

12.14 Frankston Indoor Gymnastics and Basketball Feasibility Study*(TB Communities)***Council Decision****Moved: Councillor Hill****Seconded: Councillor Baker**

That Council:

1. Notes findings from the Frankston Indoor Gymnastics and Basketball Feasibility Study;
2. Supports the adoption of the Feasibility Study and notes the current level of Advocacy support for the project;
3. Notes the total estimated project cost of approximately \$45M, on the assumption that the project is built in one stage and that construction commences in 2024/25;
4. Together with Peak Sporting Associations, strongly advocates and calls on State and Federal Government seeking equal future funding contributions: 1/3 Federal Government, 1/3 State Government, 1/3 Council;
5. Notes funding of \$50,000 is currently committed in FY 2021/22 Capital Works budget for the concept development and advocacy efforts;
6. Notes additional Council contribution of \$5 million will be required to ensure the equal contribution with State and Federal Government Contribution;
7. Notes that the exact timing for delivery of the project relies upon State and Federal Government funding being secured;
8. Notes that the design development earmarked to commence in 2023/24 will only commence once funding from the State and Federal Government is secured;
9. Resolves that Attachment B (Frankston Indoor Gymnastics and Basketball Feasibility Cost Plan) and Attachment D (Costing Analysis Summary), and any references to the cost breakdowns of construction in the report be retained as confidential information until the conclusion of the tender process for the Frankston Basketball Stadium redevelopment, on the grounds that it includes Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Local Government Act 2020, s.3(1)(a)); and
10. Authorises disclosure of Attachment B (Frankston Indoor Gymnastics and Basketball Stadium Cost Plan) and Attachment D (Costing Analysis Summary) to the State and Federal Government for advocacy purposes.

Carried Unanimously

Chairperson's initials



Executive Summary**12.14 Frankston Indoor Gymnastics and Basketball Feasibility Study**

Enquiries: (Tim Bearup: Communities)

Council Plan

- | | |
|----------|--|
| Level 1: | 1. Healthy and Safe Communities |
| Level 2: | 1.3 Encourage active and healthy lifestyles for people of all ages and abilities |

Purpose

To present findings from the Frankston Indoor Gymnastics and Basketball Feasibility Study, and seek support from Council to prioritise the Basketball Stadium redevelopment as an Advocacy project.

Recommendation (Director Communities)

That Council:

1. Notes findings from the Frankston Indoor Gymnastics and Basketball Feasibility Study;
2. Supports the adoption of the Feasibility Study and notes the current level of Advocacy support for the project;
3. Notes the total estimated project cost of approximately \$45M, on the assumption that the project is built in one stage and that construction commences in 2024/25;
4. Together with Peak Sporting Associations, strongly advocates and calls on State and Federal Government seeking equal future funding contributions: 1/3 Federal Government, 1/3 State Government, 1/3 Council;
5. Notes funding of \$50,000 is currently committed in FY 2021/22 Capital Works budget for the concept development and advocacy efforts;
6. Notes additional Council contribution of \$5 million will be required to ensure the equal contribution with State and Federal Government Contribution;
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10. Authorises disclosure of Attachment B (Frankston Indoor Gymnastics and Basketball Stadium Cost Plan) and Attachment D (Costing Analysis Summary) to the State and Federal Government for advocacy purposes.

Key Points / Issues

- At its meeting on the 11 May 2020, Council noted the opportunity for a gymnastics facility at the Frankston and District Basketball Association Centre

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and approved undertaking a high-level feasibility study of the site with the stakeholders at an estimated cost of \$50K (funded from the \$250K included in the 20/21 capital budget for the Belvedere Precinct Facility).

- The development of a feasibility study has now been undertaken to inform the future requirements of co-locating the Frankston District Basketball Association (FDBA) and the Bayside Gymnastics Club (BGC) at the Frankston Basketball Stadium.
- There are two (2) Council indoor stadiums in Frankston, with the Frankston Basketball Stadium the primary venue currently servicing the FDBA and its 8,000+ participants.
- The objective of the feasibility study has been to review the current facility, including conditions, fit for purpose, usage and operations, and determine the upcoming needs and requirements for the FDBA and the BGC; and provide Council with strategic directions on addressing future provisions for indoor sport and facilities across the municipality.

Frankston District Basketball Association

- The FDBA is one of the top five largest participation basketball associations in Victoria, with Basketball Victoria considering it the regional hub for basketball in the Frankston and Mornington Peninsula region.
- The FDBA currently schedules 16,000 games per year with games scheduled on a weekly basis across nine (9) venues and utilising up to 23 courts.
- The Association has 850 teams and 8,146 participants in 2021 competing in various organised competitions and programs for able and special needs athletes.

Bayside Gymnastic Club

- The BGC is a community-based not for profit gymnastics club that delivers recreational, semi competitive and competitive gymnastics programs. The club attracts children and families from Frankston, Casey and Mornington.
- The club has grown in membership from 330 members in 2015 to over 400 members in 2017, but restricted membership to 365 members (2019) due to high membership being problematic to running programs in constrained facilities.
- The BGC have recently secured an agreement with the Monterey Secondary College, allowing the club to have a permanent home for at least three (3) to five (5) years, however this will not provide for their long term needs.

Feasibility Study Findings

Key findings from the Report are listed below. The full and comprehensive list of findings and recommendations are detailed in the Frankston Indoor Gymnastics and Feasibility Report (Attachment A)

- Frankston has a growing basketball and gymnastics participation that is higher than the State participation rate average and is being fuelled by a young, active and growing population.
- The Frankston Basketball Stadium is at full capacity (100%) during peak operation hours for indoor courts and is beginning to show its age. The stadium does not meet the contemporary sport industry facility standards.

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- The BGC need a new fit for purpose home with Gymnastics Victoria advocating for this facility to be on Council land, allowing secure tenure for the club and supporting the growth of programming and participation.
- The existing site is constrained, however Council has recently purchased 39 Wells Road to support the facility requirements.
- The current participation for basketball is 8,320, which is predicted to grow to 9,298 by 2041. This will require access to four (4) additional courts by 2041. With Jubilee Park Stadium providing access to two (2) additional courts, including a show court for major basketball events, a need for two (2) additional courts at the Frankston Basketball Stadium has been identified.
- The BGC is predicted to attract over 400 participants and will require access to a community / district size (1000m²) gymnastics hall that can provide for the full athlete pathways of programs.
- There is value in collocating Basketball and Gymnastics as both sports will create a financially viable stadium for the community.

Proposed Facility Components

The following key facility components are proposed for the facility. A preliminary concept plan has been prepared to show the design layout (please refer to Attachment C Frankston Basketball and Gymnastics Stadium – Feasibility Design)

- Indoor Sports Hall
 - Four (4) new full size multi-courts suitable for competition. A total of eight (8) courts will be provided, where two (2) old courts will be replaced by two (2) full size courts, with an additional two (2) new courts built;
 - Seating provided between courts for spectator viewing;
 - Control / operations room; and
 - Future court expansion area for two (2) to four (4) courts.
- Gymnastics Hall
 - A 1,000m² gymnastics hall and training pit (community standard); and
 - Other support facilities including storage for gymnastics equipment.
- Front of House
 - Improved foyer, reception and recharge spaces;
 - Improved kiosk, lounge and socialisation area;
 - Improved first aid room that can provide drug testing requirements;
 - Dedicated change rooms that are unisex and provide an accessible toilet and shower in each change room;
 - Separate public toilet amenities for male, female and accessible;
 - Improved referees change room that are unisex and include a control / briefing space; and
 - Other support facilities including storage for court equipment, associated plant room and cleaner room.
- Precinct Improvements

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- Provision of 350 car spaces on site. These car spaces will be supported through the acquisition of 39 Wells Road, in addition to the on-road car parking in nearby streets that have been recently upgraded.
- Landscaping including additional trees, pedestrian pathways, bike parking and water urban design solutions.

Facility Operational Projections

The 10-year Business Case projections indicate:

- The facility attendances are expected to gradually increase with an annual average of 312,640 visits over a 10 year period;
- Revenue is expected to increase annually with an annual average revenue of \$1,739,826 over a 10 year period;
- Expenditure is expected to increase annually with an annual average expenditure of \$1,503,876 over a 10 year period; and
- The facility is expected to operate an annual operational surplus from year 1, with an annual average surplus of \$235,950 over a 10 year period.

Community Consultation and Advocacy

- The Frankston Basketball Stadium redevelopment has had strong community support, with 73% of responses to Council's Draft Advocacy Priorities being recorded as satisfied or very satisfied with the project listing.
- The community has asked for increased basketball facilities and improved recreational facilities for all ages, abilities and interests throughout the Council Plan and Community Plan development.
- 21% of respondents identified access to sport, recreation facilities and open space as a community priority in response to the Community Vision 2040.
- Feedback from the community has also been received through the Community Vision, Council Plan and Advocacy Priorities Identification process.

National Basketball League (NBL) Proposal

- The NBL have expressed an interest to expand the basketball offering in Frankston, by collocating a 3,000 seat show court and additional courts adjacent to the Frankston Basketball Stadium.
- Information is being sought from the NBL on their expectation of Council and other funding bodies relating to their proposal, and to quantify the value this may bring to Frankston.

Financial Impact

The total estimated project cost of approximately \$45M is on the assumption that the project is built in one (1) stage and that construction is completed by September 2025, subject to securing funding.

Consultation**1. External Stakeholders**

- Frankston District Basketball Association
- Basketball Victoria
- National Basketball League

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- Bayside Gymnastics Club
- Gymnastics Victoria
- Sport and Recreation Victoria
- Disability Sport and Recreation

There is a high level of strategic support for the project, with both Basketball Victoria and Gymnastics Victoria advocating for the redevelopment.

Sport and Recreation Victoria also support the development of additional community basketball courts and a local gymnastics centre, however noted a governance and financial agreement between FCC and the FDDBA will be required as part of any future funding approach to State Government.

Other Stakeholders

- Open Space
- Urban Design & Planning
- Capital Works
- Sustainable Assets
- Building & Facilities
- Engineering Services
- Statutory Planning
- Strategic Planning
- Commercial Services

Analysis (Environmental / Economic / Social Implications)

The social and economic impact analysis was conducted on two (2) phases of the project: the construction phase and operations phase; both of which will generate positive economic benefits for the Greater South East Melbourne region. The modelling shows an increase in activity and employment generated by the stadium that will boost to regional income.

Economic and Social Impacts

- The stadium will provide for an annual average visitation of 312,640, servicing the growing population in the local / regional catchment area. It will be used for competitive team sports and training, school programs and a range of fitness and recreational programs.
- A total of 87.37 FTE jobs (71.61 direct jobs and 15.72 indirect jobs) would be generated during the construction period.
- During construction a total of \$10.217 million in regional income would be generated (\$8.378 million direct income and \$1.839 million indirect/induced).
- The operation of the stadium would generate a total of 7.14 full time equivalent jobs during operations. This does not include jobs in businesses using the stadium for the delivery of exercise or recreation programs (e.g. personal trainers and instructors). The new facility and continued population expansions will see a growth in these programs and an increase in employment in these external businesses.

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- The total increase in regional income generated annually by the operation of the stadium and users/day visitor spending totals \$0.552 million during operations.
- Secondary “intangible” benefits including health benefits, productivity benefits, human capital uplift and criminal and social benefits have also been measured. These benefits, measure the reduction in negative effects of poor health, productivity and effects of crime. Secondary benefits are estimates at \$20.745M in year one (1) of operations to \$22.227M in year ten (10) of operations.
- There are several additional social and productivity benefits, including:
 - Lower workforce absentee rates from a fitter and more active workforce;
 - Career and training opportunities in the sports and recreational services; and
 - Volunteering benefits and urban consolidation benefits (including transport benefits) associated with the clustering of sports facilities in proximity to community services, schools, and major residential and activity centres.

Benefit Cost Analysis

The stadium development generates combined benefits that are substantially above the full costs (construction, maintenance, and depreciation) over a 10-year period.

- For a stadium project a 4% discount rate is appropriate, and the project yields a positive BCR of 4.11 (3.39 for a 7% discount rate)
- The net present value (4% discount) of total benefits is \$179.441 million (\$148.208M for a 7% discount) generated by the investment exceeds the total costs of the project (\$45 million) over a 10-year period
- The increase in regional income generated by stadium users spending over a 10-year period totals \$17.398M million (in constant \$2021 prices)
- This indirect health benefit is estimated at \$18.758 million over the 10-year period (in constant \$2021 prices) for stadium users of the stadium
- The consumer surplus value is estimated at \$26.097 million over the 10-year period (in constant \$2021 prices) for stadium users.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

There are no legal implications with this report.

Policy Impacts

There are no policy impacts with this report.

Officer's Declaration of Interests

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Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

Kananook Reserve is important open space for the local community, and is noted within the Frankston City Open Space Strategy as a destination space for the surrounding community. Reduction in open space or reduced open space functionality is likely to have a negative social impact on the surrounding residential area.

The current concept designs look at enhancing the interface and pedestrian links throughout the reserve to improve connectivity and minimise the loss of green open space.

Council recently purchased 39 Well Road to support facility requirements as part of an investigation into car parking solutions for the site. As part of this assessment, an additional 50 to 60 car spaces have been identified around the precinct including on Bardia Avenue. This along with the additional proposed on-grade parking to the west of the stadium, will support parking provisions across the site and reduce the need for on-ground parking around the perimeter of Kananook Reserve.

Conclusion

The Frankston Indoor Gymnastics and Basketball Feasibility Study was commissioned to help inform the future requirements of co-locating the Frankston District Basketball Association (FDBA) and the Bayside Gymnastics Club (BGC) at the Frankston Basketball Stadium.

The study has uncovered the need for four (4) additional courts to support the growth of basketball; and to provide a community size gymnastics hall for the BGC, allowing access to the full pathway of programs.

ATTACHMENTS

- Attachment A: [↔](#) Frankston Indoor Gymnastics and Basketball Feasibility Report
(*Under Separate Cover*)
- Attachment B: Frankston Indoor Gymnastics and Basketball Feasibility Cost Plan
- **CONFIDENTIAL**
- Attachment C: [↓](#) Frankston Basketball and Gymnastics Stadium - Feasibility
Design
- Attachment D: Costing Analysis Summary - **CONFIDENTIAL**



LEGEND
 - - - - -> VEHICULAR
 - - - - -> PEDESTRATION

CARPARK NO.
 TOTAL CARPARK: 281
 (ON GRADE)



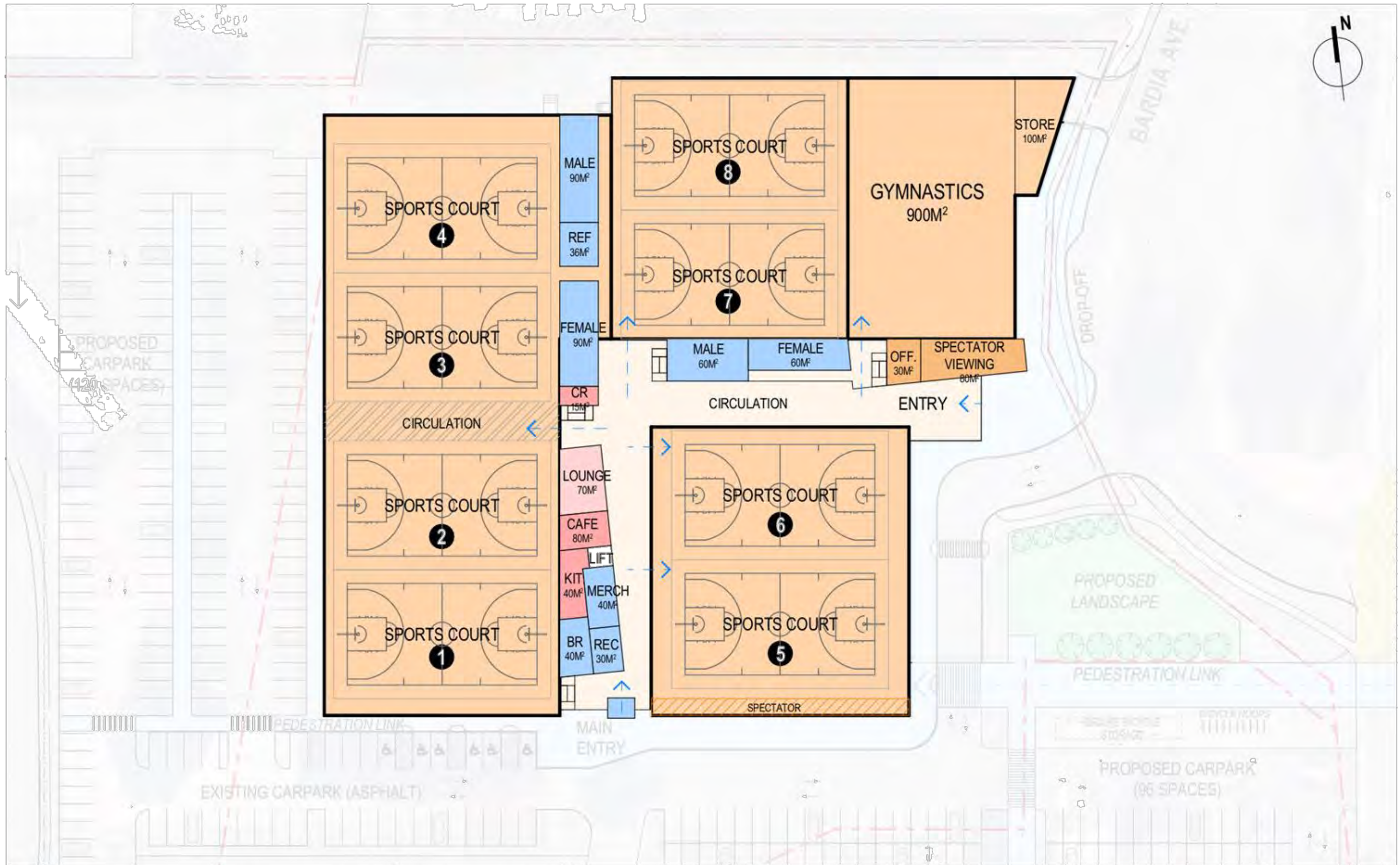
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Frankston Basketball & Gymnastic Stadium

CONCEPT DESIGN /PARKING FEASIBILITY
 PROPOSED GROUND LEVEL

Client	Frankston City Council
Scale	1:750
29/10/2021	F
email@hbarch.com.au	

SK01



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Frankston Basketball & Gymnastic Stadium

**CONCEPT DESIGN /PARKING FEASIBILITY
 CONCEPT GROUND FLOOR (STADIUM)**

Client Frankston City Council
 Scale 1:500
 29/10/2021 F

email@hbarch.com.au

SK02



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Frankston Basketball & Gymnastic Stadium

**CONCEPT DESIGN /PARKING FEASIBILITY
 CONCEPT UPPER FLOOR (STADIUM)**

Client	Frankston City Council
Scale	1:500
29/10/2021	F

SK03

email@hbarch.com.au



LEGEND

- - - > VEHICULAR
- - - > PEDESTRATION

CARPARK NO.

TOTAL CARPARK: 171
 (ON GRADE)



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Frankston Basketball & Gymnastic Stadium

CONCEPT DESIGN /PARKING FEASIBILITY
 PROPOSED GROUND LEVEL

Client Frankston City Council
 Scale 1:750
 29/10/2021 F

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SK04