

# DIAMOND VALLEY SPORTS AND FITNESS CENTRE DRAFT MASTER PLAN

AUGUST 2018



*Creating environments for better health and wellbeing*





# DVSFC DRAFT MASTER PLAN

## AUGUST 2018

*Creating environments for better health and wellbeing*

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# DELIVERING A TRULY REGIONAL FACILITY, SERVICING THE NORTH EAST

The redevelopment of DVVFC may be Nillumbik's largest ever infrastructure development at an estimated cost of \$54 million. For the Metropolitan Shire with the lowest rate base, a partnership approach across the region will be required to achieve the vision.

Council will be seeking a commitment from neighbouring councils whose residents benefit from the Centre. This, together with further support from other tiers of government and the private sector will create a facility that meets the needs of the Yarra-Plenty catchment and service the projected regional population of 600,000 across the north east.

Nillumbik Shire Council has got the ball rolling, funding \$4 million and securing \$2.5 million through the State Government's Growing Suburbs Fund to deliver the \$6.5 million Priority Works Package, commencing in September 2018. The works will complete the new entrance, accessibility works, new lift, refurbished change rooms and upgrading a court, making it ready for subsequent stages.

## What Will We do

- Advocate to State and Federal Governments
- Work with Regional LGA's to secure financial commitment to future works
- Investigate Public Private funding Partnerships

## What Can You do

- Advocate to your State and Federal members for funding support for this redevelopment.

## Redevelopment Delivery

The redevelopment will be undertaken in stages to achieve minimal disruption to the 8,100 sporting and gym members. Staging the redevelopment maintains continuity for all users whilst delivering a facility for the future.

We want to hear from you on this draft masterplan, as we work with our community and partners to deliver a contemporary facility for the future.

“ To deliver a truly regional facility, **a commitment from partners across our region is essential.** Without the support of these partners, Nillumbik alone cannot finance this much-needed regional facility, servicing Melbourne's north east. ”





# THE GAME PLAN

## NOW

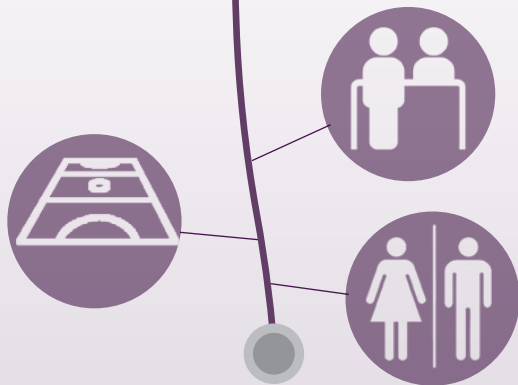


Priority Works

Funded at \$6.5m

- Nillumbik Shire Council (\$4m)
- Growing Suburbs Fund (\$2.5m)

## NEXT



3 court extension

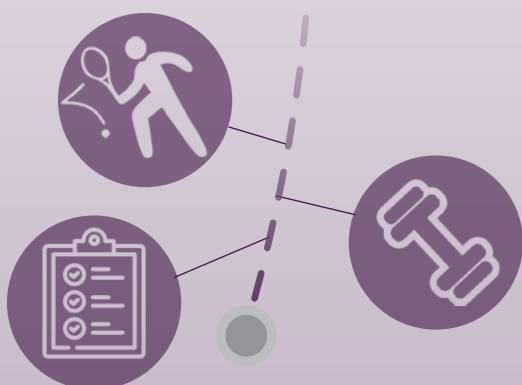
\$10.2m

Requires partnership of

- State Government
- Federal Government
- Local Government

## FUTURE

We need others to join the game to deliver the vision of a truly regional facility.



3 court sports hall,  
24/7 gym and  
compliance to 4  
existing courts

\$33m

- Requires a Regional approach to fund a truly regional facility servicing the north east

# THE FACILITY

*From a centre to a Regional Facility*



The Diamond Valley Sports and Fitness Centre (DVSFC) is Nillumbik Shire Council's regional centre for indoor sport and active recreation activities.

The Centre delivers important health, wellbeing, sport and fitness services to over 450,000 visitors and 7,000 registered indoor sports players annually. It does this across a wide range of popular activities including basketball, badminton, netball, table tennis, volleyball, squash and soccer/futsal training and competition, school and community use and fitness programs. Centre users come from within a 15km radius that includes Nillumbik Shire as well as parts of Banyule, Darebin and Whittlesea Local Government areas.

Built in 1976, the Centre's facilities are tired and need to be updated. Over the years centre members, users, sports clubs, local organisations and other stakeholders have put forward ideas about what the centre should be and how it could be redeveloped, but a shared vision has never been agreed.

In 2017 Council commissioned Otium Planning Group to develop a Diamond Valley Sports and Fitness Centre Master Plan to establish a shared vision and to guide its future development. The Masterplan development has been a process of building on the considerable consultation with facility stakeholders and research benchmarking that Council has been working on for some time.

The first phase of research and engagement has been completed.

Now we'd like your feedback on the draft Master Plan. This draft Master Plan responds to the community needs with modern facilities including additional sports courts that will help deliver improved health and wellbeing outcomes across the region for the next 40 years.

The Master Plan aims to:

- Integrate the facility with the broader precinct by providing good connection between the transport, library, education, civic services and sport and recreation activities that are all in the broader precinct, and enables them to work well together
- Bring all development conversations into one conversation
- Determine the strategic direction for the Centre that defines the Centre's role servicing a regional catchment, the services it needs to offer, and how it can evolve over time to meet the community's needs for the next 40 years
- Develops a facility design component schedule to inform a staged redevelopment option and maintain the operation of the Centre
- Prepare a concept design and cost plan for the proposed redevelopment on a challenging site with a significant slope, restricted boundaries as the basis for securing external funding through State and Federal grant programs. This builds on the \$6.5M commitment to deliver urgent access, amenity and building compliance works starting in late 2018.

# THE CENTRE: PAST, PRESENT, FUTURE

**1975**

**1976** - DVSFC opened.

The complex provided two courts for basketball, four badminton courts, six squash courts and eight table tennis tables.

**1979** - Netball introduced at the facility

**1980**

**1983** - Diamond Valley and Eltham form the Arrows and compete in the CBA.

**1985**

**1988** - New gym provided in a converted squash court and aerobics classes offered on the mini court.

**1989** - A gym and aerobics program was offered on a converted squash court.

**1990**

**1995**

**1997** - Squash competition ceased at the facility. Casual squash use remained.

**2000**

**2000's** - Upgraded court lighting, installation of air conditioning in the foyer, refurbishment of the change rooms and re-modelling of the reception area.

**2005**

**2008** - The gym and aerobics rooms moved and provided upstairs to the crèche room.

**2010**

**2015**

**2015** - 2015 Civic Drive Precinct Open Space Master Plan prepared recommending upgrades to the passive open space areas in the precinct and development of new community recreation facilities.

**2018** - \$2.5M secured through State Government's Growing Suburbs Fund towards upgrade works to entrance, change rooms, accessibility and building compliance.

**2017** - Sub Regional Indoor Sports Needs Analysis adopted by Nillumbik Shire Council recommending 4 additional courts and making the 6 existing courts netball / multi-sport compliant. The report recognises the 'sub regional' role Diamond Valley Sports and Fitness Centre plays in providing for indoor sports.

**2018** - DVSFC Master Plan provides a vision and development plan for the future development of the Centre to meet the demand for indoor sports in the sub region to 2058.

**2017** - Epping Squash Association commenced competition at DVSFC.

**2018** - Detailed design commences on upgrade works to entrance, change rooms, accessibility and building compliance.

**2018** - Diamond Valley Basketball Association enter SEABL with Men's and Women's Senior Teams.

**2020**

**2036**

**Population 70,391** - 2036 Population of Nillumbik Shire Council projected to reach 70,391. The sub regional population catchment is 407,541 people.



# WHAT WE HAVE DONE

To ensure we considered the best ideas and options for the future development of the Diamond Valley Sports and Fitness Centre we have:

## Consulted

- Worked with stakeholders from the facility as well as community that represent the wide range of users in the Centre. The stakeholders have been meeting since March 2017 and have been responsible for gathering issues and ideas from the people that they represent
- Conducted community user workshops and interviews
- Received submission from stakeholders to an issues and ideas paper about the Centre
- Consulted with state sporting peak bodies.

## Reviewed

- Aligning the Centre's redevelopment to Council's strategic objectives and vision of being Australia's most liveable shire through an engaged community, active lifestyles, healthy environments and a prosperous economy
- Feedback from all previous Centre consultation discussions and tested these findings
- Key regional planning documents such as the Sub-regional Indoor Court Demand Assessment and the Civic Drive Precinct Open Space Master Plan
- Population including demographic and health and wellbeing characteristics, current and predicted participation levels and trends and a supply analysis
- The Centre's operational performance.

## Benchmarked

- Other indoor sport and recreation facilities and their management.

## Site Inspection

- Inspected the site and its capacity and limitations for future development.

## Funding

- Secured \$2.5M from the State Government's Growing Suburbs Fund to deliver upgrade works to entrance, change rooms, accessibility and building compliance
- Developed a funding strategy to advocate for further State and Federal Government funding through grants programs and to explore other funding opportunities and models.





## From this process we have:

- Developed a shared vision for the future development of the Centre (refer page 8)
- Assessed the current facility including attendance levels, catchment, operational performance and the Centre's relationship with the surrounding employment, community and education zones within the precinct
- Identified the strategic planning processes influencing the Master Plan
- Determined the current and future demand for the Centre
- Identified facility issues and challenges at the Centre
- Continued to highlight the need for a 10 indoor sports court facility development
- Developed a facility design components schedule
- Prepared a concept design that proposes staging for the development and indicative capital costs for the community to consider
- Prepared a financial business model for the proposed redevelopment that reports on the operational performance of the Centre over a 10-year period
- Determined the social, environmental and economic benefits of the Centre's redevelopment including the regional economic impact, job creation and health benefits.

## Stakeholder Groups

Three stakeholder groups have provided user needs and priorities information:

- **The Strategic Advisory Group (SAG)**
  - Six volunteer community representatives from health, business and education sectors
  - Social Infrastructure Portfolio and Ward Councillors and senior Council staff.
- **The Project Reference Group (PRG)**
  - Centre user groups including Diamond Valley Basketball Association, Diamond Valley Badminton Association, Diamond Valley Netball Association, Diamond Valley Table Tennis Association, Northern Ladies Badminton Association, Thomastown Ladies Badminton Association, Epping Squash Association, Araluen, St John of God, Healthability and Friends of Apollo Parkway
  - Peak sporting bodies.
- **The Project Working Group (PWG)**
  - Senior Council staff
  - Sport and Recreation Victoria.



Representing  
more than  
**8,100** voices

# WHAT WE HAVE HEARD AND LEARNT

The vision is for the Centre to be a regional place that is welcoming, accessible, fit for purpose, multi-use, flexible and integrated as part of the broader precinct. It is for:

- Multi-sport and recreation
- Community health and wellbeing
- Hosting sports events

The key issues identified from the research analysis and stakeholder engagement were:

- There is a low number of indoor sport facilities across the region
- There is an under provision of indoor sports facilities in neighbouring Local Government Areas
- High occupancy rate at facilities with many at capacity
- Non-compliance of many existing facilities with regard to facility standards. For example, the court run-offs do not meet the current facility guidelines set by State Sporting Associations
- Provide additional courts to meet the growth and demands of participation in activities offered at the Centre. There is limited court space at the peak times of use between 4pm and 10pm. This will make the facility a 10-court regional Centre

- Improve access to and throughout the facility and address pedestrian traffic flow
- Achieve universal design outcomes
- Upgrade the existing poor-quality change rooms and lack of toilet facilities that hinder the Centre's daily use and opportunities to host events
- Respond to a Centre that does not meet contemporary sport industry standards or universal design guidelines that is adversely affecting the operation and function of the Centre
- Expand the gym and health and wellbeing program areas. Offer a 24/7 gym. This will result in an increase in the operational capacity and viability of the Centre
- Improve the café and seating areas and create a welcoming and inclusive place for sport participants, health and wellbeing members and the community
- Create a facility that responds to multi-use and the changing nature of participation. For example, E-games and drone racing
- Improve environmental efficiency of the Centre's operations, decrease utility usage and costs, decrease carbon footprint and use of non-renewables. Explore opportunities for innovative environmental design.







Social, Environmental and Economic Benefits from the DVSFC redevelopment:



Stadium will be designed with **environmental design** considerations and water sensitive urban design features, reducing the energy use and impact on environment



**455,352** annual visits and a projected **41.7%** increase in court hours

Over **150,000** volunteer hours contribute to the facility



Forecast annual operating surplus

**\$33.3M**



total regional economic benefit by **2031** 150 construction and 12.8 facility operational jobs created

Stadium will be designed for **universal design access**, reducing the number of levels and meeting contemporary stadium standards and community expectations



Over **8,100** players and members coming from 15 km catchment area covering **Nillumbik, Banyule, Whittlesea, Darebin and Manningham** council areas

For every \$1 we

**Invest**



into this facility, the return is \$3 in **Benefits** ie. economic, health and community

# WHAT ARE THE PRECINCT RELATIONSHIPS?

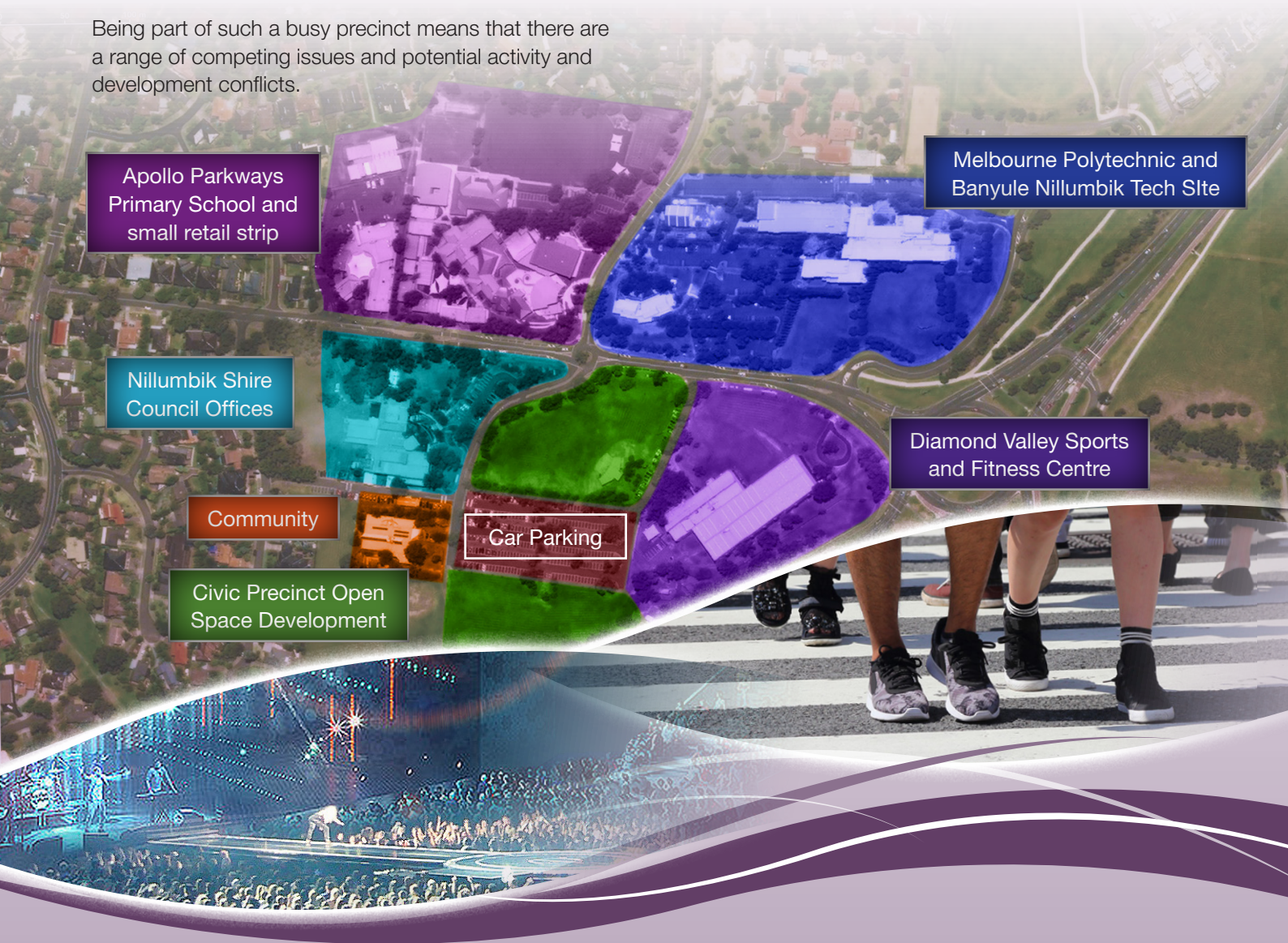
The Diamond Valley Sports and Fitness Centre is well positioned close to transport, education and civic services and activity.

It is part of an important sub-regional activity precinct with links to the Civic Council Offices – employment zone; the Diamond Valley Library – community zone; the Apollo Parkways Primary School and Melbourne Polytechnic Campus and New Technical School Site – education zones; passive open spaces – recreation zone; a central car park; road and public transport – transport zone; Smart Bus and M80/bypass.

Being part of such a busy precinct means that there are a range of competing issues and potential activity and development conflicts.

It is important for the Centre Master Plan project to take into account other planning and discussions about the different precinct zones as we develop detailed design for the Centre. This includes the proposed North East Link and Yan Yean Road duplication works that will improve the commuter route to and from the city for residents north of the facility.

The precinct provides opportunities to explore partnerships to enhance health and wellbeing, education, employment and passive and active recreation for the region. This could include hosting major events in the sports, community and education sector and training opportunities.





## Serving the region

The facility is highly accessible to Melbourne and to the outer Northern region. It is served by public transport and major transport routes.

The project will deliver on the Plan Melbourne 2017-2050 objective for 20 minute neighbourhoods, where people can access most of their everyday needs including access to shops, childcare and schools, parks and sports facilities, doctors, cycle routes and public transport within 20 minutes of where they live.





# WHAT COULD IT LOOK LIKE?





The facilities to be included in the new DVVFC include:

- Six additional courts and upgrade to four of the existing multi-use sport courts which meet basketball, netball, volleyball, badminton and table tennis specifications for regional level competition
- Show courts for sporting and community events, with tiered seating for a capacity of up to 1500 retractable seats
- Three squash courts
- Contemporary gymnasium of 600m<sup>2</sup> with program spaces for local community health and wellbeing
- 100m<sup>2</sup> multi-purpose room designed flexibly to break into smaller rooms and host group fitness activities, meetings or provide for social space
- Office and reception space for centre management and tenant sporting groups
- New entry and change rooms

- Ancillary amenities, car parking and adequate storage space
- Café and catering to service events with a healthy food grab and go café.

The facility will be regional place a place for:

- Multi-sport and recreation
- Community health and wellbeing
- Hosting sports events.

It will:

- Welcome, be accessible and fit for purpose for all
- Multi-use, flexible and integrated
- Have a seamless relationship with the surrounding precinct
- Provide for a regional catchment
- Incorporate Environmental Sensitive Design and Water Sensitive Urban Design measures
- Importantly, maintain operation of courts, whilst new facility is being redeveloped.



# HOW WILL IT BE DEVELOPED

The Centre redevelopment is proposed to be undertaken in stages that will be dependent on the partnership funding arrangements and securing external funds.

## Priority works package

- New entrance and accessibility works and lift
- Refurbishment of existing mid-level change rooms and improve player and spectator amenities
- Upgrade to existing court to meet competition standards and make way for a future three court expansion.

## Three court expansion works package

- Additional three compliant courts
- Provision for 1500 retractable seating systems to create show court experience.

## New three court sports hall and 24/7 gym works package

- Contemporary three court sports hall
- Provision for retractable seating for major events
- New health and wellness space including 600m<sup>2</sup> gym and a 100m<sup>2</sup> multipurpose / group fitness room.

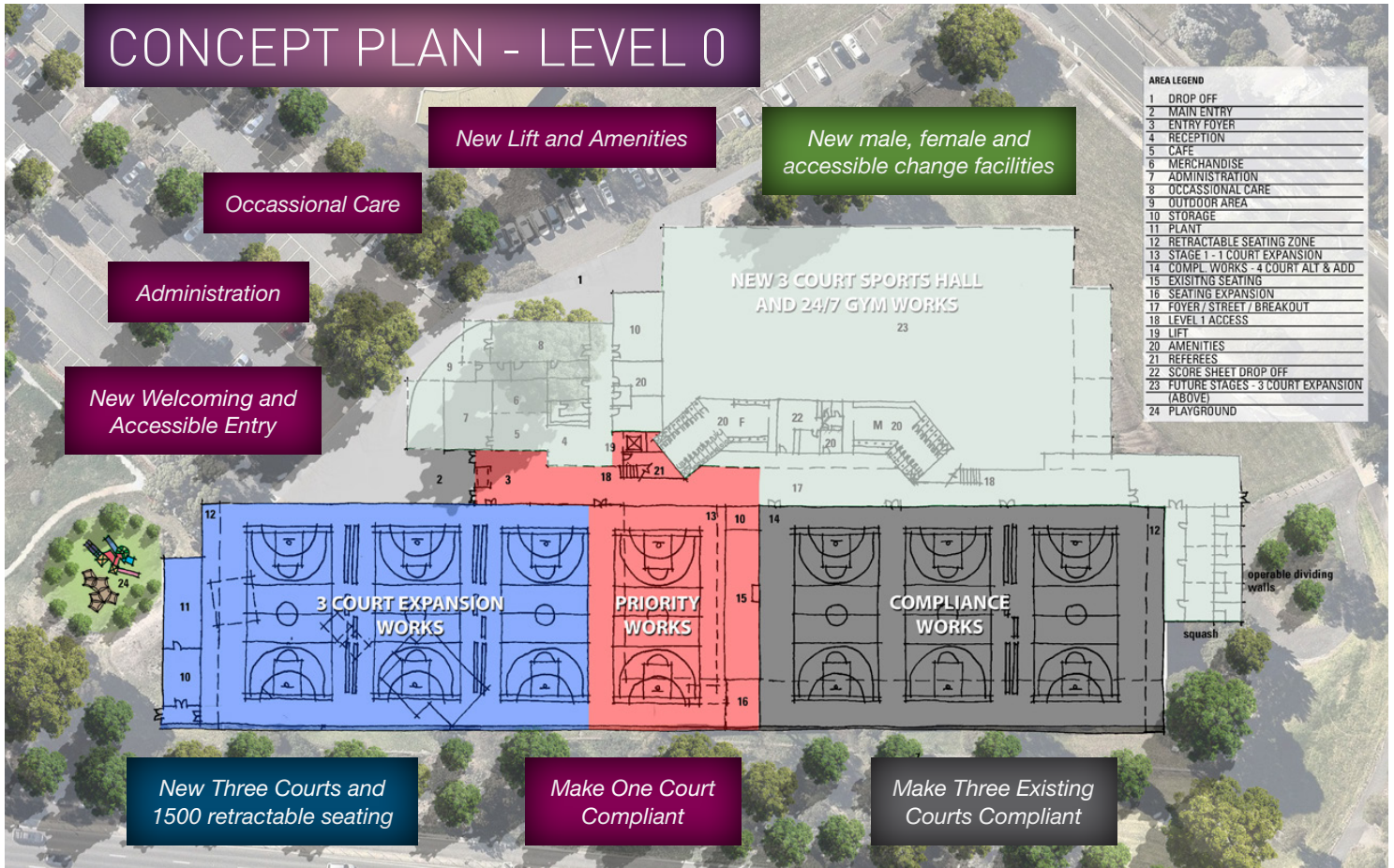
## Compliance works package

- Make three courts compliant in existing sports hall
- Install retractable seating into new three court sports hall
- External works.

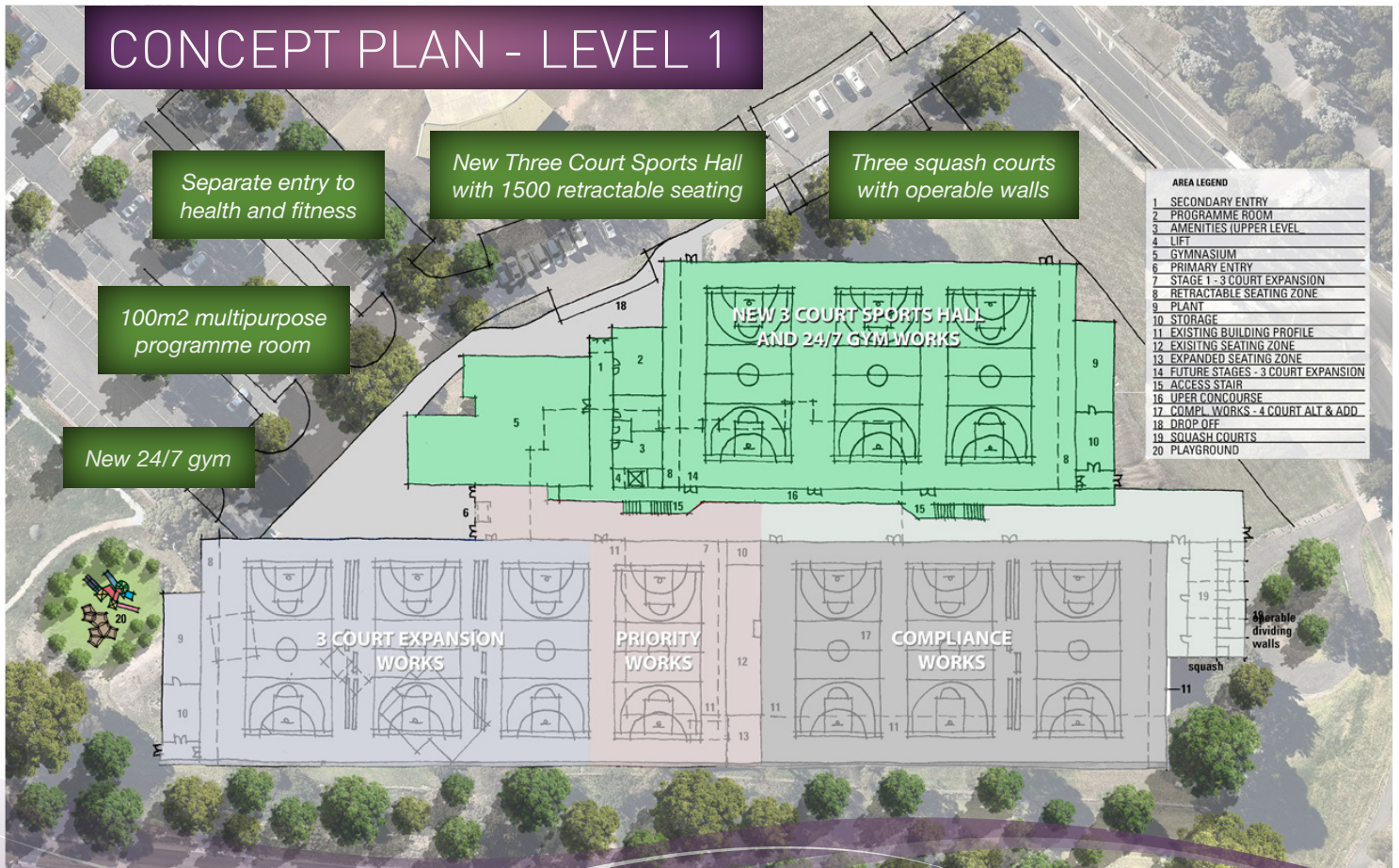




# CONCEPT PLAN - LEVEL 0

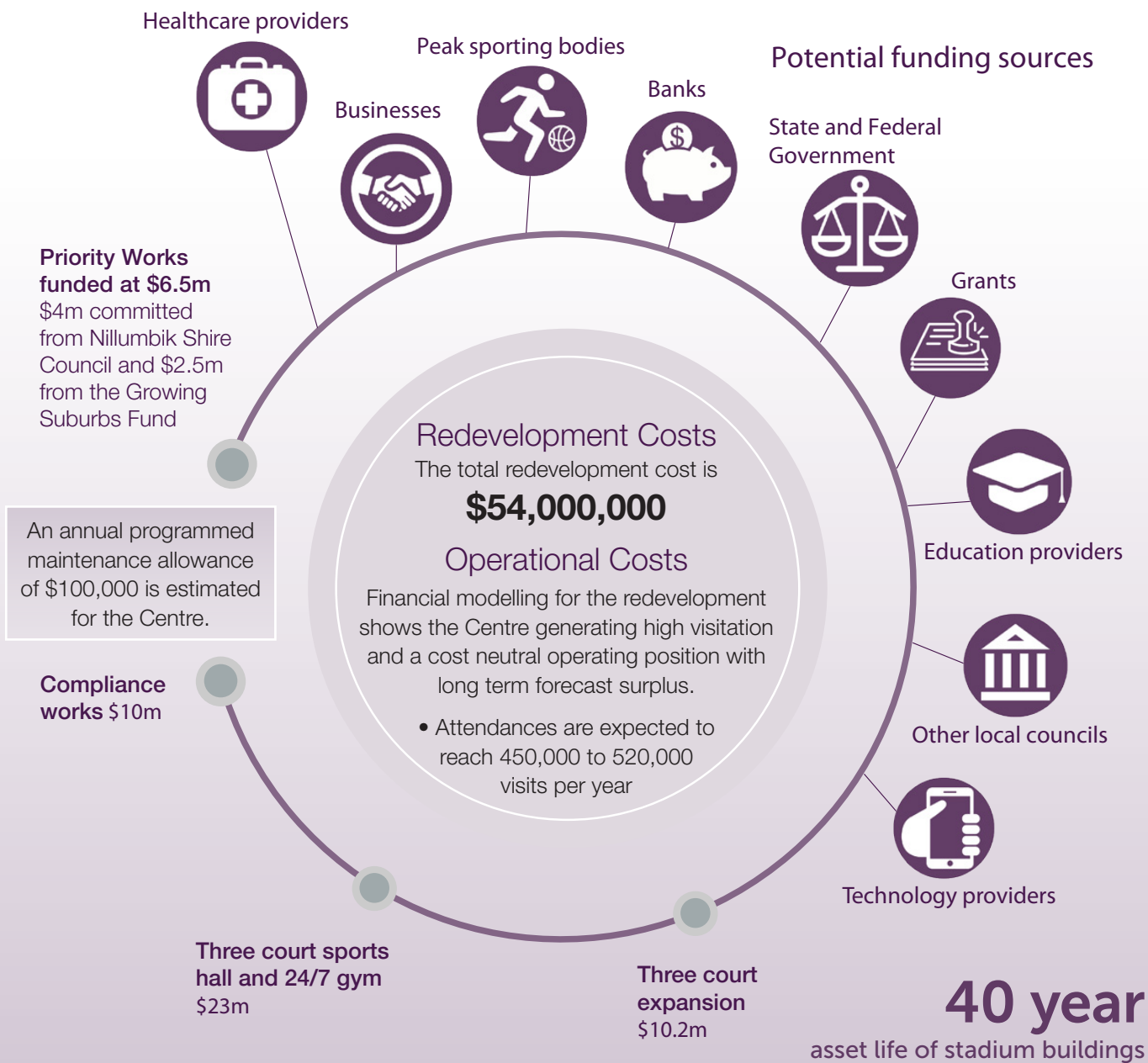


# CONCEPT PLAN - LEVEL 1





# HOW MUCH WILL IT COST TO REDEVELOP AND RUN



# *engagement*





# HAVE YOUR SAY

We want to hear what you think of the Diamond Valley Sports and Fitness Centre draft masterplan.

You can complete a survey online at <https://participate.nillumbik.vic.gov.au/dvsfc> or complete the questions on the following page, tear off and return to us:

- At reception at Diamond Valley Sports and Fitness Centre, 44 Civic Dr, Greensborough.
- At reception at Diamond Creek Community Centre, 28 Main Road, Diamond Creek.
- At reception at Eltham Leisure Centre, 40 Brougham St, Eltham.
- Post to: Nillumbik Shire Council, PO Box 476, Greensborough 3088.

Surveys close 3 October 2018

Where to from here



## September 2018

Priority works at the facility to address compliance will begin.



## October 2018

All feedback will be collated and a report presented to Council for their consideration.



## November 2018

After making any final changes, the Masterplan will be adopted by Council.

Investigating opportunities for external funding from State and Federal Government and private partnership funding has commenced and will be ongoing.







# Survey

1. What do you like most about the masterplan? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Is there anything missing?  No  Yes  
Please tell us more: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Do you think the masterplan will achieve the vision:  
*"A regional place that is welcoming, accessible, fit for purpose, multi-use, flexible and integrated as part of the broader precinct. It is for multi-sport and recreation, community health and wellbeing, hosting sporting events."*  
 Yes  Not Sure  No  
Please tell us why: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Please share any other comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Please tear off this page and submit in the feedback boxes provided at reception.



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Prepared by  
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