

KNOX CITY COUNCIL

SUPPLEMENTARY REPORTS

ORDINARY MEETING OF COUNCIL

to be held

on

Monday 23 October 2017

13.1 Knox Basketball Infrastructure

ALL WARDS

13.1 KNOX BASKETBALL INFRASTRUCTURE

SUMMARY: *Leisure Service Coordinator (Marco D’Amico) and Manager Community Infrastructure (David Yeouart)*

This report provides Council with advice on the structural condition audit of Boronia Basketball Stadium and recommends a way forward for basketball in the municipality.

RECOMMENDATION

That Council:

1. note the structural assessment of the Boronia Basketball Stadium and the associated costs to renew in the medium term;
2. note the preliminary findings of the Basketball Plan, which indicates that with the likely future de-commissioning of the Boronia Stadium (loss of six (6) courts), ten new courts will be needed (a net gain of four (4) courts);
3. support the need to review the Stadium Schematic Masterplan and Site masterplan at the Knox Regional Sports Park to incorporate 10 courts, gymnastics, administration and the future possible inclusion of a show court/stadium and associated infrastructure;
4. approve \$150,000 funded from the Open Space Reserve in 2017-18, to commence this review work; and
5. receive a briefing and report on the outcomes of the review of the Stadium Schematic Masterplan and the Site Masterplan.

1. INTRODUCTION

This report provides Council with the result of the recent structural investigations undertaken at the Boronia Basketball Stadium, which has experienced some structural deterioration since 1997 that accelerated on the last two years. It also provides an overview of the preliminary findings of the Basketball Plan review, which focuses on current and projected basketball demand.

2. DISCUSSION

2.1 Basketball Participation – Analysis

On 20 September 2016, Council considered a report into the significant increase in participation reported by Knox Basketball Inc. (KBI) following the development of Stage One of the Knox Regional Sports Park. In particular, KBI advised that participation had increased by over 25% over the last 5 years as opposed to the expected 8.75% growth previously identified in early Council investigations (2008 Knox Basketball Infrastructure Review).

13.1 Knox Basketball Infrastructure (cont'd)

The report recommended that a review of current and future basketball demand (Basketball Plan) be undertaken. While the plan is currently being finalised and is not due to go to Council until November 2017, preliminary analysis work has confirmed an increase in participation over the last five years and has identified that further investment will be required in order to meet the future needs of the sport. With the potential loss of six (6) courts at Boronia, this would result in the need for ten (10) additional courts.

2.2 Boronia Basketball Stadium – Condition Assessment

The Boronia Community Centre was established on the Boronia Park site in the mid-1970's with the construction of a basketball stadium/community centre and meeting rooms.

A second stage was added to the stadium and a library was constructed shortly after. The library shares a common wall with the stadium.

A retarding basin was built in 1984-85 as Boronia Park is situated within a naturally, low-lying area.

In February 2011, a major rainstorm event occurred, resulting in severe flooding of the basketball stadium building, including the office block and court surfaces, which required one court (Court 3) at the southern end of the building to be replaced after it severely buckled and the remaining courts (5) to be dried, sanded and recoated. Following the February 2011 storm event, cracks appeared in the toilet block and function room walls. As assessment at that time determined that the facility remained safe, however the walls were monitored on an on-going basis in case of any further deterioration.

In 2013, Etlis Consulting was engaged to assess some further building movement and recommended that the Amenities Block, adjacent to the Function Room, be closed to public use and the cracks regularly monitored.

Since that time, the width of the cracks increased substantially, together with some structural deterioration.

Subsequently, Nuttall Engineering Consultants (structural engineers) and Geotesta (geotechnical engineers) were then engaged to investigate and identify the extent of the movement, the causes and remedial works required.

Following these investigation, it was determined that a range of works would be required to address the issues identified. Without these works being undertaken, the building was expected to continue to deteriorate as there were indications of ongoing movement. The estimated cost of these works at between \$260,000 - \$350,000. These works were subsequently undertaken.

13.1 Knox Basketball Infrastructure (cont'd)

2.3 Boronia Stadium – Asset Summary

Given the history of structural issues, the findings of various geotechnical engineers and the prevailing stormwater situation in the precinct, the future viability of the Basketball Stadium and the Boronia Library, and the potential for mitigating flooding in the wider catchment needs to be considered.

Further, the stadium is 40 years old and has had a number of structural issues, which are still not fully resolved and are likely to remain so, given the unknown soil profile beneath the buildings and ongoing stormwater issues.

To mitigate any further short-term structural degradation, a number of actions have been taken:

- Root barriers and tree works have been undertaken for those located close to the building;
- The perimeter drainage of the building has been upgraded, and
- The Stadium function area roof cladding and other programmed roof maintenance works i.e. replacement of roof ridges over the courts and associated roof drainage system works (gutters/downpipes, etc.) has been completed.

Council should note that costs estimates for the maintenance and renewal of this facility (forecast over the next 10 years) is estimated at \$6.2 million.

Given the required level of investment and the risks that are presented as a consequence of flooding from future storm events, it is considered that the long term future prospects of the stadium at this site are limited.

The drainage issues within the precinct and the structural issues associated with the basketball stadium are significant constraints, are also likely to question the future of the library in its current location.

The future redevelopment of the Boronia Library would therefore need further consideration by Council and there are significant opportunities within the Boronia Park and Boronia Activity Centre precincts to create a substantially upgraded or new library facility to form a core component of an integrated community hub/civic precinct. This work will form part of the future investigation of the Boronia Renewal Project.

2.4 Drainage

Boronia Park is a naturally low-lying area and the floor levels in the buildings are below the flood-line (the flood water line on the building was 1 to 1.5 metres above ground level following the 2011 storm event).

The Park (including the basketball stadium/library) is subject to flooding due to a number of factors which impact the site to varying degrees of severity and frequency.

13.1 Knox Basketball Infrastructure (cont'd)

As a flooding mitigation measure, the Park contains the Boronia Retarding Basin, which was recently upgraded at a cost of \$1,374,000 (following the 2011 storm event) and is an essential element in the protection of downstream properties through the management of the stormwater collected by Catchment 911 (an area of 170 Ha.).

Although the retarding basin had a significant increase to its storage capacity, as part of the recent upgrade, it is still be unable to contain the volume of stormwater produced by the upstream catchment during peak rainfall events.

To reach the desired capacity, the retarding basin needs to be increased by approximately 50% in order to offer greater flood protection to Pine Crescent and the adjacent buildings during a 100-year storm event. Any increase in the size and capacity of the retarding basin is limited by the physical location of the stadium and the library. Refer Plate One.



Plate One – Boronia Park

2.5 Boronia Park Open Space

Boronia Park Masterplan was adopted by Council in 2004. Boronia Park is the only substantive area of open space in the precinct (bounded by Dorset Road, Boronia Road, Scoresby and Blind Creek).

Should the Stadium and Library be relocated, it would provide an opportunity to revisit the Masterplan for the Park, with a view to not only increase the capacity of the retarding basin, but also to further improve the park's amenity as a valued and functioning open space.

13.1 Knox Basketball Infrastructure (cont'd)

This matter will be further considered in the Boronia Renewal Project, currently in development.

2.6 Knox Regional Sports Park and the State Basketball Stadium

The Knox Regional Sports Park is located on the south-west corner of High Street Road and Georges Road, Wantirna South. A masterplan for the site was developed and endorsed by Council in 2009, which included for the provision of a variety of sporting facilities (refer Appendix A). Through a combination of Council, State, Federal and stakeholder funding, work commenced on the delivery of Stage 1 of the masterplan in 2009.

At that time, the ultimate stadium development was to include basketball courts, a gymnastics facility and administration areas and was proposed to be delivered over four (4) stages. Refer Appendix B – Schematic Masterplan.

Stage one of the stadium was completed in early 2012 and featured offices for Basketball Victoria and Knox Basketball Inc., three general courts, and three show courts incorporating 3,500 seat stadium court. Works to the sports park also included an international standard synthetic soccer pitch and pavilion, nine 5-a-side synthetic soccer pitches, sealed car parking for 900 vehicles, service infrastructure and landscaping.

The stadium component of the project was officially opened on 22 June 2012.

The Schematic Masterplan (Stages 2 and 4) for the stadium identified the provision for eight (8) additional courts. As noted, in view of the recent basketball usage review and opportunities for future growth, an increase of the stadium to an additional ten (10) courts is considered necessary to provide for future usage.

To this end, and given the situation with the Boronia Basketball Stadium, it is considered appropriate for Council to re-visit the stadium Schematic Masterplan for the Knox Regional Sports Park. This review would include the provision of a cost estimate, prepared by a Quantity Surveyor. This would provide Council, key stakeholders and prospective project partners with an understanding of the overall scope of the project and the anticipated costs.

Further, initial preliminary discussions have been taking place with KBI, Basketball Victoria and Basketball Australia in regard to the potential of locating a centre of excellence and a further show court/stadium at the site that would have the capacity to cater for NBL games and other significant events. KBI, Basketball Victoria and Basketball Australia have been doing some of their own planning in this regard. Consideration of the potential location, facility size and parking requirements to cater for this type of stadium and facilities would ideally be taken into account in the review of the Schematic Masterplan and the overall site plan.

13.1 Knox Basketball Infrastructure (cont'd)

It is therefore proposed that the Schematic Masterplan for the stadium and the overall site plan be revisited to reflect the proposed future expansion of the stadium including:

- An increase of the basketball courts from 8 to 10 courts;
- Provision for gymnastics;
- Additional office and administration areas;
- Potential future siting for a show court stadium with 7,500 seating capacity and a centre of excellence;
- Car parking provision for both the expansion of the existing basketball stadium facility and the proposed centre of excellence and show court stadium; and
- Intersection upgrade requirements at the main entry to site and at High Street Road and George Street intersection.

The intent would be to have the revised Schematic Masterplan and site plan – in conjunction with Quantity Surveyors estimate – complete by the end of the year (December 2017). The total estimate of cost for this work is anticipated to be in the order of \$150,000.

It is acknowledged that this timeline is very tight and the work to be undertaken will be at the higher level. It is recognised however, that this work is required to inform the Council budget planning process and to inform the budget process of key stakeholder and possible project partners.

3. CONSULTATION

Knox Basketball Inc. has been consulted during in the development of the draft Basketball Plan. Furthermore, they have been provided with ongoing status updates of the Boronia Basketball Stadium throughout the recent structural issues. Initial discussion has taken place with KBI, Basketball Victoria and Basketball Australia in regard to proposed review of the Stadium Schematic Masterplan and the Site Masterplan.

An extensive consultation process will be undertaken during the scoping and development of the Knox Regional Sports Park further stages. Key stakeholders to be consulted include:

- Knox Basketball Inc.;
- Basketball Victoria;
- Basketball Australia;
- Football Federation Victoria;
- Gymnastic Victoria;
- Knox Gymnastics Club;
- Victoria Association of Radio Model Soaring; and
- State and Federal Government representatives.

13.1 Knox Basketball Infrastructure (cont'd)

4. ENVIRONMENTAL/AMENITY ISSUES

Since the Boronia Basketball Stadium was constructed in 1975 and subsequently, Boronia Library in 1986, a series of structural issues has transpired (since 1997) and given the local topography and development profile, stormwater, drainage and soil type have undoubtedly been major factors.

These ongoing issues have affected the amenity of the buildings as the basketball courts have been unavailable at times due to stormwater ingress and the stadium amenities block has been closed since 2013 due to structural/stormwater issues.

Also, should the Stadium and Library be relocated, it would provide an opportunity to further improve the Park's amenity as a functioning open space.

5. FINANCIAL & ECONOMIC IMPLICATIONS

The estimated cost of delivering additional basketball courts at the Knox Regional Sports Park would be in the order of \$20 million to \$30 million. Other user groups have indicated a desire to be included and contribute to a multi-functional sports stadium, however the scope for ancillary space would need to be reviewed.

The project would likely be a strong candidate for State and Federal co-funding and grant applications. Government grants, association contributions and asset sales may contribute towards the construction/design costs.

However, a more accurate costing would need to be developed as part of the scoping and concept design phase should Council support this proposal.

Funding to undertake further planning for this project would include:

- An estimated \$150,000 for a review of the Schematic Masterplan including Quality Surveyors estimate and the development of concept designs. (These works could be funded this financial year through funds available in the Open Space Reserve; and
- An estimated \$900,000 for design development detailed design (to be confirmed).

While there are no current recommendations for the future use of the Boronia site, it will need to accommodate a larger retarding basin or similar structure, which would have future cost implications. It is expected that Melbourne Water would contribute, significantly, to this cost.

The future use of the site will be considered further, as part of the current Boronia Renewal Project.

13.1 Knox Basketball Infrastructure (cont'd)

6. SOCIAL IMPLICATIONS

There is a significant community benefit in providing courts for over 10,000 participants to take part in Knox basketball competitions. This includes improvement to the health and wellbeing of our community and the provision of opportunity for social interaction and community development.

Participation in sports develops healthy living habits, and provides physical benefits such as developing coordination, physical fitness and strength.

7. RELEVANCE TO THE COMMUNITY AND COUNCIL PLAN 2017 - 2021

Goal 1: We value our natural built environment.

Strategy 1.3 Ensure the Knox local character is protected and enhanced through the design and location of urban design and infrastructure:

Goal 5: We have strong regional economy, local employment and learning opportunities.

Strategy 5.1 Attract new investment to Knox and support the development of existing local business, with a particular focus on the Advanced Manufacturing, Health, Ageing and Business Services sector:

Goal 6: We are healthy, happy and well

Strategy 6.2 Support the community to enable positive physical and mental health.

Goal 7: We are inclusive, feel a sense of belonging and value our identity

Strategy 7.3 Strengthen community connections:

8. CONCLUSION

The report proposes the following next steps:

- Scope and develop a project brief for the review of the Schematic Masterplan and site masterplan with a Quantity Surveyor's estimate of cost incorporating the possible inclusion of a show court/stadium. The project scope would include discussion with key stakeholders to identify potential design opportunities, economies of scale and funding opportunities;
- Development of a project budget and investigate grant opportunities and potential co-funding for the project.

In addition, the future of the Boronia Library will need further analysis if the basketball stadium ceases to be used because of structural and drainage impacts. This will be a consideration for the Boronia Renewal Project.

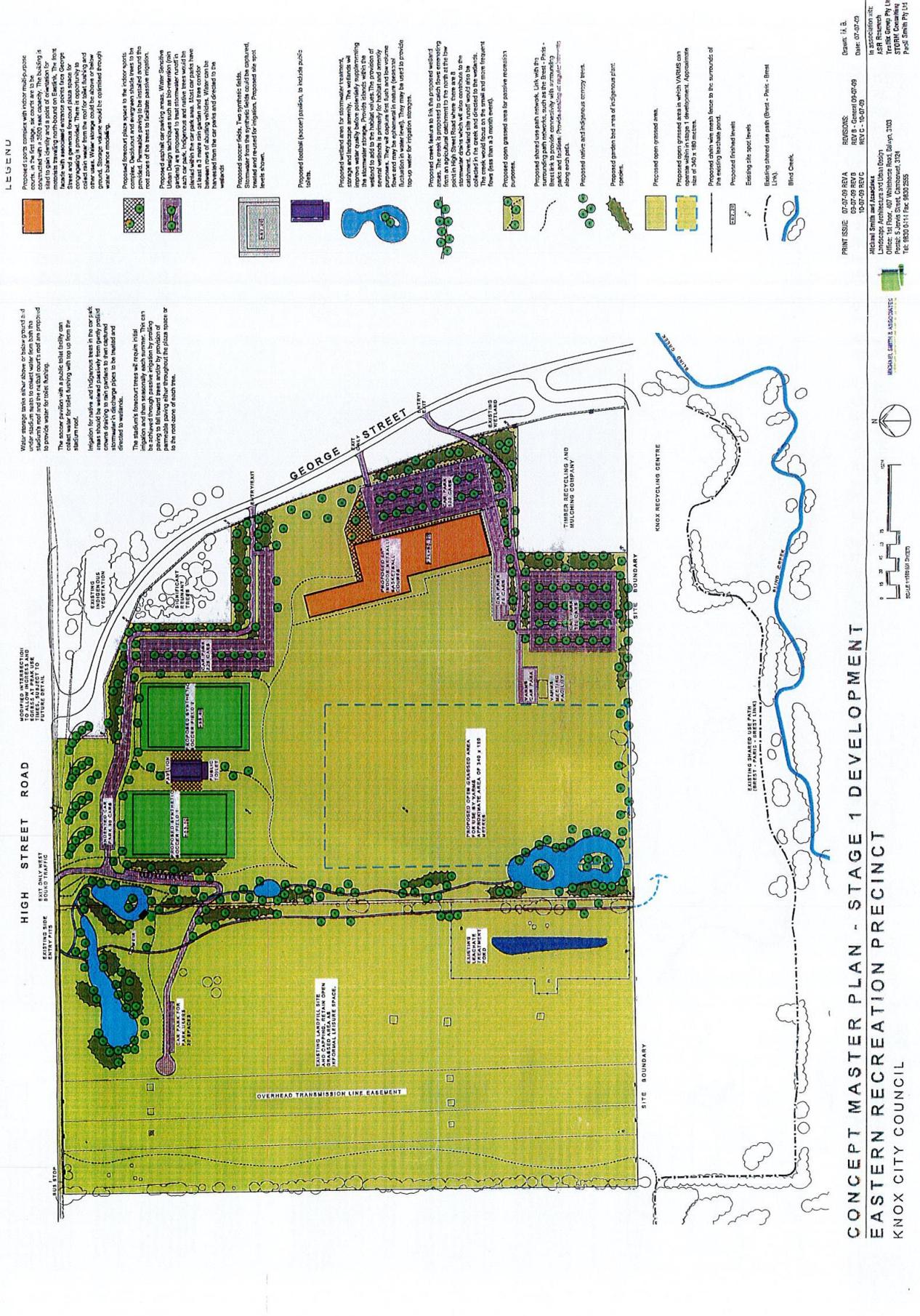
13.1 Knox Basketball Infrastructure (cont'd)**9. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

Report Prepared By: ***Leisure Service Coordinator (Marco D'Amico) & Manager – Community Infrastructure (David Yeouart)***

Report Authorised By: ***Director – Community Services (Kerry Stubbings)***

APPENDIX A



LEGEND

- Proposed soccer fields with retractable seating. The building is constructed with a 2500 seat capacity. The building is sited to give visibility and a point of focus. The front facade will be a prominent feature. The front facade will be a prominent feature. The front facade will be a prominent feature.
- Proposed soccer fields. Two synthetic fields. Stormwater from the synthetic fields would be captured, treated and used for irrigation. Proposed site sign.
- Proposed football (soccer) pavilion, to include public toilets.
- Proposed wetland area for stormwater treatment, storage and landscape amenity. The wetlands will be constructed to provide a natural barrier between the stormwater storage. Provides habitat for wildlife and water to infiltrate the ground for recharge of aquifers. They will capture first flush and low volume stormwater and provide a natural barrier between the stormwater storage and the site. They may be used to provide top-up water for irrigation storage.
- Proposed creek feature to fix the proposed wetland from an agricultural catchment to the north at the low point to High Street Road where there are some trees. The creek will be a natural feature. The creek will be a natural feature. The creek will be a natural feature.
- Proposed open grassed area for passive recreation.
- Proposed shared use path network. Link with the existing network. Provides connectivity with surrounding parks and facilities. Provides walking and jogging opportunities along north path.
- Proposed native and indigenous entry ways.
- Proposed garden bed area of indigenous plants.
- Proposed open grassed area.
- Proposed open grassed area in which VAVS can operate within in stage 1 development. Approximate size of 300 x 100 metres.
- Proposed catchment with mesh fence to the surrounds of the existing football pitch.
- Proposed finished levels.
- Existing site spot levels.
- Existing shared use path (Bent - Bent - Bent).
- Blind Creek.

PROPOSED SOCCER FIELDS WITH RETRACTABLE SEATING

PROPOSED SOCCER FIELDS

PROPOSED FOOTBALL (SOCCER) PAVILION

PROPOSED WETLAND AREA

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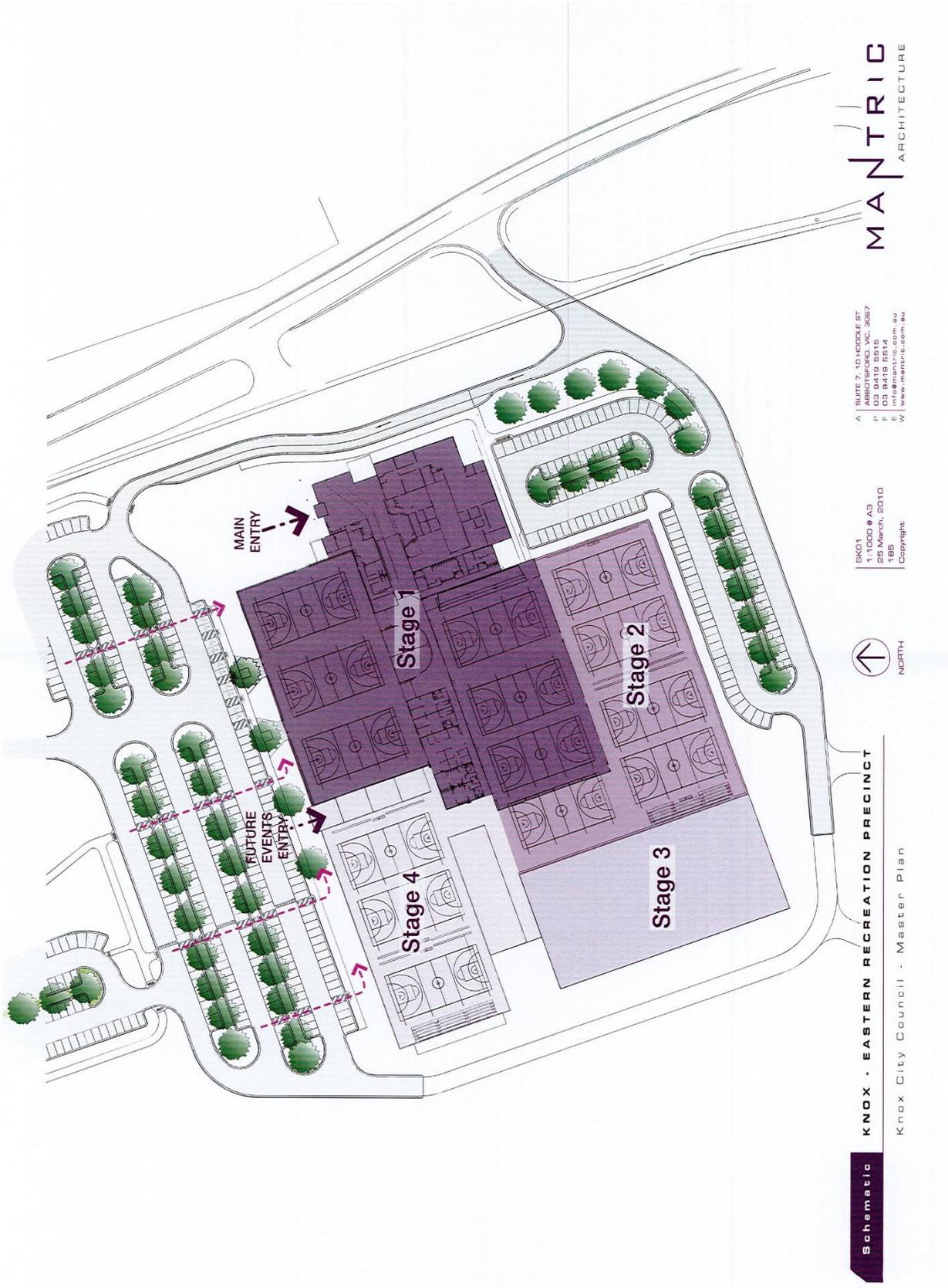
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APPENDIX B



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MANTRIG ARCHITECTURE
KNOX - EASTERN RECREATION PRECINCT
 Knox City Council - Master Plan

Schematic