

# MELTON SOCCER STRATEGY

## AUGUST 2020



# CONTENTS

<b>Introduction</b>	1
<b>Soccer in the City of Melton</b>	2
<b>Key Challenges</b>	7
Growing soccer participation demands that require additional facilities	7
Facilities have reached capacity with some now requiring renewal and upgrade	9
No road map for the development of soccer facilities and clubs	10
<b>Strategic Directions</b>	11
Recommendations	11
Sustainable Planning Framework	15
Governance Framework	17
<b>Appendix 1 Facility Hierarchy and Standards</b>	18
<b>Appendix 2 Inventory of Existing Soccer Facilities</b>	20
<b>Warranties and Disclaimers</b>	22



# INTRODUCTION

The population of the City of Melton is rapidly growing that is translating into more soccer participants each year.

The current population of 172,714 (July 2020) is projected to increase to approximately 288,781 by 2031 and to 489,452 by 2051. Soccer participation has already grown from 67 teams to 109 teams since 2012 across six soccer clubs in the City of Melton. Facilities have now reached capacity and the development of new soccer fields is now required.

If the current participation rate is maintained, soccer participation in the City of Melton will grow from 1,699 registered players, coaches and volunteers (1377 male and 321 female) in 2019 to 2,841 players, coaches and volunteers by 2031.

**This is an additional 1,142 players, coaches and volunteers or two thirds more participants, to provide facilities for in the next 10 years**

With such municipal growth, a detailed analysis of the long-term soccer participation requirements was needed to guide the future planning and development of soccer facilities across the municipality for the next 10 years.

The Strategy focuses on the facilities and infrastructure required to play the game and responds to issues and opportunities facing the sport within the City of Melton.

This project has reviewed the capacity and suitability of existing facilities to provide for additional demand together with assessing the proposed sites for sports fields in Precinct Structure Plans (PSP) for new communities within the growth corridors.

An extensive background research, site review and engagement process has been conducted including surveying and interviews with all current City of Melton soccer clubs and a workshop with Football Victoria.

The Strategy summarises the findings of research and engagement steps and outlines:

- Strategic vision and recommendations
- A prioritised implementation plan for the delivery of soccer facilities in the short (0 to 5 years), medium (6 to 10 years) and long term (10+ years)
- A sustainable planning framework or road map for the delivery of soccer facilities and creation of soccer clubs for short term recommendations
- A governance framework identifying the roles and responsibilities of strategy partners.

A four-step process was undertaken to develop the Strategy.

This **Summary Report** summarises the key challenges and outlines strategic directions.



# SOCCKER IN THE CITY OF MELTON

## Soccer Participation

There are six soccer clubs in the City of Melton:

- Eynesbury Eagles Soccer Club (new club in 2019)
- Caroline Springs George Cross Football Club
- Melton Phoenix Football Club
- Satellite City United Soccer Club
- Spring Hills Football Club
- Westside Strikers Caroline Springs Football Club.

There are currently 1,699 players, coaches and volunteers (1377 male and 321 female) and 109 teams participating in soccer in the City of Melton. Of the total number of players, 1,241 are juniors (mini roos U7 to U11 and juniors U12 to U20) and 306 are seniors. This has grown by 24% since 2015 where there were 1,292 players, coaches and volunteers. Maintaining the growth in soccer participation is dependent on access to soccer pitches. With current facilities at capacity, soccer participation can be restricted and stagnate.

The table shows the growth in the number of teams over the last eight years. There are an additional 42 teams since 2012 from 67 to 109 teams, including the creation of two new clubs.

Number of Teams per City of Melton soccer clubs since 2012

Teams	2012	2013	2014	2015	2016	2017	2018	2019	2019 Player Numbers
Caroline Springs George Cross FC	25	27	17	14	18	17	16	<b>23</b>	<b>397</b>
Eynesbury Eagles SC*	0	0	0	0	0	0	0	<b>2</b>	<b>17</b>
Melton Phoenix FC	11	13	10	12	16	11	15	<b>18</b>	<b>289</b>
Satellite City United SC	6	4	5	11	9	10	10	<b>10</b>	<b>82</b>
Spring Hills FC	25	30	40	44	39	33	41	<b>27</b>	<b>413</b>
Westside Strikers Caroline Springs FC*	0	0	20	21	31	28	31	<b>31</b>	<b>501</b>
<b>Total</b>	<b>67</b>	<b>74</b>	<b>92</b>	<b>102</b>	<b>113</b>	<b>99</b>	<b>113</b>	<b>109</b>	<b>1699</b>

\*Eynesbury Eagles SC established in 2019 and Westside Strikers Caroline Springs FC established in 2014



### **Optimum club participant numbers**

Four out of the six current clubs within the City of Melton have more than the 220 players which Football Victoria recommend as the sustainable size of a community soccer club. A club with 220 players would consist of about 3 to 4 senior teams and 12 to 15 junior boys and girl's teams.

Super clubs are those clubs that grow to a large number of teams mainly due to their geographic spread into new residential areas that are situated beyond their initial neighbourhood catchment. Super clubs may lead to volunteer burn out, uneven competitions, a move away from the home facility and therefore a disconnect from the club socially and excessive travel times for members that reside away from the home facility and for elite regional competition.

When a club gets to the point of 350+ members, it puts pressure on the clubs ability to sustain activity at a three pitch venue. Within the City of Melton, three of the existing clubs (all located in the eastern corridor) have between 400 to 500 players and would be considered super clubs.

Further, super clubs don't support the Community Development Framework of new residential estates that encourage opportunities for local connections. It is therefore important that Council and Football Victoria are pro-active in assisting new communities to establish new, local soccer clubs to respond to the growing number of soccer participants.

### **Soccer Academies Participation**

There is an increasing number of private (for profit) soccer academies operating across the country, particularly servicing communities with high soccer participation levels, such as in Melbourne's West. Soccer academies generally focus on young player development and often have relationships with local schools and community sporting clubs to offer talented soccer players a development pathway to elite level soccer.

Council supports community sporting clubs to establish development programs internally to grow, nurture and develop participation opportunities within its club structure. Access to facilities to private soccer academies not affiliated with existing sporting clubs will be on an adhoc basis only, when facilities are either not allocated to sporting groups or within the non-trading period. Commercial soccer academies requesting an allocation for the use of facilities will be required to satisfy all mandatory requirements contained within Council's Allocation Policy (incorporation, public liability insurance etc.) and enter into a casual hire agreement with Council as a commercial hirer, with appropriate fees applicable.



## Soccer Facilities

There are six soccer facilities comprising 14 pitches in the City of Melton. These pitches are a mix of natural grass and synthetic pitches. All pitches have lighting to a training standard with the main pitches at most facilities having lighting to competition standard.

An inventory has been prepared detailing the type and condition of facilities together with the role and functions of the facilities and whether they are fit for purpose based on current industry and Football Victoria facility standards.

A rating system was used to assess the quality of sports field infrastructure:

- Very Good – New asset or recently redeveloped to meet current sport industry and FV facility standards.
- Good – Some superficial deterioration of asset and minor improvements needed to meet sport industry and FV facility standards.
- Moderate – Obvious deterioration of the asset and major improvements needed to meet sport and FV facility standards.
- Poor – Serviceability and condition of the asset is heavily impacted requiring replacement to new to meet sport industry and FV facility standards.

The assessment and rating of each site has been informed by site visits, building condition assessments, and master planning/concept planning undertaken for each site.

A **facility hierarchy** that is consistent with the City of Melton Sport Facility Demand Strategy 2020 has also been used to categorise facili-

ties based on the catchment the facility serves. Whether the facility serves a district or regional catchment.

- **District** level soccer facilities are designed and maintained to cater primarily for club training and competition. They are typically the 'headquarters' (or 'home') facility for clubs and/or associations. The facilities are typically multipurpose in nature and are generally designed and managed to cater for at least two sports (winter and summer).

They will require 6 ha and comprise of three pitches. Main pitch and pitch 2 to be natural turf (25hr) and pitch 3 to be synthetic (70hr). The facility will feature a pavilion / clubroom, floodlighting (training standard), practice facilities and formal car parking (40 spaces).

The majority of soccer facilities (current and proposed) in the City of Melton will be District level soccer facilities.

**Regional** level soccer facilities are designed, constructed and maintained to a higher standard than a District level facility. They service a Melton City wide catchment and beyond. They are facilities that generally accommodate each level of a sport pathway (from beginner to elite), and have capacity to host regional, State or National standard competitions.

Regional level sporting facilities provide for both a single purpose main soccer pitch with seating and support by pitches providing for multipurpose. This allows for use by at least two sports (winter and summer) on supporting pitches.

They will require 10 ha and comprise of three to four pitches. One main pitch to be high quality natural turf (12hr), pitch 2 and 3 to be natural turf (25hr) and pitch 4 to be synthetic

(70hr). The facility will feature a pavilion / clubroom with larger social and player facilities, floodlighting (competition standard), practice facilities and formal car parking (200 spaces).

The City Vista Recreation Reserve is currently the City of Melton's regional level soccer facility in the east of the municipality.

MacPherson Park Recreation Reserve is 90 ha in size and is undergoing significant redevelopment. This facility is considered a regional sporting complex with a district level soccer facility servicing the west of the municipality, due to the ability to support players, umpires and spectators at large scale events.

The site review found a good distribution of soccer facilities across the City of Melton population centres. The installation of synthetic pitches and lighting over the last 10 years has helped facilitate the growth of soccer in the City of Melton, however all facilities are now showing signs of heavy use.

Particular facility issues include the pavilions not having a sufficient number of change rooms, synthetic pitches nearing an age and condition

that carpets will require renewal and the natural grass pitches requiring high maintenance and unable to meet the growing participation demand.

### Is there a demand for additional regional soccer facilities?

The City Vista Recreation Reserve is a regional standard soccer facility managed by the Caroline Springs Georges Cross Football Club under a long-term lease agreement. The facility provides athlete pathways from grass roots to elite training, competition and development programs, ability to host National Premier League competition and opportunities to host city wide soccer tournaments.

This strategy supports provision of one regional soccer facility within the City of Melton, for every 150,000 residents. At ultimate build out, it is recommended a regional soccer facility be located in the central growth corridor (10+ years), western growth corridor (20+ years) and eastern growth corridor (City Vista Recreation Reserve).



The following success factors of regional sports facilities should be considered when choosing the site, scope and management model of a second regional soccer facility that will be accessible to all soccer clubs for grass root to elite training, development programs and competition:

- A high-profile site that is central to high population areas and has the potential to provide for regional social and economic benefits including: hosting events, sustaining and creating employment, increasing sport

participation and health benefits, increasing training and education opportunities, retaining and developing talented athletes (and their families) and increasing the positive impact of sport on social capital.

- Regional sports facilities should complement each other and address strategic gaps in the sports facilities network.
- The proposed facilities or services should be driven primarily by local demands or needs as regular use to underpin the operational viability

of regional sports facilities, whilst supporting regional teams, competition and events. The facilities could also offer sub-elite sport support services and sport administration offices and have the potential to incorporate both centre of excellence concepts and community facilities.

When taking into account the success factors for a regional sports facility and the catchment area of the City Vista Recreation Reserve, a green field site within the central growth corridor that can

accommodate a 3 to 4 pitch facility with seating and 200 car spaces should be programmed within the long term (10+ years).

It is recommended that the regional facility is managed by Council or an independent body to ensure universal access to the facility by all soccer clubs and Football Victoria for grass root to elite training, development programs and competitions.

## Current Soccer Facilities

Brookside Recreation Reserve



Springside Recreation Reserve



MacPherson Park Recreation Reserve



Kurunjang Recreation Reserve



City Vista Recreation Reserve

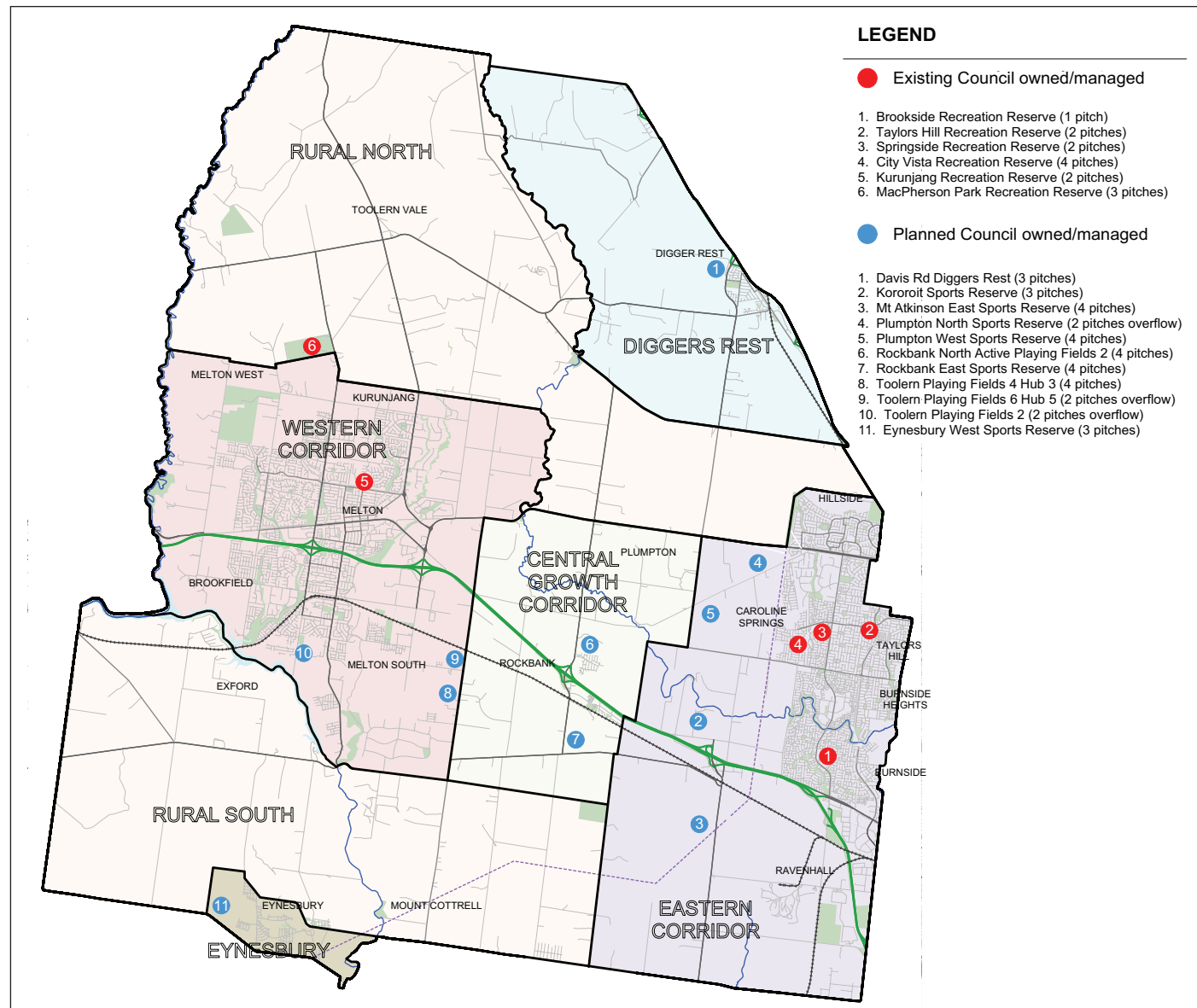


Taylor's Hill Recreation Reserve



## Map of Existing and Planned Soccer Facilities

The following map identifies the existing and proposed soccer facilities in the new growth areas, as per the Melton City Council Sports Facility Demand Strategy 2020. Please note that there will be further proposed soccer facilities when new PSPs are prepared and gazetted.





# KEY CHALLENGES

There is strategic support for the development of a Melton Soccer Strategy. Specifically:

- *Melton City Council Sports Facility Demand Strategy 2020* identifies 14 current facilities and the need for an additional 11 pitches to provide for the projected population in the next ten years. This is based on a provision ratio of 1 pitch: 6000 people. The strategy recommends the preparation of a Soccer Strategy to guide

the future development of soccer throughout the municipality to provide direction for more sustainable soccer clubs and facilities, and the optimum locations for new soccer venues and new clubs.

- *Football Victoria's State Football Facilities Strategy to 2026* found additional soccer pitches are required to service the future population and participation demand and

proposes a range of strategies and facilities. These include: Football Victoria (FV) partnering with local government, providing a mix of synthetic and natural turf pitches and co-locating pitches with school sites.

## Growing soccer participation demands that require additional facilities

The City of Melton population is one of the fastest growing in Victoria. Keeping pace with this rapidly growing population by providing expanded community services and new or improved sports facilities, particularly for major participation sports like soccer, will be critical to encouraging healthy and active lifestyles.

Melton City Council is set to triple in size over the next three decades from 156,713 (2018) to 485,0612 in 2051. By 2031, the population will have reached 288,781 people.

The Melton population is also younger on average than the rest of Greater Melbourne. This is being fuelled by new arrivals to the municipality that tend to be young couples with or intending to have young children. Traditionally the most active age groups in the community are between five and 49 years.

This growing, young and active population will demand access to social infrastructure such as sport and recreation facilities. The key challenge for Council for this project is to develop existing and new soccer facilities at a rate that can facilitate the growth of the sport and at the point of the population is realised.

This Strategy has identified **three key challenges**:



There are 1,699 registered soccer participants and 109 teams in the City of Melton (2019). This has grown from 67 teams in 2012 a growth of (61%). There has been high growth in juniors and female participation.

Four out of the six current clubs within the City of Melton have more than the 220 players which Football Victoria recommend as the sustainable size of a community soccer club – Three of the existing clubs have 400 to 500 players. This may lead to volunteer burn out, lopsided competitions and excessive travel times for elite regional competition. The development of new clubs in partnership with FV will be required in new growth areas / new communities. FV's accredited procedure for establishing new clubs will be used.

The optimum model of facility is a three-pitch facility. This would cater for a club with 220 players consisting of about 3 to 4 senior teams and 12 to 15 junior boys and girls teams. Presently, there are two large clubs operating from only two pitches and consideration of relocation to a three-pitch fit for purpose facility is now required.

There are new active recreation reserves for sports fields and facilities planned in new communities. Precinct Structure Plans are approved for identified new development areas in the municipality. The plans have set aside active recreation reserves for sports fields and facilities and the recent Sports Facility Demand Strategy 2020 conducted by Council identifies 34 new pitches are planned in growth areas across the municipality from the current PSPs.

There are five residential PSPs that are yet to be prepared (two within the Western Corridor, and

three within the Central Corridor). Preliminary work undertaken by Councils Strategic Planning Unit anticipates that there will be approximately 102 hectares of active open space to be delivered in these areas to service the future population in these locations. The size and location of these active open space reserves will be confirmed when these PSPs are prepared, and the Sports Facility Demand Strategy updated accordingly. Over time Council expect the demand and supply gap in provision 'theoretical shortfall' to close on what is currently forecast.

OPG's Sports Provision Modelling Tool 'Predicto' (an assumption-based model that considers the current and future population, local participation statistics and the condition and carrying capacity of current soccer fields) predicts 19 natural turf pitches are required to provide for 288,781 people in 2031 or 30 pitches for 485,062 people in 2051. This can be reduced by introducing synthetic pitches. This detailed participation and facility demand analysis is comparable to the population ratio analysis conducted in the Sports Facility Demand Strategy 2020 that recommends 11 pitches in the next 10 years and 34 new pitches by 2051 population. Council should continue to monitor the rate of population growth and use these analysis tools as a guideline for the number of pitches required to service the participation demand.

**11 new pitches are required in the next 10 years.**

The analysis shows that the 11 new pitches will need to be a mix of natural turf and synthetic pitches.



## Facilities have reached capacity with some now requiring renewal and upgrade

There is a good distribution of soccer facilities across the City of Melton population centres, however these facilities are showing signs of heavy use from high participation growth in soccer across all clubs. This is being particularly felt in the eastern growth corridor.

Clubs are experiencing a range of operational and facility issues relating to this high and growing soccer participation. These include:

- Some clubs having to cap numbers and are turning players away due to the lack of facilities
- Allocating facilities for training and competition is challenging
- Pavilions don't have enough change rooms, or the storage is too small
- Some pavilions do not provide gender neutral change rooms
- Clubs with synthetic pitches installed 10 years ago note that these are showing signs of heavy use and are nearing replacement
- The natural grass pitches are requiring high maintenance and are unable to meet the growing participation demands
- There are requests for new soccer pitches or synthetic pitches to be installed replacing grass fields.

As a guide a well-constructed football pitch should support provision for approximately six teams which allows for 1.5 to 2 hours training per team and 10 to 12 hours of weekend fixtures. At a three-pitch facility, this would cater for three to four senior teams and 12 to 15 junior teams.

Presently there are two large clubs operating from only two pitches and consideration of relocation to a three-pitch fit for purpose facility is now required. This is now able to be achieved with the redevelopment of the Taylors Hill Recreation Reserve to a 3 pitch soccer facility.

The City of Melton has also received regular requests from private soccer academies to access sports fields placing further demand on pitches. Council supports community sporting clubs to establish development programs internally to grow, nurture and develop participation opportunities within its club structure. Access to facilities to private soccer academies not affiliated with existing sporting clubs is provided via a casual hire agreement, when facilities are

either not allocated to sporting groups or within the non-trading period. Prioritising community soccer club use and providing access to private soccer academies as the population grows will require Council management through its allocation / fees and charges policy.

The City Vista Recreation Reserve is a regional standard soccer facility managed by the Caroline Springs Georges Cross Football Club. This strategy supports provision of one regional soccer facility within the City of Melton, for every 150,000 residents. At ultimate build out, it is recommended a regional soccer facility be located in the central growth corridor (10+ years), western growth corridor (20+ years) and eastern growth corridor (City Vista Recreation Reserve).

An additional regional soccer facility is recommended in the long term (10 + years)

When taking into account the success factors for a regional sports facility and the catchment area of the City Vista Recreation Reserve (10km travel distance radius), a green field site within the central growth corridor. This facility would be managed by Council or an independent body to ensure universal access to the facility by all soccer clubs and Football Victoria for grass root to elite training, development programs and competitions.



## No road map for the development of soccer facilities and clubs

What does the sustainable growth of soccer look like?

- Strong localised competitions which create opportunities and pathways for talent to prosper
- More balanced competitions which encourage greater participation
- Community connectedness generated through strong, local club environments
- Greater equity in the provision of facilities
- Greater certainty in the planning, creation and upgrade of facilities.

A Sustainable Planning Framework is required to achieve this. The Framework will identify how many pitches are required, where they are needed and where clubs should be created.

The alignment of expected population growth with Council's Capital Works Program and required soccer project nominations, Development / Infrastructure Contributions collection/ expenditure forecasting and relevant external grant applications are required to deliver new facilities ready for play when the new catchment population reaches 6,000 residents. The City of Melton will provide for the core infrastructure in soccer facilities; however, the clubs will be

required to fund non-core infrastructure such as electronic scoreboards.

The City of Melton will need to partner with Football Victoria and deploy Sport Development Officers to support the establishment of new clubs in new communities. Council is encouraged to provide a new facility and support a new soccer club, ready for play, when the local catchment population reaches 6,000 residents.

To address these challenges, the shortfall of soccer pitches in Melton, provide sustainable soccer facilities and clubs and to facilitate and support the growth of soccer into the future, the following strategic directions are recommended.

The development of new clubs in partnership with FV will be required in new communities



# STRATEGIC DIRECTIONS

The **vision** for the Melton Soccer Strategy is

**To provide for the current and future participation growth of soccer in the City of Melton and strengthen the large part it plays in community life and healthy lifestyles of Melton residents.**

The facilities will provide for sports training, programming, competitions and events for soccer and encourage multipurpose opportunities.

To achieve this vision, an additional **11 full size soccer pitches** across the City of Melton are required by 2031.

A further 23 full size soccer pitches will be required in the long term to service the 2051 population of 485,062.

The strategy supports the renewal and upgrade of existing facilities and development of new soccer facilities within Precinct Structure Plans. A mix of natural grass and synthetic turf soccer pitches will be required.

## OBJECTIVES

### OBJECTIVE 1: ACCESS

Provide high quality and accessible soccer facilities for current and future soccer participants.

### OBJECTIVE 2: CLUB SUPPORT

Support the growth of soccer participation as the City of Melton grows.

### OBJECTIVE 3: MANAGEMENT

Deliver well planned, maintained and managed soccer facilities.

## Recommendations

The Implementation Plan includes recommendations for all objectives.

A review and assessment of existing soccer facilities and potential sites identified in Precinct Structure Plans have identified the following development recommendations under Objective 1: Access.

Recommendations have been prioritised short,

medium or long-term actions. This approach is aligned to the Sports Facility Demand Strategy 2020:

- **Short term** – 0 to 5 years
- **Medium term** – 6 to 10 years
- **Long term** – 11 plus years
- Ongoing

The proposed timeframe is dependent on the discussions with Developers, the progress of development and realisation of new communities.



## Implementation Plan

Precinct	Existing / New	Facility Name	Hierarchy	Recommended Strategy	Action	Priority*	Resource**	Funding Opportunities
<b>Objective 1: Access – Provide high quality and accessible soccer facilities for current and future soccer participants</b>								
Central Growth Corridor	Existing	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	New	Rockbank North Active Playing Fields	District OR opportunity for Regional facility location	Develop 4 new pitches	Concept plan and program in Long Term Financial Plan	<b>Short to Medium term</b>	\$8M	DCP / Council / Local Infrastructure Fund
		Rockbank East Sports Reserve	District OR opportunity for Regional facility location	Develop 4 new pitches	Progress concept plan and program in Long Term Financial Plan	<b>Long term</b>	\$8M	DCP / Council / Local Infrastructure Fund
Eastern Growth Corridor	Existing	Brookside Recreation Reserve	District	Extend pavilion with new change rooms	Detailed design and construction	<b>Short term</b>	\$1.4M (2020/21)	Council / Club
				Renew synthetic pitch	Assess condition and program in Long Term Financial Plan	<b>Short term</b>	\$1.75M	Council / Club
		Taylor's Hill Recreation Reserve	District	Extend pavilion with new change rooms, social space and kitchen. Reconfigure sports fields to provide 3 pitches	Detailed design and construction	<b>Short term</b>	\$2.3M (2020/21)	Council / Club / SRV Local Infrastructure Fund
		Springside Recreation Reserve	District	Renew synthetic pitches	Assess condition and program in Long Term Financial Plan	<b>Short term</b>	\$1.75M	Council / Club
	City Vista Recreation Reserve	Regional	Renew synthetic pitches	Assess condition and program in Long Term Financial Plan	<b>Long term</b>	\$1.1M	Club	
	New	Kororoit Sports Reserve	District	Develop 3 pitches	Concept plan and program in Long Term Financial Plan	<b>Long term</b>	\$6.5M	DCP / Council / SRV Local Infrastructure Fund
		Mt Atkinson East Sports Reserve	District	Develop 4 pitches	Concept plan and program in Long Term Financial Plan	<b>Short term</b>	\$8M	DCP / Council / SRV Local Infrastructure Fund
		Plumpton North Sports Reserve	District	Develop 2 pitches	Concept plan and program in Long Term Financial Plan	<b>Short to Medium term</b>	\$5M	DCP / Council
Plumpton West Sports Reserve		District	Develop 4 pitches	Concept plan and program in Long Term Financial Plan	<b>Long term</b>	\$8M	DCP / Council	

\*\*This is subject to land and funding availability \*\*(\$ are only indicative based on recent 2020 benchmark facilities costs)

Precinct	Existing / New	Facility Name	Hierarchy	Recommended Strategy	Action	Priority*	Resource**	Funding Opportunities
Western Growth Corridor	Existing	Kurunjang Recreation Reserve	District	Renew synthetic pitches and consider improvements to the pavilion including an increase in size of social space, storage provision and whilst change rooms are gender neutral, minor improvements for player privacy.	Assess condition and program in Long Term Financial Plan	Short term	\$2M	Council / Club
	New	Toolern Playing Fields 4 Hub 3	District	Develop 4 pitches	Concept plan and program in Long Term Financial Plan	Long term	\$8M	DCP / Council / SRV Local Infrastructure Fund
		Toolern Playing Fields 6 Hub 5	District	Develop 2 pitches	Concept plan and program in Long Term Financial Plan	Medium to Long term	\$5M	DCP / Council
		Toolern Playing Fields 2	District	Develop 2 pitches	Concept plan and program in Long Term Financial Plan	Short term	\$5M	DCP / Council
Rural South	Existing	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	New	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Eynesbury	Existing	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	New	Eynesbury West Sports Reserve	Local	Develop 3 pitches	Concept plan and program in Long Term Financial Plan	Long term	\$6.5M	DCP / Council
Rural North	Existing	MacPherson Park Recreation Reserve	District	Develop new pavilion and upgrade main pitch	Detailed design and construction	Short term	\$2.5M (2021/22)	Council / Club / SRV Local Infrastructure Fund
	New	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Diggers Rest	Existing	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	New	Davis Road Community Hub	Local	Develop 3 pitches	Concept plan and program in Long Term Financial Plan	Long term	\$6.5M	DCP / Council

\*\*This is subject to land and funding availability \*\*(\$ are only indicative based on recent 2020 benchmark facilities costs)

Precinct	Existing / New	Facility Name	Hierarchy	Recommended Strategy	Action	Priority*	Resource**	Funding Opportunities
<b>Objective 2: Club Support - Support the growth of soccer participation</b>								
Club Development				<p>Create new clubs in new growth areas (new communities)</p> <p>Support and encourage soccer participation to all residents regardless of age, gender, culture or ability.</p> <p>Investigate relocation of existing clubs operating from two pitch facilities to a three to four pitch facilities for home venues.</p>	<p>Partner with Football Victoria and use the FV accredited procedure for establishing new clubs.</p> <p>Partner with Football Victoria and local clubs to deliver programs and opportunities for soccer participation.</p> <p>Employ a Club Development Officer to work alongside FV Club Ambassador in developing new clubs when population is realised.</p> <p>Relocate Westside Strikers Caroline Springs FC home venue to Taylors Hill Recreation Reserve and investigate relocation of other soccer clubs with significant participation at two pitch facilities.</p> <p>Council to investigate in line with seasonal allocation procedures, the opportunity for the Eynesbury Eagles Football Club to train / play at Eynesbury Recreation Reserve when complete.</p>	Ongoing	\$75,000 annually	Council
<b>Objective 3: Management – Deliver well planned, maintained and managed soccer facilities</b>								
Asset Management				Develop an Asset Management Plan and program asset renewal into Long Term Financial Plan	Engage consultant to prepare Asset Management Plan for soccer facility major asset categories: pavilions, pitches and lighting.	<b>Short term</b>	\$50,000	Council
Facility Management				Allocate soccer facilities equitably in line with allocation / fees and charges policy.	<p>Implement allocation / fees and charges policy.</p> <p>Provide access to soccer facilities to private soccer academies as per allocation / fees and charges policy.</p>	Ongoing	Nil	Council

\*\*This is subject to land and funding availability \*\*(\$ are only indicative based on recent 2020 benchmark facilities costs)



## Sustainable Planning Framework

The Sustainable Planning Framework is a road map for the improvement of existing soccer facilities and the development of new soccer facilities in new communities when they are realised.

The road map identifies three phases for the development of new facilities and creation of new soccer clubs in new communities:

### Phase 1: Planning and Club Creation

Phase 1 involves the planning and design of a new soccer facility or improving the existing soccer facilities.

In new communities, Council will partner with Football Victoria in engaging with the community about the creation of a new soccer club. This phase will occur with the new community is being realised.

### Phase 2: Construction

Phase 2 involves the construction of a new soccer facility. Council will support the creation of a new club when the new community's population reaches 6,000 people by providing access to temporary fields and facilities in order for clubs to establish.

### Phase 3: Operation

Phase 3 involves a handover of the new soccer facility to the new club. Council and Football Victoria will provide ongoing support to the new club through club development programs.

The Sustainable Planning Framework is provided for short term recommendations in the following table. The table provides an indicative time-frame for each recommendation so the City of

Melton can schedule the collection of Developer Contribution Plan funds, allocate Council's Capital Works Program funding and seek external funding grants to deliver these

three phases over a three to five-year period.

### Road Map



**Sustainable Planning Framework for Short Term Recommendations**

Action	Years									
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Improve capacity of existing soccer facilities	Plan	Construct	Operate							
Relocate Westside Strikers Caroline Springs FC home venue to Taylors Hill Recreation Reserve and investigate relocation of other soccer clubs with significant participation at two pitch facilities	Plan	Construct	Operate							
Asset renewal of synthetic soccer pitches for existing soccer facilities		Plan	Construct	Operate						
New district soccer facility in Eastern Growth Corridor and establish new club				Plan	Construct	Operate				
New district soccer facility in Central Growth Corridor and establish new club						Plan	Construct	Operate		
New district soccer facility in Western Growth Corridor and establish new club								Plan	Construct	Operate
New regional soccer facility in Central Growth Corridor and establish new club										Plan
Estimated Project Cost	\$3.7M - Capital	\$2M - Capital \$3M - Asset Renewal	\$6M - Capital	\$2M - Asset Renewal	\$2M - Capital	\$6M - Capital		\$1M - Capital	\$4M - Capital	
Funding Mix	Council / Club	DCP / Council / Club	DCP / Council / External Funding	Council / Club	DCP / Council	DCP / Council / External Funding		DCP / Council	DCP / Council / External Funding	

## Governance Framework

The Governance Framework supports a partnership approach between the City of Melton, Football Victoria, soccer clubs, developers and State Government that will collectively deliver on the recommendations of the Melton Soccer Strategy.

### Roles and Responsibilities

Each partner will have a defined role in this partnership.

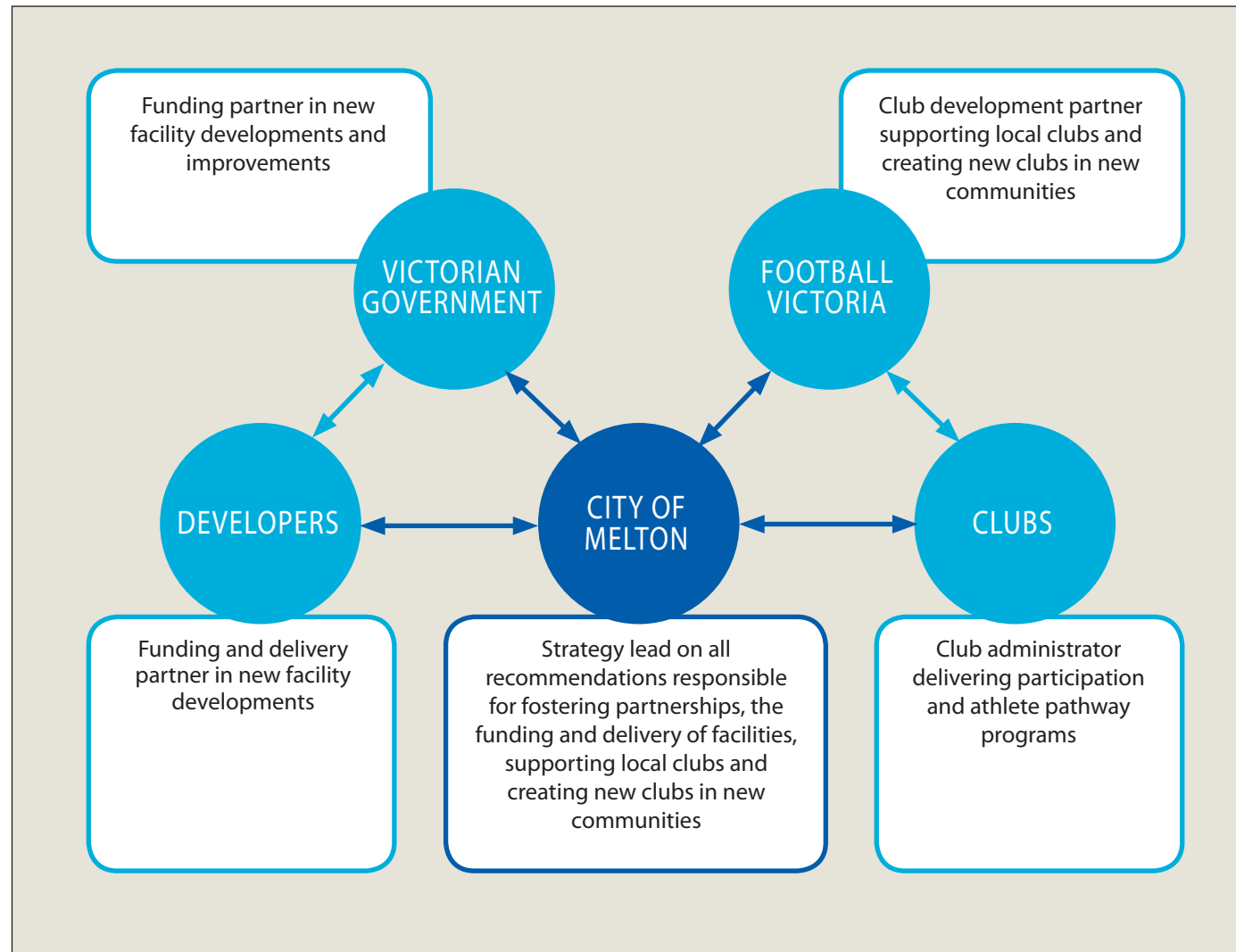
### City of Melton and Football Victoria Partnership

The City of Melton and Football Victoria (FV) endorse the recommendations of the Melton Soccer Strategy and will partner on its delivery.

Key objectives of this partnership are:

- We will support clubs in their development including in the development of participation and athlete pathway programs including social participation opportunities.
- We will support clubs in their access to quality facilities. If the facility is not fit for purpose. We will work with clubs to relocate to a suitable facility.
- We will develop soccer facilities where we can maintain the level of service, design for universal and female access, optimising the use of facilities and supporting the growth of sustainable soccer clubs and soccer participation.
- We will take a proactive approach to creating new clubs in new communities when they are realised as part of a community development framework. Football Victoria's accredited procedure for the establishment of new clubs will be used.

- We will engage regularly on the Melton Soccer Strategy planning and delivering on strategic recommendations.
- We will advocate for new and improved soccer facilities to funding partners.



# APPENDIX 1 - FACILITY HIERARCHY AND STANDARDS

Catchment Size	Facility Characteristics	Sports Facility Development Standards
District	<p>District level sporting facilities are designed and maintained to cater primarily for club training and competition. They are typically the 'headquarters' (or 'home') facility for clubs and/or associations.</p> <p>They comprise of multiple fields and pavilion / clubroom. The facility features floodlighting, practice facilities and formal car parking.</p> <p>District level sporting facilities are typically multi-purpose in nature and are generally designed and managed to cater for at least two sports (winter and summer). For example: soccer – winter and cricket/ lacrosse – summer.</p> <p>The majority of soccer facilities (current and proposed) in the City of Melton will be District level soccer facilities.</p> <p>New district reserves that are capable of accommodating 4 pitches (10ha) should be considered in a staged delivery to ensure demand exists prior to completion.</p>	<p>Area: 6 hectares</p> <p>Playing surfaces:</p> <ul style="list-style-type: none"> <li>• 3 pitches: One main pitch, 2 pitches with overlay cricket oval</li> <li>• 100 to 105m x 65 to 68m</li> <li>• Run-off: As per Football Victoria Guidelines</li> <li>• 1.1m pipe and rail, chain-mesh infill for main pitch only, increasing to 3.5m high behind the goals</li> <li>• Complete network of sub-surface drainage and irrigation</li> <li>• Main pitch and pitch 2 natural turf (25hrs); and pitch 3 synthetic (70hrs).</li> </ul> <p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Permanent and semi-permanent goals must conform to Australian Standard AS 4866.1-2007. Playing field equipment – Soccer goals</li> <li>• Sheltered team benches x 2 catering for 9 people – 6m long x 2m wide</li> <li>• 4 bench seats per field for spectator viewing. Consider spectator shade in key gathering areas</li> <li>• Pitches lit to training standard with capacity to expand the main field to competition standard.</li> <li>• Vehicle and pedestrian fencing around the facility</li> <li>• Off-street parking for a minimum of 40 cars per pitch</li> <li>• Drinking fountain x 1 per field / Rubbish bins – minimum of 720L per field / Public toilet externally accessible at the pavilion</li> <li>• Scoreboard stand provided. Minimum 2m high and 2.6m wide.</li> </ul> <p>Pavilion:</p> <ul style="list-style-type: none"> <li>• Amenities - 16m<sup>2</sup></li> <li>• Change rooms - 25m<sup>2</sup></li> <li>• Eternal covered viewing - 50m<sup>2</sup></li> <li>• First aid room - 15m<sup>2</sup></li> <li>• Kitchen / kiosk (includes storage) - 20m<sup>2</sup></li> <li>• Massage / strapping room - NA</li> <li>• Meeting room / office - 10m<sup>2</sup></li> <li>• Public toilets - 25m<sup>2</sup></li> <li>• Umpires room (includes amenities) - 20m<sup>2</sup></li> <li>• Storage (10m<sup>2</sup> per tenant) – 10m<sup>2</sup></li> <li>• Social / community room – 80m<sup>2</sup></li> <li>• Social room store – 10m<sup>2</sup></li> <li>• Utilities / plant – 5m<sup>2</sup></li> <li>• Cleaners – 5m<sup>2</sup></li> <li>• Circulation and grossing – 10%.</li> </ul>

Catchment Size	Facility Characteristics	Sports Facility Development Standards
Regional	<p>Regional level sporting facilities are designed, constructed and maintained to a higher standard than a District level facility.</p> <p>They service a Melton City wide catchment and beyond.</p> <p>They are facilities that generally accommodate each level of a sport pathway (from beginner to elite), and have capacity to host regional, State or National standard competitions.</p> <p>Regional level sporting facilities provide for both a single purpose main soccer pitch with supporting pitches providing for multipurpose. This allows for use by at least two sports (winter and summer) on supporting pitches.</p> <p>The City Vista Recreation Reserve is the City of Melton's Regional level soccer facility.</p> <p>MacPherson Park Recreation Reserve is 90 ha in size and is undergoing significant redevelopment. This facility is considered a regional sporting complex with a district level soccer facility servicing the west of the municipality, due to the ability to support players, umpires and spectators at large scale events.</p>	<p>Area: 10 hectares</p> <p>Playing surfaces:</p> <ul style="list-style-type: none"> <li>• 3 to 4 pitches: One main pitch, 2 to 3 pitches with overlay cricket oval</li> <li>• 105 to 108m x 68m</li> <li>• Run-off: As per Football Victoria Guidelines</li> <li>• 1.1m pipe and rail, chain-mesh infill for main pitch only, increasing to 3.5m high behind the goals</li> <li>• Complete network of sub-surface drainage and irrigation</li> <li>• Main pitch natural turf (12hrs); pitch 2 and 3 natural turf (25hrs); and pitch 4 synthetic (70hrs).</li> </ul> <p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Permanent and semi-permanent goals must conform to Australian Standard AS 4866.1-2007. Playing field equipment – Soccer goals</li> <li>• Sheltered team benches x 2 catering for 9 people – 6m long x 2m wide</li> <li>• 4 bench seats per field for spectator viewing. Consider spectator shade in key gathering areas</li> <li>• Main pitch lit to competition standard with other pitches lit to training standard with capacity to expand the main field to competition standard.</li> <li>• Fencing of reserves is discouraged, however will be assessed case by case based on safety, management and operational requirements. Recommendation of sensitive fence treatment that allows ticketed events but is not intrusive on the overall park amenity</li> <li>• Preference for 200 car parks within 400m of the ground (minimum 40 cars per field)</li> <li>• Drinking fountain x 1 per field / Rubbish bins – minimum of 720L per field / Public toilet externally accessible at the pavilion</li> <li>• Scoreboard stand provided. Minimum 2m high and 2.6m wide. Consideration for electronic scoreboard on main oval.</li> </ul>

## APPENDIX 2 - INVENTORY OF EXISTING SOCCER FACILITIES

Facility	Club/Tenant	Hierarchy	Number of Pitches	Quality Rating	Comments	Lighting	Number of Pavilion	Quality Rating	Comments
<b>Brookside Recreation Reserve</b>	Westside Strikers Caroline Springs FC	District	1 senior synthetic pitch 1 senior natural turf pitch can fit on AFL oval, accompanied by multiple junior pitches.	Synthetic Pitch – Poor Grass Pitches - Moderate	Synthetic pitch showing signs of heavy use and recent condition report indicates need for carpet replacement.  The pitch was designed as a multipurpose field for soccer and cricket and has the cricket pitch being located in the centre of the pitch. This is not ideal, however is acceptable if covered in a manner that is safe to play.  Grass pitch is located on an AFL sized oval. This can be configured to a multi-pitch layout or five MiniRoos pitches. This pitch is also utilised by the adjoining school under a Joint Use Agreement. Signs of overuse due to high participation demand.	Yes	1	Moderate	The pavilion requires redevelopment to meet the growing participation of user groups.  Funding provided in 2020/21 financial year for pavilion redevelopment including additional change rooms, increased social space, meeting space and kitchen amenities.  Consider relocation of Westside Strikers Caroline Springs to a three-pitch facility. Brookside Recreation Reserve will then revert to a secondary overflow facility.
<b>City Vista Recreation Reserve</b>	Caroline Springs George Cross FC	Regional	2 senior synthetic pitches 2 senior natural grass pitches	Very Good	2 new synthetic pitches as part of a new facility development. 2 new natural grass pitches.	Yes	1	Very Good	New pavilion to a regional standard, capable of hosting National Premier League (NPL).
<b>Kurunjang Recreation Reserve</b>	Satellite City United Soccer Club	District	2 senior synthetic pitches	Moderate – Synthetic is near 10 years old	2 synthetic pitches.	Yes	1	Good	Pavilion is fit for purpose, however an increase in size of social space, storage provision and whilst change rooms are gender neutral, minor improvements for player privacy should be considered.  2 pitch facility is below the recommended 3 pitch standard. This is however somewhat offset by both pitches being synthetic.

Facility	Club/Tenant	Hierarchy	Number of Pitches	Quality Rating	Comments	Lighting	Number of Pavilion	Quality Rating	Comments
<b>MacPherson Park Recreation Reserve</b>	Melton Phoenix FC	District  MacPherson Park Recreation Reserve is considered a regional sporting complex with a district level soccer facility servicing the west of the municipality, due to the ability to support players, umpires and spectators at large scale events.	2 senior and 1 junior natural turf pitches	Good	3 natural grass pitches.  Main pitch good  2 other pitches moderate	Yes	1 as well as additional gender-neutral change rooms to service training pitches.	Moderate	Pavilion is not fit for purpose. 2017 MacPherson Park Future Directions Paper (Master Plan) recommends new pavilion in short to medium term. This site has the main pavilion and a small changeroom amenity servicing the training fields.
<b>Springside Recreation Reserve</b>	Spring Hills FC	District	2 senior synthetic pitches	Moderate	2 synthetic pitches now 10 years old and showing signs of heavy use.	Yes	1	Good	Pavilion is fit for purpose, requiring minor improvements.  2 pitch facility is below the recommended 3 pitch standard.
<b>Taylor's Hill Recreation Reserve</b>	Overflow facility  Westside Strikers Caroline Springs FC  Spring Hills FC also trains here	District	2 natural turf pitches currently utilised.  Can fit 3 natural turf pitches	Good	2 senior AFL ovals currently configured to 2 senior pitches.  Fields were designed as AFL and cricket ovals as opposed to soccer pitches and resulting in cricket pitches being located in the centre of the pitches when configured for 2 soccer pitches. This is not ideal, however is acceptable if covered in a manner that is safe to play.	Yes	1	Good	Improvements to social space and kitchen recommended if this reserve is to become a home facility for a soccer club.

# WARRANTIES AND DISCLAIMERS

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning

Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.





Otium Planning Group Pty Ltd ABN 30 605 962 169  
304/91 Murphy Street Richmond Victoria 3121  
Phone: +61 3 9698 7300 Email: vic@otiumplanning.com.au  
www.otiumplanning.com.au

