



FACILITY DEVELOPMENT PLAN:

WINDSOR PARK

—
REPORT

JULY 2022

**WE ACKNOWLEDGE THE
TRADITIONAL CUSTODIANS OF
THE LAND, THE WADAWURRUNG
PEOPLE OF THE KULIN NATIONS.
WE PAY OUR RESPECTS TO
THEIR ELDERS PAST AND
PRESENT AND ACKNOWLEDGE
ALL ABORIGINAL AND TORRES
STRAIT ISLANDER PEOPLE WHO
ARE PART OF THE GREATER
GEELONG COMMUNITY TODAY.**



ABOUT THIS DOCUMENT

The Facility Development Plan has been prepared by insideEDGE Sport & Leisure Planning on behalf of the City of Greater Geelong. This project was funded via the City of Greater Geelong's Community Infrastructure Grants program (2021/22) and developed in conjunction with North Shore Football and Netball Club, North Shore Cricket Club and Norlane Community Centre. This Plan aims to provide an evidence base and strategic justification for the improvement to Windsor Park to ensure its viability and suitability as a local level community sporting venue into the future.

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OVERVIEW & PROJECT DRIVERS

Windsor Park is an integral piece of community infrastructure for Geelong's northern suburbs, in particular Norlane-North Shore. Over the years, the Windsor Park precinct has had minor improvements, however now needs a consolidated plan and vision for its future improvement.

Windsor Park is located in one of Geelong's highest areas of socio-economic disadvantage. As a result, enhancing this asset will help to ensure that equal access to facilities and opportunities is provided.

Equality in access is just one of the principles underpinning the Plan at Windsor Park. The Facility Development Plan also aims to connect and align all infrastructure recommendations to the objectives of both the City and tenanted sporting clubs, as well as potential future investment partners.

Other key project drivers underpinning the need for the Facility Development Plan include:



MORE GENDER NEUTRAL INFRASTRUCTURE



MORE MULTI PURPOSE AND FLEXIBLE SPACES



INCREASING COMMUNITY PARTICIPATION IN SPORT AND ACTIVE RECREATION



"Enhancing infrastructure for both active and passive recreation at Windsor Park will ensure that the community of Geelong's northern suburbs have equal opportunity to improve their health, wellbeing and social connection"

FUTURE VISION & FOCUS AREAS

VISION: That Windsor Park is a central hub for community sport, recreation and activities in Geelong's north. A place where any person of any gender, culture or ability can feel welcome, and where social connections and life long friends can be made.

Achieving this vision will be assisted via the Facility Development Plan through these key infrastructure priorities:



IMPROVING NETBALL CHANGE ROOMS

The netball change rooms at Windsor Park are undersized and do not meet recommended requirements outlined by Netball Victoria. In addition, there are no netball umpire change rooms or amenities.



COMMUNITY INFRASTRUCTURE RENEWAL

Infrastructure including the skate park and playground are well utilised however are heading towards the end of their useful life. A consolidated approach to renewal will ensure infrastructure is fit for purpose for Geelong's northern suburban community.



INCREASING PARTICIPATION OUTCOMES

Improving facilities at Windsor Park aims to broaden opportunities for participation in organised sport, informal recreation and other community activities. In addition, enhanced infrastructure aims to increase visitation to the reserve and create connectedness between tenanting clubs, the community, adjacent schools and community centre.



IMPROVED FUNCTIONALITY OF THE SOCIAL SPACES IN MAIN PAVILION

The function/social spaces within the main pavilion are of good size however have not been updated in some time. This sees some areas being underutilised as well as not being properly compliant with expectations for people with limited mobility. An enhanced space will also provide more flexibility for broader community use and opportunities for tenanting clubs to undertake fundraising activities. Cosmetic and minor functional upgrades of the existing football/cricket change rooms is also required to ensure these areas continue to provide a welcoming environment for users.



STRATEGIC OVERVIEW

The following provides a high level overview of strategic documents which guide and support the Facility Development Plan.

CITY OF GREATER GEELONG
Our Community Plan 2021-2025

CITY OF GREATER GEELONG
Social Infrastructure Plan
Generation One 2020-2023

CITY OF GREATER GEELONG
Social Infrastructure Plan Outdoor Sport
and Recreation Report

CITY OF GREATER GEELONG
Social Infrastructure Plan
Investment Policy

SUPPORTING STRATEGIC DOCUMENTATION

AFL VICTORIA
Growing the
Heartland Strategy

NETBALL VICTORIA
Statewide Facilities Strategy

CRICKET VICTORIA
2017-2022 The Journey
ahead for Victorian Cricket

G21 & AFL BARWON
TOWARDS 2030: STRATEGY

G21 & CRICKET VICTORIA
REGIONAL CRICKET STRATEGY

CLUB STRATEGIC PLAN

WINDSOR PARK
FACILITY
DEVELOPMENT PLAN

SPORT FACILITY STRATEGIES, FRAMEWORKS AND GUIDELINES

To support local, state and federal strategic planning, many peak sporting bodies have developed resources to help guide sustainable facility development and delivery. Across the many sports represented at Windsor Park, each one offers guidelines that outline minimum preferred standards for infrastructure provision.

Common priorities and principles identified within these documents include:

Gender neutral amenities: Providing facilities that are welcoming, inclusive, accessible and encourage use by people of all-genders.

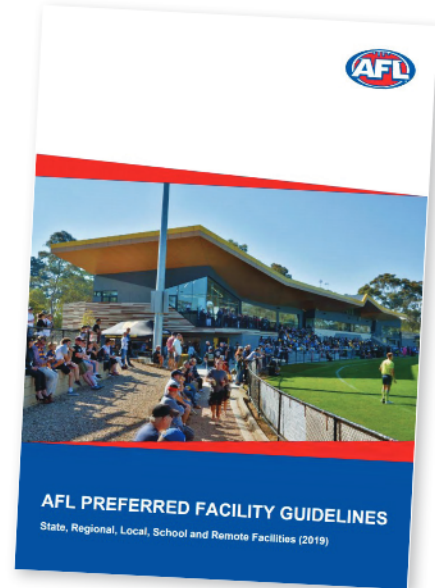
Multi-purpose facilities: Providing facilities that offer opportunities for multiple users and a variety of uses to generate greater community benefit and asset utilisation.

Growing venue capacity: Increasing the quality and capacity of existing facilities through innovative approaches (e.g. LED lighting, synthetic surfaces) that create more programming opportunities.

Universal access: Ensuring community facilities are accessible to people regardless of their age, ability or cultural background.

Planning for growth and demand: Investment and prioritisation of facilities and infrastructure upgrades where greatest need and demand is demonstrated.

Partnerships and collaborative investment: Enhancing and maintaining relationships between all levels of government, industry partners and sport to promote collaborative investment into facility development.



ECONOMIC AND SOCIAL VALUE OF SPORT

THE VALUE OF COMMUNITY FOOTBALL

In 2015, AFL Victoria and Latrobe University undertook research to determine the social value of a typical community football club.

The study found that for every \$1 spent on a community football club, there was at least \$4.40 return in social value.

The strongest benefits were found to be delivered in the areas of mental health, physical health, personal well being and education. Others benefits included social inclusion, civic pride, empowerment, social connectedness, regional population stability and cultural integration.



THE VALUE OF COMMUNITY SPORT & ACTIVE RECREATION

Sport and Recreation Victoria commissioned a report by KPMG in 2020 to highlight the value of community sport and recreation infrastructure. The report looked at the economic, health and social benefits that accrue to individuals, community and society via the construction and operation of sport and recreation facilities and the activities that are conducted within.

The report found the following benefits contributed annually to Victoria through community sport and recreation included:

- > \$2.1 billion dollars in economic benefits – including increased economic activity and event related tourism.
- > \$2.3 billion dollars in health benefits – including reduced risk of chronic disease and improved mental health and wellbeing.
- > \$2.6 billion in social benefits – including human capital uplift, volunteering benefits and green space benefits.

Qualitative benefits included:

- > Increased social connectedness, inclusion and networking.
- > Increased level of trust in others.
- > Reduced anti-social behaviour.
- > Community pride.



COMMUNITY PROFILE



9,614

Norlane-North Shore population 2022



+491

Increase in number of persons living in Norlane-North Shore 2031 to 2041



+806

Increase in number of persons living in Norlane-North Shore 2031 to 2041

NORLANE-NORTH SHORE POPULATION FORECAST

Norlane-North Shore is a small geographic area located in the north of the City of Greater Geelong's municipality, approximately 8km from the CBD. It is traditionally an industrial and residential suburb in proximity to Corio Bay.

Norlane-North Shore was established predominately as a suburb for blue-collar workers, most noteworthy for the Ford factory and Shell Oil refinery. Now, Norlane-North Shore offers affordable housing accompanied by shopping and leisure facilities and a select number of primary and secondary schools.

In 2022, Norlane-North Shore has a population of 9,614 and is forecasted to grow to 10,105 by 2031 and 10,912 in 2041. As demonstrated in Chart 1 below, the trendlines over the next 10 and 20 years remain consistent in terms of the estimated population projections within each age cohort. Over the next 10-20 years, the largest proportion of people living in Norlane-North Shore will be aged between 20 – 34, accounting for approximately 22% of the total population. Chart 2 outlines the total number of males and females residing in Norlane-North Shore in 2022, 2031 and 2041. As detailed, more females are forecasted to reside in the area than males.

CHART 1

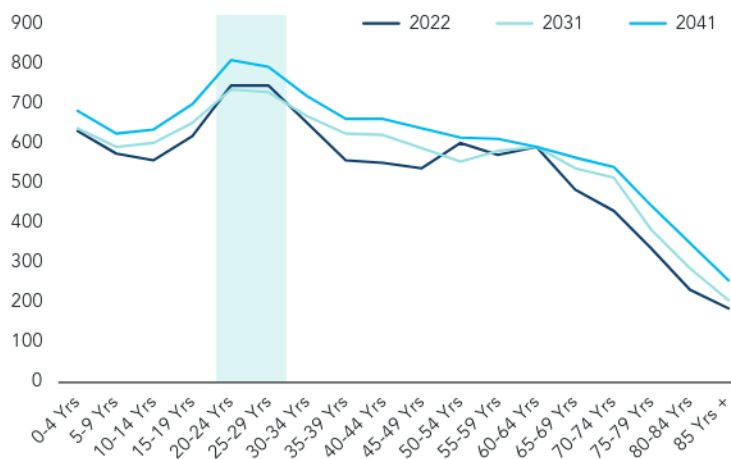
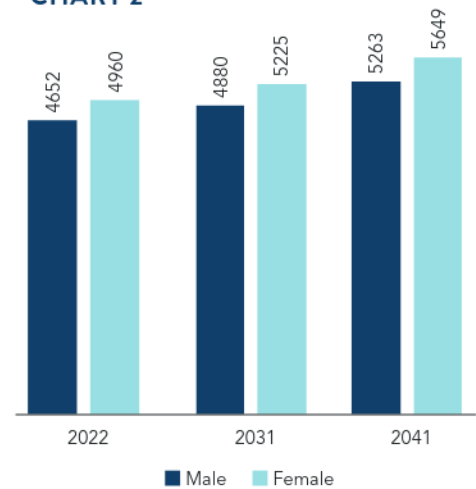


CHART 2



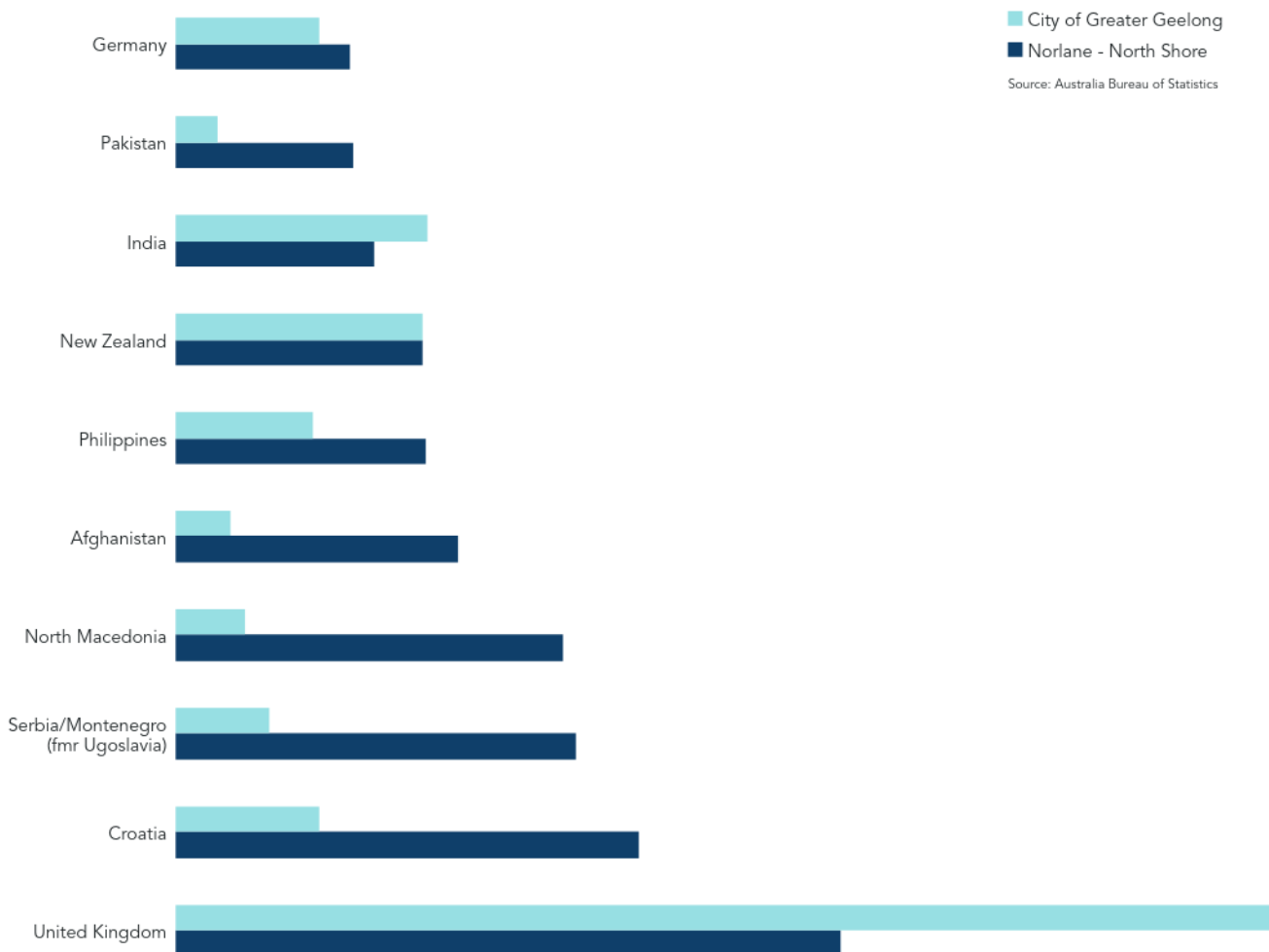
SEIFA INDEX

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of disadvantage and/or advantage based on a range of Census characteristics. The SEIFA index is measured through a range of indicators including levels of unemployment, income, education levels, access to internet etc. Within the City of Greater Geelong, the Norlane-North Shore area recorded the highest level of disadvantage of any suburb. It is particularly disadvantaged and is considered within Victoria's highest concentration of disadvantaged neighbourhoods, being in the bottom 2% of the index.

POPULATION DIVERSITY AND EHTNICITY

In 2016, 22.2% of people in Norlane-North Shore were born overseas, slightly higher than the average of 16.2% across the rest of the municipality. Of those people, Norlane-North Shore had a larger proportion of people born in Croatia, Serbia/Montenegro, North Macedonia, Afghanistan, Philippines and Pakistan than the broader municipality.

CHART 3





FACILITY DEVELOPMENT PLAN

THE SITE

Windsor Park is located in the heart of North Shore and offers a variety of both active and passive recreation opportunities for the community.

LOCATION

Windsor Park is a centrally located reserve in Geelong's northern suburbs. It is a stones throw from the main highway, Corio Village Shopping Centre and the soon to be constructed Northern Aquatic Recreation and Community Hub. It is bordered by residential housing on its northern, western and southern boundaries, and Northern Bay College's Tallis St Campus to its east. St Thomas Aquinas Primary School is also close by, approximately 400m from Windsor Park's entrance.

SITE CONTEXT

The Reserve is owned and managed by the City of Greater Geelong and is zoned Public Park and Recreation Zone (PPRZ) under the City's planning scheme. Windsor Park is somewhat unique in that it has significant sporting infrastructure as well as community and recreational elements, including Norlane Community Centre, skate park and community garden.

FACILITY COMPONENTS

- > Senior size AFL/cricket playing (approx. 166m x 145m) with synthetic centre wicket and floodlights
- > Junior sized AFL and cricket oval
- > Two netball courts with acrylic surface and floodlights
- > Synthetic hard wicket cricket practice nets
- > Community sporting pavilion with change rooms for football/cricket/netball players and umpires
- > Additional small netball pavilion
- > Change rooms for second oval
- > Community playground
- > BBQ, shelter and public toilets
- > Skate park
- > Community Centre
- > Community Garden
- > Car parking – both formal and informal

USER GROUPS

- > North Shore Football and Netball Club
- > North Shore Cricket Club
- > Norlane Community Centre



ABOUT NORTH SHORE SEAGULLS



Established in 1927, North Shore 'Seagulls' Football Club was one of the inaugural teams within the Geelong & District Football League. In 1965 the Club was promoted to division one in the GDFL and then joined the Geelong Football League during its inception in 1979 and proceeded to win six consecutive premierships from 1995 to 2000.

Since this time, North Shore has experienced both the highs and lows of being a community sporting club and has had to work tirelessly over the past several years to reinstate the Club as a true competitor within the GFL, and to create buzz and excitement once again. 2022 saw an additional 40 Auskick participants thanks to North Shore's partnership with Corio Football Netball Club (see overleaf) and their creation of the Northern Stars Auskick program.

The netball arm of the Club was integrated when the football-netball contingent of the GFL established in 2000. Netball has also experienced some fluctuation over recent years, however is hopeful to reintroduce itself back into competition. In 2022 the Netball Club will participate in social games in an effort to foster engagement and comradery and to translate this into formalised competition in 2023.

The Cricket Club are on a similar trajectory having seen growth since their recommencement and the interruption of the COVID-19 pandemic. The Club has a clear objective to increase the number of junior and female players.

Combined with the Facility Development Plan to facilitate infrastructure improvements, the Club is supported by clear purpose and values.

Statement of purpose

'The Club will always endeavour to provide for the health, welfare and well being of its players, spectators and supporters'

This purpose aims to be achieved by promoting and development the following objectives:

- > A sense of social and community values
- > An environment to nurture the physical and mental development of our youth
- > Respect for officials, opposition players and supporters
- > The virtues of fair and disciplined play
- > Equal opportunities for everyone



200

North Shore football, cricket and netball participants in 2021



+150

Forecasted additional participants by 2026



+40

Additional Auskick participants from 2020 to 2021

COMMUNITY PROGRAMS AND INITIATIVES

PARTICIPATION BOOST

North Shore Football and Netball Club is involved in a variety of participation initiatives to assist in strengthening participation from grassroots through to senior levels. In the years leading up to the COVID-19 pandemic, the Club saw a decline in junior participation which was attributed somewhat to the lower socio-economic status of the area as well as changes in the ethnicity profile of the suburb, seeing more demand for sports outside of what is offered at Windsor Park. In response to this the Club has undertaken a number of approaches to address this, including:

AFL & School Partnership to bring kids back into football – North Shore are partnering with the AFL (see article extract below), Corio Football Netball Club and local schools in piloting a new program to generate interest in football, particularly in areas of high unemployment and ethnicity changes. In its infancy, this program is earmarked to be resourced by the AFL and connect kids directly with the Club, providing them with vouchers for uniforms, low or no fee membership and transport.

North Shore Working Group – this group includes representatives from all three levels of government and aims to take steps in advocating and facilitating improvements to Windsor Park to support future club

sustainability. This group has been meeting regularly over the past three years and has been tasked in supporting the delivery of this Plan as well as the AFL & School Partnership initiative mentioned previously.

Norlane Community Centre – the Centre is situated at Windsor Park and is a not for profit organisation that assists people to connect, learn and contribute to the community through a variety of low or no cost activities. The Centre welcomes all people, regardless of age, ability, gender, gender identity, race, religion or sexual orientation. In 2022, the Centre offers activities including arts and crafts, Tai Chi, gardening and digital technology amongst other services such as book and food swaps and a community kitchen.

Northern Stars – the Northern Stars is a new junior sporting joint venture for girls and boys initiated by North Shore and Corio Football Clubs commencing this year. The Northern Stars have Auskick, U/10's, U/12's and U/14's teams in 2022 and growth projections show there will be full participation by 2024. This includes teams in all age groups including U/18's and an all female team. This is an exciting venture that is designed to provide the opportunity for all juniors and females who want to play football in the North. This section will share training sessions, games and functions between the facilities at North Shore and Corio.



EXISTING FACILITIES



SPORTING INFRASTRUCTURE

1. Oval 1
2. Oval 2
3. Netball Courts
4. Crickets Practice Nets
5. Football/cricket/netball pavilion
6. Netball match day pavilion
7. Oval 2 pavilion

COMMUNITY INFRASTRUCTURE

8. Skate Park
9. Public Toilets
10. Norlane Community Centre
11. Playground/BBQ/Shelter
12. Car Parks

GUIDING PRINCIPLES

The following principles have underpinned the Facility Development Plan and its recommendations. These principles align with the strategic documentation reviewed as part of the project, as well as the goals of a range of potential investment partners and peak sporting bodies.



EQUITY

Providing quality facilities across Geelong ensures equity throughout the network. It also guarantees that venues in lower socio-economic areas are able to offer infrastructure to the community that provides them with the same experience as any other area within the municipality. Equitable access to modern facilities will see venues being more universally suitable for any person of any ability.



INCLUSION AND DIVERSITY

Improving Windsor Park will assist in driving outcomes in inclusion and diversity through greater usage by all genders and cultures, particularly for the growing, diverse North Shore/Norlane population. To assist with the sporting clubs future sustainability bridging the gap in facility provision and creating more welcoming environments will assist tenaning user groups and their respective sports/activities to break down participation barriers and drive community engagement initiatives and outcomes.



MULTI USE

Offering broader community access and opportunities to be more physically active, outside of sport alone, is one of the key guiding principles. Identifying ways to encourage community involvement, including multi use of facilities, has been considered throughout. Improving spaces and offering a range of activity options, for a broader age cohort, will activate the reserve, improve community health outcomes and provide opportunities for user groups to engage with their community.



DELIVERABLE AND ACHIEVABLE

The Facility Development Plan aims to provide recommendations which are achievable with the assistance of multiple funding partners and stakeholders. To ensure the Plan's agility, several revenue streams including local funding programs, club investment and state funding initiatives have been identified to assist implementation.

THE PLAN

Site Plan



LEGEND	
1	EXISTING PAVILION
2	NEW PAVILION EXTENSION
3	FORMALISED CARPARK WITH SEALED SURFACE, NEW CONCRETE PEDESTRIAN PATH WITH SEPARATING BOLLARDS
4	EXISTING CARPARK
5	EXISTING PLAYERS SHELTER TO BE DEMOLISHED
6	EXISTING COACHES BOX/PLAYERS SHELTER
7	NEW AWAY COACHES BOX/PLAYERS SHELTER
8	UPGRADE EXISTING PUBLIC TOILETS AS PER COUNCIL CYCLICAL PROGRAM
9	CONSIDER RESURFACING NETBALL COURTS AND IMPROVE SPORTS LIGHTING (IF REQUIRED) CONSISTENT WITH NETBALL VICTORIA GUIDELINES
10	UPGRADE PLAYGROUND TO A LIKE REPLACEMENT VIA COUNCIL'S CYCLICAL PROGRAM WHEN DUE
11	UPGRADE SHADE/PICNIC STRUCTURE
12	EXPAND COMMUNITY GARDEN SPACE
13	EXISTING COMMUNITY CENTRE
14	CONSIDER UPGRADE TO SURFACE ON EXISTING INFORMAL BASKETBALL COURT, AS PART OF UPGRADE WORKS, INSTALL SAFETY FENCING OR SIMILAR TO SEPARATE CARS FROM FIELD OF PLAY
15	RETURN TO OPEN SPACE
16	CONSIDER MINDR UPGRADE TO SKATE PARK INCLUDING ELEMENTS THAT ARE SUITABLE FOR SCOOTERS WHEN DEMAND NECESSITATES
17	UPGRADE CRICKET PRACTICE NETS TO A FACILITY COMPLIANT WITH CRICKET AUSTRALIA GUIDELINES WHEN DEMAND NECESSITATES
18	NEW BALL NETTING BEHIND GOALS

MASTERPLAN
FACILITIES DEVELOPMENT PLAN
WINDSOR PARK

FILE: 19-Proposed-3-Proposed-2022-03 Windsor Park (P)20220303-Partnership-agreement-01.dwg



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INVESTMENT OPPORTUNITIES

It has been recognised throughout this report that a collaborative approach to investment is required to achieve recommendations. Opportunities for partnerships via club, local, state and other community sources should be explored. At the time of writing this report, the below funding programs and opportunities that align with recommendations are available and outlined below.

City of Greater Geelong's Community Infrastructure Grants Program

This program aims to support funding for the planning and delivery of capital works projects within the City of Greater Geelong. This includes grants available for amounts up to \$350,000.

Sport & Recreation Victoria Local Sports Infrastructure Fund

This Fund aims to provide a range of grant opportunities across funding streams including Female Friendly Facilities (up to \$1,000,000), Community Sports Lighting (up to \$250,000), Community Facilities (up to \$300,000) and Planning (up to \$50,000).

Sport & Recreation Victoria Community Cricket Program

This Program aims to support cricket participation in Victoria through high-quality and welcoming facilities. The objectives of this program aim to be achieved through providing funding for projects such as upgrading of existing and construction of practice facilities, club room developments, playing field upgrades and sports lighting initiatives. Up to \$100,000 in grant funding is available.

Sport & Recreation Victoria Country Football & Netball Program

This fund aims enhance participation opportunities in football and netball through improved playing surfaces, gender-neutral player and umpire change facilities and sports lighting upgrades. Up to \$200,000 is available through this program.

Club fundraising

Clubs tenanted Windsor Park may have opportunities to fundraise to support the delivery of the identified infrastructure upgrades. Where applicable, clubs should be encouraged to create a sinking fund that helps support the implementation of the Facility Development Plan, and to support Council in their pursuits to leverage both internal and external funds.



Council's budget process

Each year Council prepares a budget which provides funding for the delivery of community services, programs, and infrastructure in line with its respective Council Plan. There are opportunities for items identified within the Facility Development Plan to be delivered via this process.

Council's cyclical budgets

Council has cyclical budgets for the maintenance and renewal of minor infrastructure items. A small number of recommendations within the Facility Development Plan could be considered within relevant cyclical programs.

Victorian government elections

The upcoming 2022 state elections may also offer opportunities to leverage contributions to the projects outlined within this report.

A PERFECT PARTNERSHIP

The Windsor Park redevelopment will support and enhance opportunities for all clubs, the adjacent schools and community centre as well as those living within the surrounding community.

COMMUNITY OUTCOMES

- 1 Greater opportunities for participation in active recreation** through a new skate park, multi-purpose courts, expanded community garden and improved play spaces.
- 2 Greater usage by the adjacent Northern Bay College and neighbouring St Thomas Aquinas School** and their pupils (who see 24-35% speaking another language other than English at home and rank largely in the bottom quarter of socio-educational disadvantage (between 70-80% compared to the average Australian distribution of 25%)).
- 3 Increased social cohesion** through quality facilities that drive visitation and opportunities for the community to connect with each other and into the tenanted user groups.

SPORT OUTCOMES

- 1 Growth and equal opportunities for netball participants** through providing facilities that meet modern standards and recommended guidelines.
- 2 Improved programming outcomes** through facility enhancement that provide greater opportunities to encourage more participation.
- 3 Increased social connection** through providing a functional and cosmetic update to the club rooms which will see better ability to host club and community events in modern facilities.
- 4 Safer and more accessible facilities** through improved connections between sporting infrastructure and change rooms, and more amenable areas for spectators.

“Building our senior and junior netball teams from quite literally, the ground up again is nothing short of a challenge. Not only are we rebuilding our netball section of the North Shore Football and Netball Club but we are also bridging the (physical) gap between our teams to be able to be a whole club again. The possibilities are endless with the new proposed developments for our Club but more so for our community. What we are going to be able to offer to our community once completed, is nothing short of amazing and we will once again, have the ability to bring sport back into the lives of children, teenagers, adults and their families in a big way.”

- Edwina Wilkens, Netball Coordinator, North Shore Football Netball Club

“The football sections (Senior and Junior) at North Shore are emerging again and we have not had any major infrastructure development for some 30 years. These enhancements are well overdue and will really assist the club to grow bigger and faster and when completed give our community the best of facilities available in the district. There are exciting times ahead.”

- Dale Purcell, President North Shore Football Netball Club

“The North Shore Cricket Club support and are excited by the proposed plans. These changes will provide an opportunity to enhance user experience and entice players and families to the Club. In turn, this will increase participation and further grow local cricket in our community including female and junior teams.”

- Courtney Smith-Parker, Secretary North Shore Cricket Club

IMPLEMENTATION

To assist with implementation, key infrastructure recommendations have been prioritised in partnership with stakeholders. Their alignment to the Plan's guiding principles and costs associated are outlined below. Note that information regarding infrastructure items not listed below can be found within the site plan on page 17 and within the Quantity Survey.

Note that all costs listed below are base-line estimates and do not include site preparation, construction contingencies, escalation costs, staging considerations or take into account any latent site conditions. Please refer to the detailed Quantity Survey relevant to this project which makes allowances for these inclusions.

PRIORITY 01 - NETBALL PLAYER AND UMPIRE CHANGE FACILITIES

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Provide all gender, universally designed change facilities for netball players and umpires as per plans provided.	\$674,000	SRV Country Football & Netball Program* SRV Local Sports Infrastructure Fund* (*require Council contributions)

PRIORITY 02 – FEMALE FRIENDLY FOOTBALL/CRICKET CHANGE ROOMS

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Convert existing urinals in change room areas into lockable, pan toilets. Undertake cosmetic enhancements to change rooms to create a more modern and welcoming facility.	\$242,000	CoGG Community Infrastructure Grants SRV Country Football & Netball Program* SRV Local Sports Infrastructure Fund* (*require Council contributions)

PRIORITY 03 – MAIN PAVILION IMPROVEMENTS

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Undertake works to the main pavilion including creation of spectator area and seating, refurbishment of toilets in the social rooms and upgrade to the existing facade.	\$1.17m	CoGG Community Infrastructure Grants SRV Country Football & Netball Program* SRV Local Sports Infrastructure Fund* (*require Council contributions)

PRIORITY 04 – CRICKET PRACTICE NETS

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Create new cricket practice nets that comply with Cricket Australia's facility guidelines for a local level venue when demand necessitates.	\$400,000	SRV Community Cricket Program (requires Council contribution) Council's budget process

PRIORITY 05 – OPEN SPACE IMPROVEMENTS

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Undertake minor updates to the skate/scoot park, resurface existing basketball court, extend community garden and provide additional tree planting.	\$420,000	CoGG Community Infrastructure Grants Council's budget process

PRIORITY 06 – ANCILLARY SPORTING INFRASTRUCTRE IMPROVEMENTS

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Complete other sporting infrastructure improvements including behind goal netting, improved netball court lighting and coaches box/players bench.	\$175,000	CoGG Community Infrastructure Grants Council's budget process Club fundraising

PRIORITY 07 – CAR PARKING AND PEDESTRIANS

DESCRIPTION	COST	FUNDING OPPORTUNITIES FOR DELIVERY
Improve car parking and pedestrian path network throughout site	\$382,000	CoGG Community Infrastructure Grants Council's budget process Club fundraising



APPENDICES

QUANTITY SURVEY

GEELONG
2 Hampton St.
Newtown VIC 3220
03 5222 2562
ABN 31 600 499 965

MELBOURNE
Suite 3/ Level 1, 420 Spencer St.
West Melbourne VIC 3003
03 9052 3212
info@zinccm.com.au

ZINC
COST MANAGEMENT

Ref 22171-cp1A

29 June, 2022

insideEDGE Sport & Leisure Planning
G22, 72 Hargrave Avenue
ESSENDON FIELDS VIC 3041

Via email zoe@ieslp.com.au

Attention Ms. Zoe Sells

Dear Zoe,

Windsor Park Facilities Development Master Plan Cost Plan No. 1 (Rev. A)

We have prepared revised Cost Plan No. 1 for the above project based on the documentation provided and our discussions.

Cost Summary

The cost plan can be summarised as follows:

	Cost (\$)
Building Works	\$1,887,000
External Works and Services	\$2,172,000
Sub-Total (excl. GST):	\$4,059,000
ESD Initiatives	Excluded
Contingencies and Cost Escalation	\$1,789,000
Non-Construction Costs	\$721,000
TOTAL END COST (excl. GST):	\$6,569,000

Please refer to the attached cost plan for further information and scope of works included. All costs are reported exclusive of GST.

Documentation

The cost plan is based on Master Plan design documentation and has been prepared using the following:

- Architectural – drawings prepared by Four18 Architecture dated 3 June, 2022
- Correspondence from insideEDGE Sport & Leisure Planning received up 29 June, 2022

zinccm.com.au

EXISTING CONDITION REPORT

Existing facilities at Windsor Park along with their condition and suitability were assessed as part of the Facility Development Plan. Key infrastructure items and associated issues and opportunities are identified below.

NETBALL CHANGE ROOMS

Description: Windsor Park has two separate areas for netball use. This includes a single change room within the main football/cricket pavilion as well as a designated facility court side.

Issue: Neither facility aligns with Netball Victoria's recommendations. At present there are size deficiencies, particularly around player change areas and amenities as well as a lack of umpire change facilities.

Opportunity: Explore suitable opportunities to provide netball with facilities that align with recommended standards. Consider how the existing facilities can be redeveloped to accommodate requirements and incorporated into the main club room building.



SKATE PARK

Description: The skate park is located in the north-eastern corner of the reserve and consists of two sections: a park style skate area to the west, and a concrete plaza area to the east. The skate park appears to be well utilised by the community.

Issue: An audit of skate facilities across the municipality undertaken by the City in 2020 included several recommendations. The facility was given an overall ranking of 'poor' within the audit. This ranking indicated that the facility shows significant issues and that it has an expected lifespan of 5 years or less in current condition.

Opportunity: Consider the redevelopment of the skate park to include an updated facility that is more multi-purpose in nature and could adequately cater for skate, scoot, bmx etc. Consider the best position of a future facility in the context of the broader reserve and other possible complementary infrastructure.



PATH NETWORKS AND LANDSCAPING

Description: At present, there is a path network beginning at the reserve's entrance on Rose Ave, which connects to the existing skate park. Another path network begins at the netball courts, and travels east to the car park but no further. Limited tree canopy is apparent within certain pockets of the reserve, consisting of Eucalypt varieties of varying ages.

Issue: The path networks are ill-defined, lack connection and (in some areas), intersect with car parks. In addition, landscaping throughout the site and tree canopy is limited, and could be vastly improved to provide greener spaces and a more pleasing aesthetic.

Opportunity: Recommend improved path networks throughout the Plan which delineate areas for pedestrians and cars, provide connectivity, and facilitate more frequent and safer pedestrian activity.



CRICKET PRACTICE NETS

Description: The cricket practice nets are located to the north of Oval 2. They consist of two hard wicket bowling lanes and a turf area which would be suitable for 4-6 lanes. The facility measures approximately 23m x 13m, and is un-roofed.

Issue: A number of compliance issues exist within the current cricket practice facility. Namely, the hard wicket bowling run ups are not formalised and do not meet the recommended minimum standards in terms of provision and dimensions. The turf practice area is no longer required due to the Club no longer participating in turf competition.

Opportunity: Investigate the development of a new cricket practice facility that complies with Cricket Australia guidelines for a local club facility.



PLAYGROUND

Description: The playground at Windsor Park is a basic local level facility with combination unit and swing. It has some seating and shade.

Issue: The playground is in poor condition and due to be upgraded within the City's cyclical program.

Opportunity: In conjunction with scheduled upgrades to the playground, consideration should be given to its most appropriate location and proximity to other infrastructure such as the picnic rotunda and netball courts or the skate/scoot park. There is also opportunity to consider the inclusion of more play infrastructure for older age children such as 3 on 3 basketball courts, futsal courts etc.



CLUB ROOMS

Description: There are two social rooms within the football/cricket pavilion, with the main room measuring approximately 286m² and the secondary room measuring 84m². There is a bar area in each room and a commercial kitchen with a servery in the main area. They are complimented with change facilities for football and cricket.

Issue: Whilst social rooms provide adequate space for tenanted clubs, there are some deficiencies in the



CAR PARKING/VEHICLES/ PEDESTRIANS

Description: Car parking, as per the existing conditions map on page 15, is plentiful and located in several zones across the reserve. These are both sealed and unsealed areas.

Issue: Whilst improvement works have been undertaken in the car park immediately off Rose Ave, there is still a number of areas that are very ad-hoc and lack proper organisation, management and safety, particularly in shared car and pedestrian zones.

Opportunity: There remains opportunity to improve the organisation of car parking throughout the site via works which will address formalising unsealed areas, line marking of parking bays and the installation of traffic management devices including those which provide pedestrians with right of way.



PUBLIC TOILETS

Description: A public toilet block services the reserve and is located next to the netball courts. There are 3 pans in the women's and two pans and a urinals in the men's. The toilets are in proximity to the rotunda and playground.

Issue: The public toilets are in moderate condition and due to be upgraded within the City's cyclical program

Opportunity: Upgrades to the public toilets are required to ensure that amenities are modern, safe and welcoming. The toilets will continue to service the play and picnic facilities as well as for spectators on game days.



COMMUNITY GARDEN

Description: The Norlane Community Centre is located in the north-western corner of Windsor Park and offers courses and activities for the community at low to no cost. These activities extend to art, exercise, cooking, computer literacy and gardening. The centre presently has an active community garden within its footprint.

Issue: Due to its popularity and to support broader usage and programming, an extension to the community garden is required.

Opportunity: Extend community garden footprint.



NETBALL COURTS

Description: There are two acrylic surfaced netball courts at Windsor Park, supported by players shelters and sports lighting.

Issue: The acrylic surface is aged and there is a construction join between the two courts. There is a slight deficiency in the run off between the two courts when compared to the requirements outlined by Netball Victoria. Sports lighting is of unknown condition.

Opportunity: Consider resurfacing the two courts and improving sports lighting (if required) commensurate with the City's and Netball Victoria's recommended standard. Ensure future court measurements align with current guidelines.



OTHER SPORTING INFRASTRUCTURE

Description: There is an array of additional sporting infrastructure at Windsor Park, most of which is in serviceable condition. There is an additional club pavilion located in proximity to Oval 2, which is primarily used for juniors and cricket on game day. In addition, a variety of structures including scoreboard, coaches box and players shelters exist around the perimeter of Oval 1.

Issue: Most supporting infrastructure is in reasonable condition. The outdated brick player shelters/benches require removal.

Opportunity: Continue to maintain infrastructure so it remains fit for purpose. Consider providing a new away coaches box and behind goal netting on Oval 1.



FACILITY AUDIT SUMMARY

In addition to the key observations, issues and opportunities identified on the previous pages, an assessment of the facilities at Windsor Park was undertaken using insideEDGE's Sports Facility Auditor Program and the preferred infrastructure guidelines of AFL, Cricket and Netball. The below table identifies where the facility meets current expectations (green), where some gaps exist however intervention is not essential (orange) and where major shortfalls (red) exist.

CLUB ROOMS SUMMARY	Number of change rooms	Room size	Number of showers	Shower type	Toilet type	Accessible Entry	Storage
Football/ Cricket Home Change Room	1	Greater than 45m ²	4	Lockable cubicle	Pan toilets and one urinal	Yes	Yes
Football/ Cricket Away Change Room	1	Less than 45m ²	4	Lockable cubicle	Pan toilets and one urinal	Yes	No
Football/ Cricket Umpire Change Room	1	Greater than 20m ²	1	Lockable cubicle	Pan toilets	Yes	N/A
Club Social Rooms	N/A	>200m ²	N/A	N/A	Pan toilets	Yes	Yes
Netball Home Change Room	1	16m ²	0	N/A	Pan toilets	Yes	No
Netball Away Change Room	0	N/A	None	None	None	None	None
Netball Umpire Change Room	0	N/A	None	None	None	No	N/A

FIELD OF PLAY SUMMARY	Surface type	Length	Width	Run off area	Lighting lux level	Dimensions comply with guidelines	Overall condition rating
Oval 1	Cool season turf	167m	145m	2m	100 lux	Yes	Good
Oval 2	Cool season turf	126m	89m	2m	None	Yes for junior football	Moderate
Netball Courts	Synthetic	30.6m	15.3	3m	Unsure	Mostly	Moderate
Cricket Practice Nets	Synthetic & Turf	Turf – 13.5m	Turf – 12.5m	Synthetic nets do not have formalised run ups	N/A	No	Poor
		Synth – 13m	Synth – 4.3m				

PARTICIPATION

AUSPLAY

AusPlay, the Australian sport and physical activity participation survey, outlines popular activities by Local Government Authority (LGA) for both sport and active recreation. As identified below, amongst the top 8 sporting club participation activities, all sports at Windsor Park are represented.

Further, the top recreational activities within the City of Greater Geelong are listed. As the Facility Development Plan for Windsor Park has identified opportunities for improvement for both passive and active uses, its important to understand the community's activity preferences to ensure the Plan responds accordingly.

Top Sporting Activities

1. AFL
2. Golf
3. Netball
4. Basketball
5. Soccer
6. Tennis
7. Cricket
8. Bowls

Top Recreation Activities

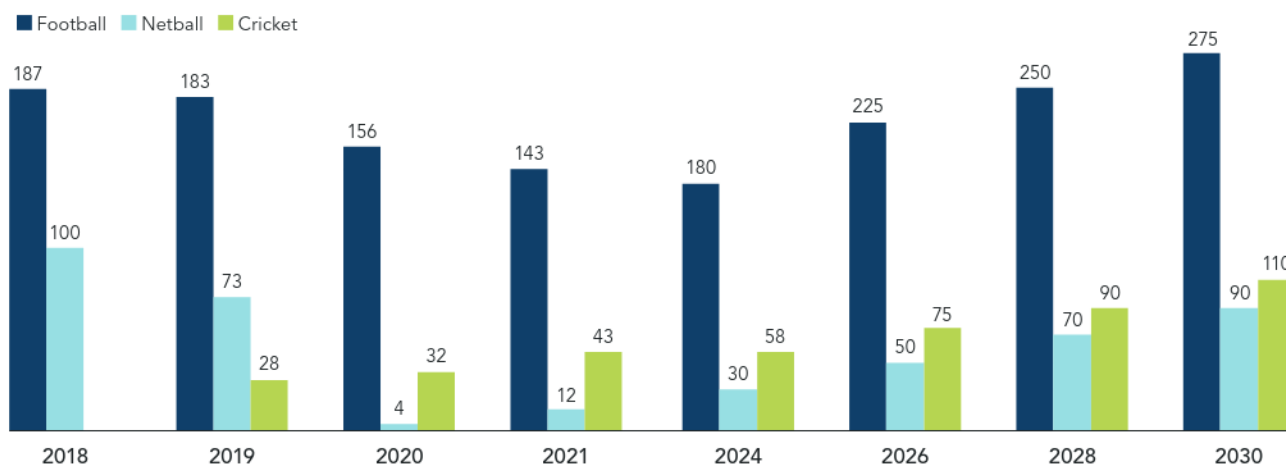
1. Walking
2. Fitness/Gym
3. Swimming
4. Running/Athletics
5. Cycling

CURRENT AND PAST PARTICIPATION

Sporting participation at Windsor Park has seen some fluctuation over the past four seasons, due to challenges in attracting junior players as well as COVID-19. Clubs at North Shore however have recently reengaged and attracted new participants across all age cohorts by taking a proactive approach, in partnership with key stakeholders, to increase participation. In 2022, North Shore footballers are off to a great start, with healthy numbers and early on-field success. Participation initiatives outlined within this report aim to contribute to the future sustainability of all sporting codes, combined with infrastructure improvements, to reach their desired strategic objectives both on and off the field.

FUTURE PARTICIPATION FORECAST

A future participation forecast has been provided below. This forecast is based on achieving some of the strategic participation initiatives outlined in addition to facility upgrades identified in this report. Combined, these opportunities will be significant contributors to growing participation into the future. As indicated, netball participation is expected to increase, particularly if supported by the new change room facilities. Football and cricket are also expected to see steady participation increases in future years which is based on infrastructure enhancement as well as on-field success in senior grades as well as grassroots and junior team development.

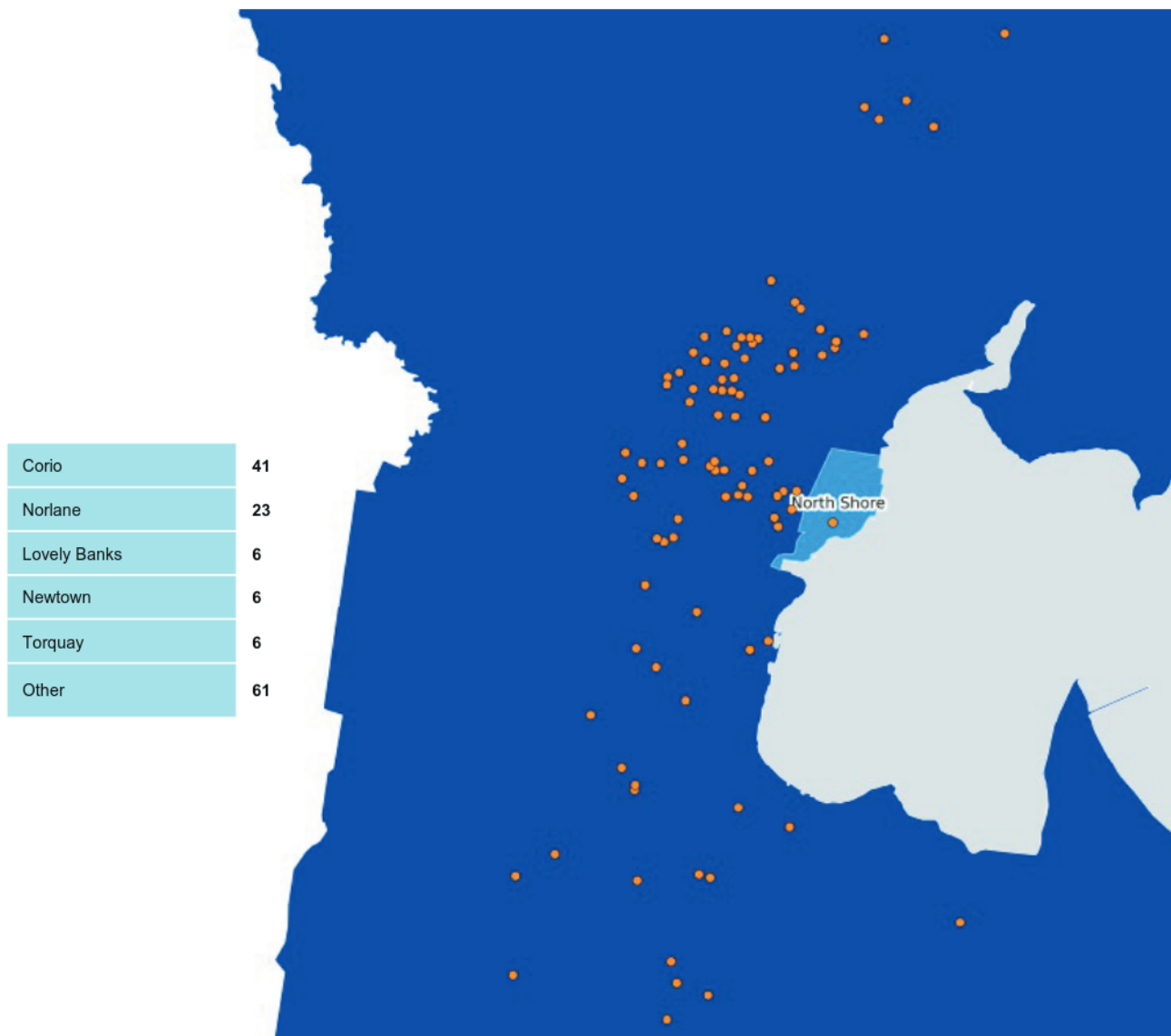


AFL PARTICIPATION CATCHMENT

The AFL has detailed participation data including the residential postcode of players for each club. This data enables the mapping of a club's catchment and to understand their effectiveness in attracting local players, as well any reach it may have across the municipality. The top three suburbs that North Shore Football Club attracted its participants from in 2021 were:

1. Corio
2. Norlane
3. Lovely Banks

The below heat map shows North Shore Football Club's players residential locations in 2021. As demonstrated, the vast majority of players resided in the immediate Corio and Norlane area. This is reminiscent of most local clubs and demonstrates a healthy distribution and catchment. These suburbs will need to be continually targeted to draw local participation from into the future to ensure the Club's sustainability and viability.

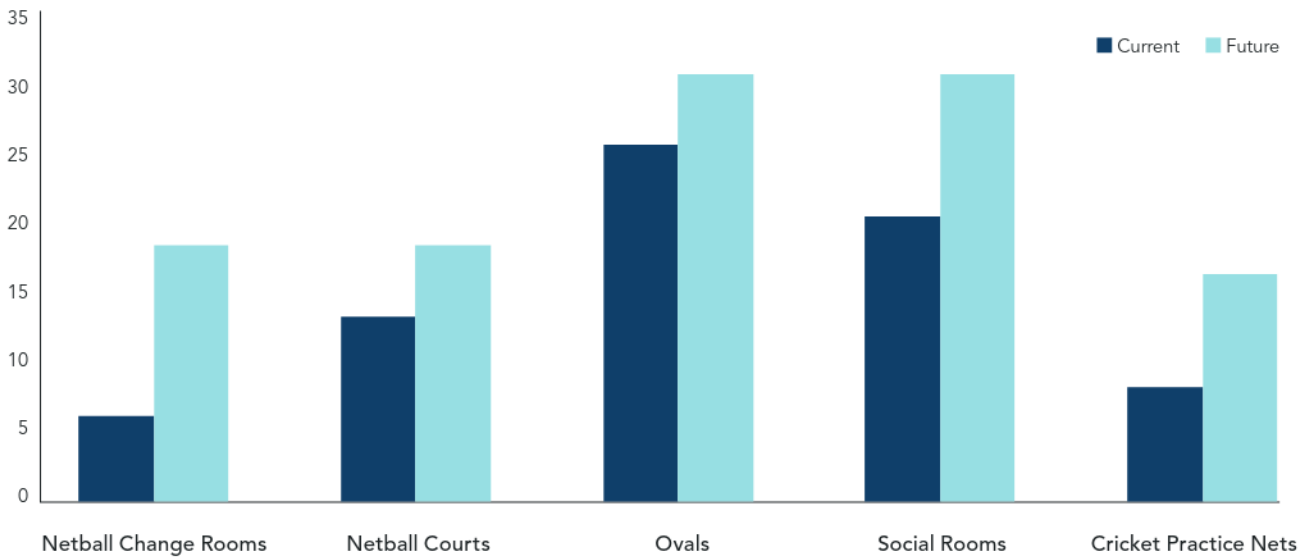


SPORT FACILITY USE

Current and expected future use of sporting facilities at Windsor Park is outlined below. Most noteworthy is the additional use of netball change rooms following upgrades. The improvements will provide greater opportunities for existing players, and assist in being an attractor for future participants. The social rooms are also expected to see significant additional use as they move towards more modern standards, including more flexible spaces for community activities. Upgrades to cricket nets will see a facility that is mostly unusable in its current condition, upgraded into a multi-purpose facility that can

be used for training as well as other activities if desired such as futsal. Offering more multi-use of this facility will likely result in increased overall usage as it will be readily accessed outside of sport alone.

FACILITY COMPONENT CURRENT AND FUTURE USAGE (HOURS PER WEEK)





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8.00am – 5.00pm

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