as well as complying with sporting code and functioning body guidelines (where possible).

The guiding principles from the Social Community Infrastructure Blueprint will apply across all stadium projects. These are:

- Maximise community benefit by promoting access, inclusion and building social connection.
- Undergo strategic community planning to ensure the proposal aligns with Council service and strategic direction.
- Consider fundamentals and asset management principles to ensure community facilities are multi-functional (where possible), well maintained, well managed, fit-for-purpose and in the best position.
- Ensure the proposal meets the level of service and use of the facility and will meet the community's needs now and into the future.
- Consider all levels of risk within a proposal to safeguard the future project for all concerned.
- Justify all financial aspects of a proposal as a part of Council's overall strategic direction with consideration of its renewal responsibilities. This should be achievable through good planning and analysis e.g. business case and feasibility studies where the need is identified.

Council should anticipate a level of future investment to allow for:

- Complete modernisation renewal/replacement of a facility every 10 years.
- A refurbishment of one building every five years (e.g. painting, changeroom fittings and fixtures replacement, replace tiling, floor surfaces, widening doorways/paths of travel).
- Capacity to allow for a financial contribution to support community access to a new or upgrade of an existing school facility.

## Future Investment Decision Making

Renewal of existing Council facilities is managed through the Building Asset Management Plan. Any requests for upgrades and extensions are managed through the Social Community Infrastructure Blueprint project assessment process.

Project prioritisation must consider safety, compliance and the delivery of projects that have the greatest impact on current participation and provide opportunities for increasing participation within the community and are balanced with the needs of the community as a whole.

Sharing investment with the State Education Department provides unique opportunities for improving facility provision and access for our community.

The Capital Works Policy will provide overarching guidance and direction on the allocation of funds towards projects.



## Future Maintenance Allocations

Each of the volunteer-managed facilities receives an annual grant from Council to support the maintenance of the building. The amount provided to the committee varies across each site. These amounts tend to be based on historical decisions rather than individual needs of each facility.

### Community Stadiums Plan Action Two

Undertake a review in 2021/22 of the allocation of building maintenance grants across the community stadiums.

The replacement of the equipment is necessary for the activities in the stadiums is an area that was raised by a number of the committee. Items such as backboards, score boards and floor cleaners are essential to supporting the use of these facilities.

### Community Stadiums Plan Action Three

That Council allocate a one-off payment of \$50,000 to each of the community stadiums to enable equipment replacement and desired maintenance tasks to be completed.

The buildings are essentially very basic structures that at times require little in the way of annual maintenance. The consistent allocation of funds towards minor maintenance tasks and addressing issues as they arise is crucial to maximising the lifespan of these assets. Council audits each building for condition every year and in a more substantial way, every four years, to ensure ideal building condition is maintained. Works are programmed from these inspections and requests from managing bodies and users, where possible.

# Implementation

Immediate actions for implementation

## Community Stadiums Plan Action One

*That Council supports the endeavours of the Mirboo North Primary and Secondary Schools in seeking the redevelopment and/or replacement of the existing school facility.*

## Community Stadiums Plan Action Two

*Undertake a review in 2021/22 of the allocation of building maintenance grants across the community stadiums.*

## Community Stadiums Plan Action Three

*That as a one-off, Council allocate \$50,000 to each of the community stadiums to enable equipment replacement and desired maintenance tasks to be completed.*

# Strategic Priorities from 2025 onwards

## Strategic Priority One

*Planning for anticipated future demand for the Western and Central areas of the municipality as population growth increases.*