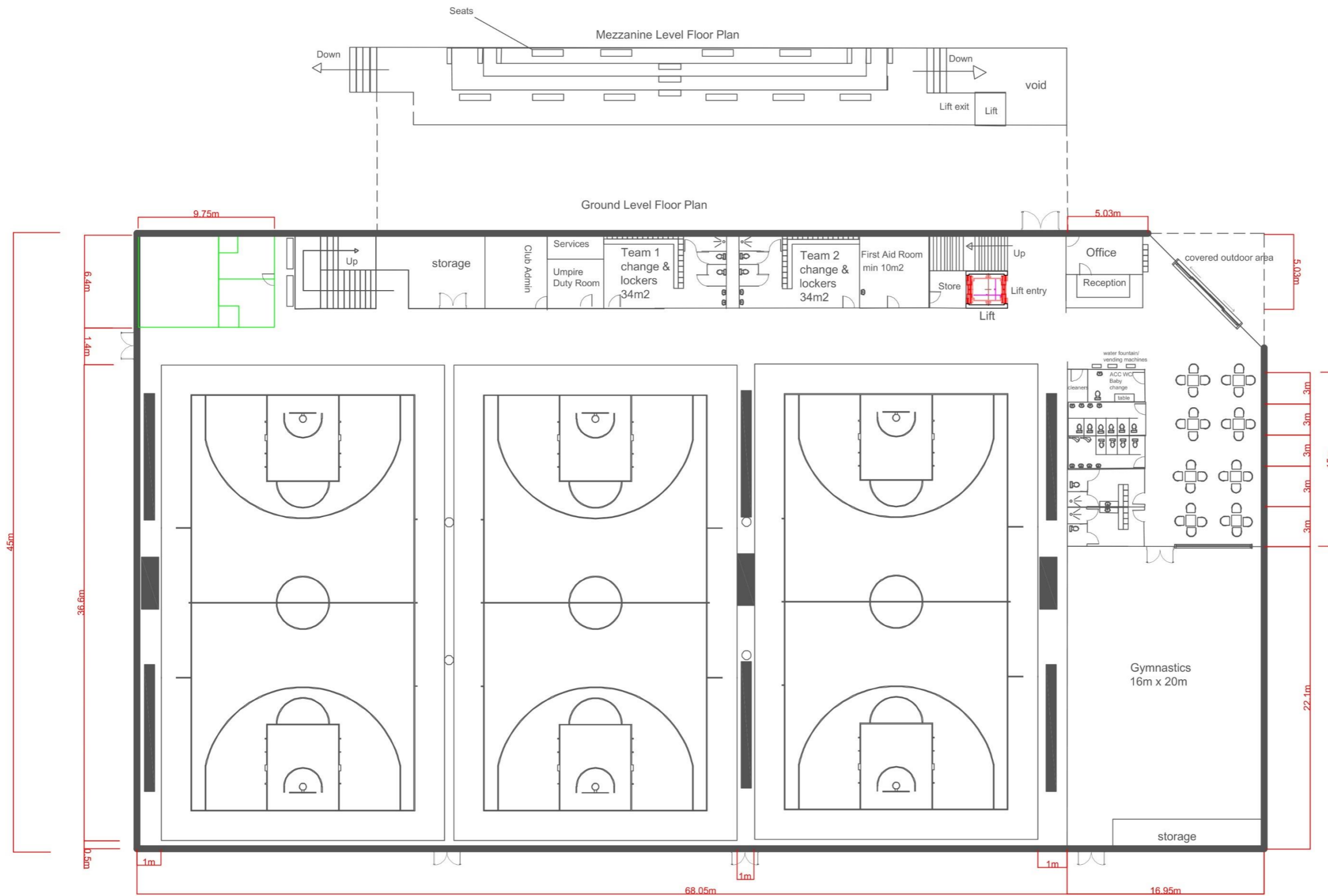


Internal Floorplan



Ararat Rural City

DRAFT

Proposed New Indoor Sports Centre - Initial Concepts

Drawn by PA Date 12.07.2024

Sheet 1 of 2 - Internal Floorplan

Revision 1

External building footprint on site (approx.)



Ararat Rural City

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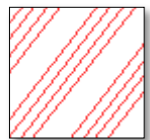
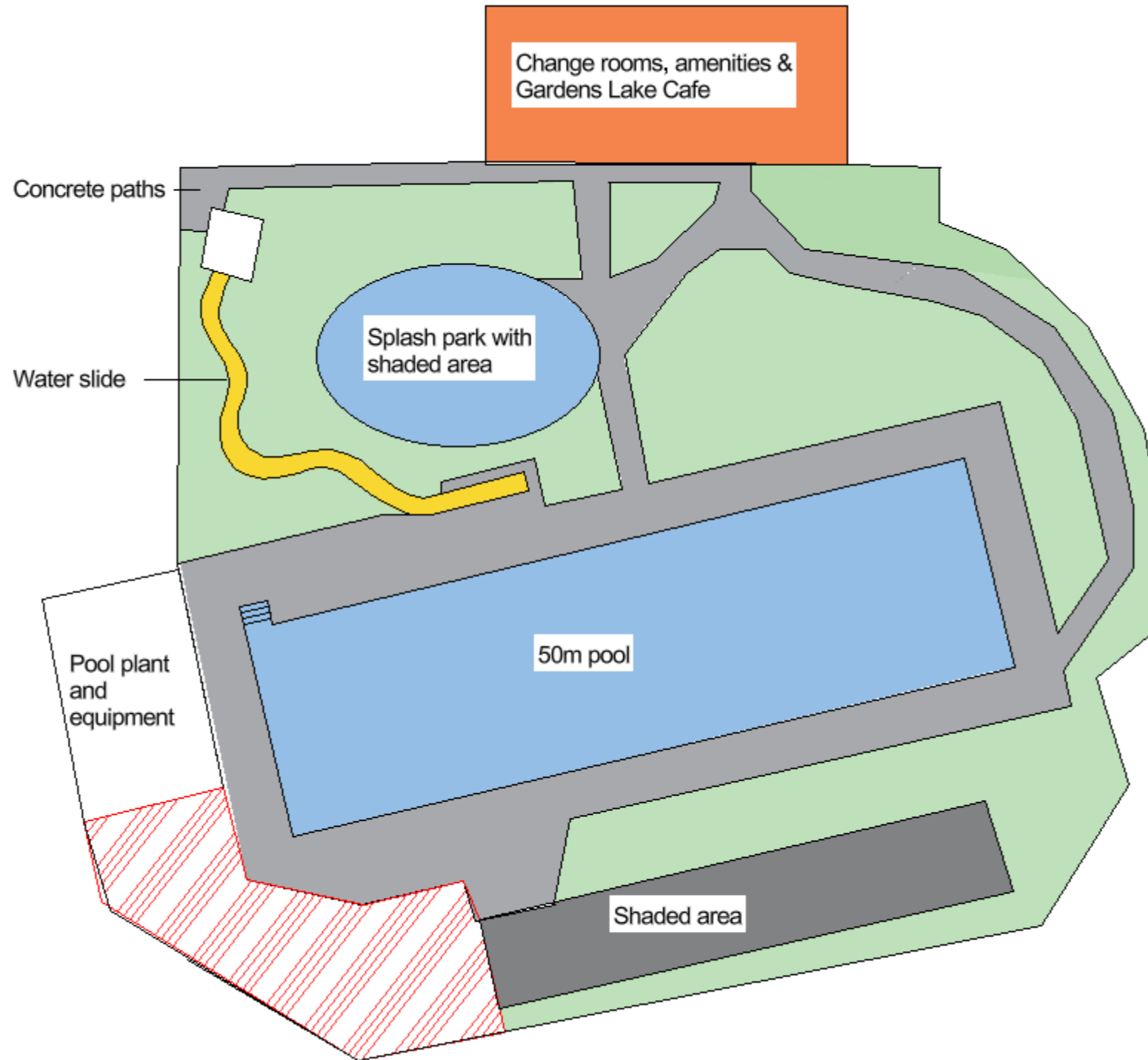
Proposed New Indoor
Sports Centre -
Initial Concepts

Drawn by Date
PA 12.07.2024

Sheet
1 of 2 – External building footprint
on site (approx.)

Revision 1

Existing Features & Demolition Plan



Existing building to be demolished



Ararat Rural City

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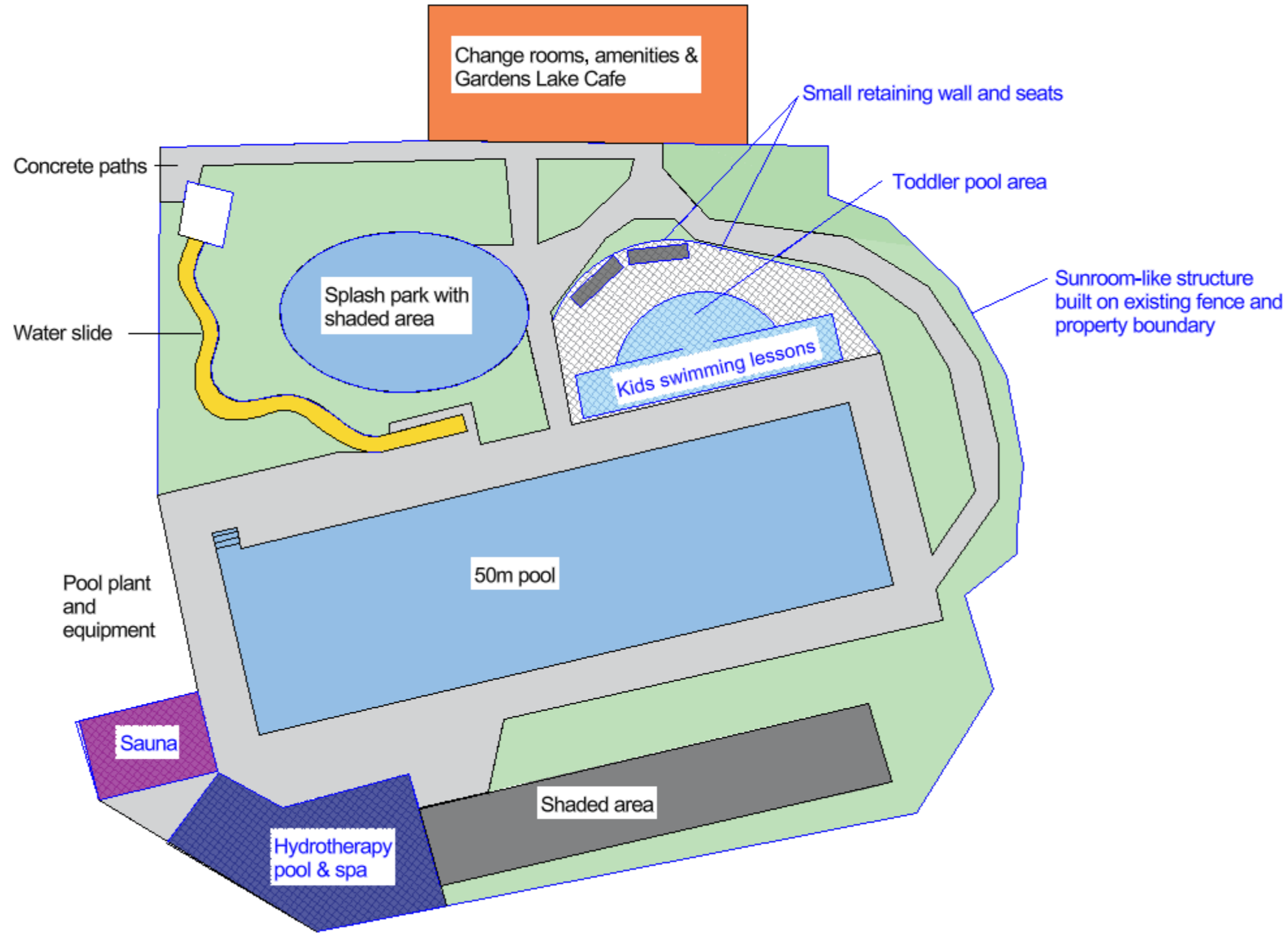
Proposed Ararat Outdoor
Pool Upgrade -
Initial Concepts

Drawn by PA Date 12.07.2024

Sheet
1 of 2 - Existing Features and
Demolition Plan

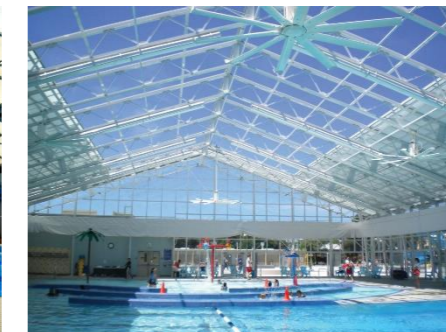
Revision 1

Proposed Upgrades



Proposed new facilities

Examples of sunroom-like pool enclosures:



Ararat Rural City

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Proposed Ararat Outdoor Pool Upgrade - Initial Concepts

Drawn by PA Date 12.07.2024

Sheet 1 of 2 – Proposed upgrades

Revision 1



Ararat Rural City

Proposed New Indoor Sports Centre & Ararat Outdoor Pool Upgrade: Summary of Design Elements & Considerations

July 2024

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Other Attachments:

1. Proposed New Indoor Sports Centre – Initial Concepts
2. Proposed Ararat Outdoor Pool Upgrade – Initial Concepts

Background

Ararat Fitness Centre is Ararat Rural City Council's only indoor aquatic and community recreation facility. It includes two multipurpose courts, small gymnasium, aerobics and gym area, squash courts and a 25-metre indoor aquatic pool. The sports played at the Ararat Fitness Centre include basketball, futsal, indoor netball, indoor volleyball, gymnastics, and squash.

The upgrade of the Ararat Fitness Centre was identified as a key infrastructure project in the Council's Asset Plan. This project was intended to enhance functionality, access and inclusion and extend the useful life of a key recreational asset, and yield significant social, economic and community benefit to residents of the Ararat Rural City. However, the stage 1 redevelopment of the Ararat Fitness Centre encountered a near doubling of the expected costs due to challenges with the age, location, current configuration and structural elements of the existing facility, modern facility standards and requirements, and price volatility in the construction market.

At the 30 April 2024 Council Meeting, Council endorsed the exploration and concept development of alternative site/s for the delivery of the services and facilities currently offered at the Ararat Fitness Centre. This document provides a summary of the site features, facility requirements, and access and movement considerations that were factored into the initial concepts for the proposed new facility.

Recommended Sites at the Alexandra Oval and Gardens Precinct

The disused netball and southern lawn tennis courts (see Figure 1 below) are proposed as the site for a new indoor sports and gymnastics facility. The maximum width (east to west) possible is approx. 85 metres, after taking into account easements, footpaths and clearances from the building and road from Hyde Street. There is some flexibility with the length of the facility (north to south), however the further the length, the greater impact on the parking area. A length of 45 metres would bring the new facility as far south as the existing shelter structures at the southern end of the disused netball courts and will require the removal of a small number of trees and vegetation.

Rather than construct a new indoor aquatic facility, it is proposed that the Ararat Outdoor Pool at Alexandra Gardens be upgraded to an indoor pool with new a children's pool, hydrotherapy pool/spa and sauna. The upgraded pool could be utilised all year round, instead of only in summer. This will also save on the cost of excavation and construction of a new swimming pool and the associated pool administration and changeroom facilities, which already exist at the Ararat Outdoor Pool. This will also reduce ongoing maintenance costs which would be incurred if a new indoor aquatic facility was built in Ararat.

Figure 1. Disused netball and southern lawn tennis courts at the Alexandra Oval Precinct. Approximate location of proposed new indoor sports and gymnastics facility location shown in purple.



Indoor Sports Centre

Number of Multipurpose Courts

Basketball is a very popular sport in the Ararat Rural City. The Ararat Basketball Association (ABA) coordinates the games in both the winter and summer seasons at the Ararat Fitness Centre, which has two basketball courts. The last basketball summer 2023/24 season had 8 grades, totaling 30 teams, as per the table below, and was played on Mondays and Wednesdays with games starting at 4pm and continuing until close to 9pm for the Seniors grades.

The ABA also coordinates indoor futsal and netball competitions. Futsal is also a very popular sport in the Ararat Rural City. The last futsal summer 2023/24 season had 5 grades with a total of 27 teams, shown in the table below. Games were played from 4pm until 9pm.

Futsal is normally played on Fridays, netball on Tuesdays, and the new volleyball competitions played on Thursdays in winter. There is little scope to increase programming for each of the sports onto other days during the week, and stretching programming later into the evening can be challenging for families with young children or less attractive to people who already generally participate less in sport, such as women and girls, people with disabilities and/or people from culturally diverse backgrounds.

Three (3) multipurpose courts are proposed to meet local level games and alleviate scheduling pressure. This will enable increased participation for each sport, as well as the potential to have different sports played at the same time. For example, futsal competitions and social netball for parents, or competitions for one sport and training for another. This is currently not possible with the existing two courts at the Ararat Fitness Centre.

Table 1A. Basketball Summer 2023/24 Season

#	Grade	Teams
1	Junior Girls U14-U20	2
2	Junior Mixed U10	2
3	Junior Mixed U12	5
4	Junior Mixed U14	4
5	Junior Mixed U16	6
6	Junior Mixed U20	2
7	Senior Mixed A Grade	5
8	Senior Mixed B Grade	4
	Total teams:	30

Table 1B. Futsal Summer 2023/24 Season

#	Grade	Teams
1	Junior Mixed 8 & Under	9
2	Junior Mixed 10 & Under Div.1	4
3	Junior Mixed 10 & Under Div.2	4
4	Junior Mixed 12 & Under	7
5	Junior Mixed 14-18 & Under	3
	Total teams:	27

Multipurpose Court Dimensions

Basketball Victoria's Facility Guidelines provides the minimum dimensions for dual basketball/netball courts with the required boundary clearance or run off area from the court perimeter, and player's and scorer's benches. These dimensions also meet the size requirements for futsal and volleyball.

The total dimensions per court, including boundary clearance, is 21.35m width by 36.6m length. The areas for players and scorers is 1m width and external to the court boundary clearance, and spectator areas will not be located in between the courts. Instead, spectator areas will be provided in a mezzanine area for regular use, and portable stadium seating is proposed for the future if this facility is used for major competitions or events.

Squash Courts

There are four squash courts at the Ararat Fitness Centre. Over the 12 months from 15 April 2023 to 15 April 2024, there were 32 casual bookings to play squash, 51 gymnastics birthday parties that usually uses a squash court as a party room, and 19 classes of Stretch & Strengthen. One (1) squash court is proposed to meet existing demand for casual squash games and other activities, such as Stretch & Strengthen classes. The squash facilities will cater to casual users and will meet the minimum dimensions of an international singles squash court. Gymnastics birthday parties are proposed to be located in the cafe/lounge area adjacent the gymnastics hall.

Other Facilities Guidelines and Requirements

The sports specifications that are yet to be determined and may be subject to available funding include ceiling height and lighting/lux levels.

Table 2. Proposed court dimensions and compliance with facility guidelines and requirement of existing sports played at the Ararat Fitness Centre.

Total Dimensions Per Court	Sport	Minimum Dimensions				Comply?
		Court	Boundary Clearance	Players & Officials	Total Per Court	
Multi-purpose courts: 22.35m width x 36.6m length	Basketball ¹	15m x 28m	2m	1m width	19m x 33m	✓
	Netball ²	15.25m x 30.50m	3.05m	0.915m width	22.265m x 36.6m	✓
	Futsal (Local) ³	16m x 25m	0.75m	Size not specified	17.5m x 26.5m	✓
	Volleyball ⁴	9m x 18m	3m	Size not specified for seating, 3m for warm-up area	18m x 24m	✓
Squash court: 6.4m x 9.75m	Squash (Singles) ⁵	6.4m x 9.75m	N/A	Size not specified	6.4m x 9.75m	✓

Supporting Infrastructure and Amenities

The table below provides a summary of the supporting infrastructure and amenities based on Netball Victoria Facilities Manual for a local level facility, and based on other facility guidelines for basketball, volleyball and futsal, where facility guideline details are available.

Table 3. Summary of proposed supporting infrastructure and amenities.

Room/Item	Details
Player amenities and change rooms	2 x female friendly rooms, each with 2x toilets, 2x hand basins and 1x shower, total combined minimum 34m ²
First aid room	1 x room, minimum 10m ²
Umpire/gymnastics/family change rooms and amenities	2 x female friendly rooms, each with 1x toilets, 1x hand basins and 1x shower, total combined minimum 10m ²
Umpire Duty Room	1 x room, size to be confirmed
Public toilets	2 x rooms (female and male), minimum 12m ² each. Minimum 2 toilets and 2 hand basins in each.
Accessible toilet/ baby change area	1 x room – unisex, minimum 8m ² . 1 toilet, 1 hand basin, one baby change table, no shower provided. If the use of a shower is required, the shower in the umpire/gymnastics can be used.
Spectator seating	Provided in mezzanine level, approx. 150m ² area, universal access enabled via a lift. If major events or activities are hosted at the centre, expanding, portable stadium seating could be purchased to enable large events, and stored when not in use.
Club admin office	1 x office, size to be confirmed. To be shared by all clubs.
Tournament Office	Not required for local level facility
Canteen/Kiosk	Water fountain and vending machines are proposed.
Kitchen and multipurpose/ social/ function room	Not provided in this building, this is already available in the Alexandra Oval Community Centre at the Precinct.
Storage	1 x room for basketball, etc, and 1 x room for gymnastics. Sizes to be confirmed.
Media room	Not required for local level facility
Car parking	Existing parking available on site.

¹ Basketball Victoria Facilities Guidelines – A Snapshot

² Netball Victoria Facilities Manual (April 2017 Version 1)

³ FIFA Futsal Laws of the Game 2023/2024

⁴ Fédération Internationale de Volleyball Official Volleyball Rules 2021-2024

⁵ World Squash Federation Specifications for Squash Courts (January 2013)

Gymnastics

The proposed gymnastics facilities will meet the Entry Level Gymnastics Facility level, and some of the requirements of a Local Club Facility, as described in the Gymnastics Victoria Facility Guide & Strategic Plan. The Table 4 below provides the facility components and design requirements, and how the proposed facility meets these.

Table 4. The Gymnastics Victoria facility components and design requirements for an Entry Level Gymnastics Facility, and how the proposed new facility meets those requirements.

Excerpts from the Gymnastics Victoria Facility Guide & Strategic Plan	How the Proposed Facility Meets the Requirements for Entry Level and Part of Local Club Level
<p>8.2 Local Club Facility Key requirements are:</p> <ul style="list-style-type: none"> • Minimum size of venue for training and basic competitions is a program space of 700m² configured approximately as 35m x 19m for WAG and GG only, with limited capacity for Trampoline. The floor area can be adapted for use of cheer-leading, basic RG and Sport Aerobics • Minimum size of venue for Acrobatics and Tumbling training and basic competitions is a program space of 320m² configured approximately as 20m x 16m • Approximately 50m² of amenity space is required for training and programs. Key amenity spaces are: <ul style="list-style-type: none"> • change rooms with showers • storage areas • toilets (uni sex) • spectator viewing areas • reception area and circulation space • kitchen and canteen • Multi-function spaces for first-aid, meetings, coaches and other personnel, social and event administration, officials and control room. <p>Access to additional amenity space of 50m², excluding spectator seating, is required for the conduct of basic level competitions and events. There should be space externally to locate temporary marquees and parking/ circulation space for at least 70 cars. During events if spectator space is in the same area as the program space, spectator circulation areas should be well clear of gymnasts and officials. Configuration of space should enable gymnasts to move from change/ marshalling areas to competition assembly space without circulating with spectators.</p>	<p>The total venue size for gymnastics related activities is expected to be approx. 720m², configured as 16m x 45m.</p> <p>This includes the gymnastics hall, which is proposed to have a program space of 320m² configured as 20m x 16m.</p> <p>Amenity spaces such as change rooms with showers, storage, toilets, reception area and circulation space, vending machines as canteen and café/lounge as a spectator viewing area will be shared with the other sports users.</p> <p>This 720m² area does not include a basketball court for sport aerobics, this would add a further 420m² to the total gymnastics program space.</p> <p>First-aid, coaches and other personnel, social and event administration, and officials and control rooms are available in the multipurpose court area and not included in the 720m² area.</p> <p>Amenity space for meetings, training and programs, such as a meeting/ conference room, is not provided. This is available at the Alexandra Oval Community Centre. An informal meeting area for training or other activities can be set up in the café/lounge area adjacent to the gymnastics hall with temporary partitions.</p>
<p>8.3 Entry Level Gymnastics Facility</p> <ul style="list-style-type: none"> • Minimum size of venue for training for entry level gymnastics is 400 m², preferably configured approximately 25m x 16m • Approximately 40m² of amenity space is required for training and programs. Key amenity spaces are: <ul style="list-style-type: none"> ○ change rooms with showers ○ storage areas ○ toilets (uni sex) ○ reception area and circulation space ○ kitchen and canteen 	<p>Large parking area is already available on site.</p>

Attachment 1 Training and Competition Venue Requirements

Table 4.1. Minimum size of venue for training and basic competitions for the following disciplines.

Discipline	Program Space	Preferred Configuration
<i>Acrobatic Gymnastics</i>	320m ²	20m x 16m
<i>Cheer-leading</i>	320m ²	20m x 16m (min width)
<i>Gymnastics for All</i>	320m ²	20m x 16m
<i>Sport Aerobics</i>	400m ²	Not specified. Can be adapted to be held on basketball court sprung floorboards
<i>Rhythmic Gymnastics</i>	480m ²	30m x 16m
<i>Trampoline Sports</i>	500m ²	Not specified
<i>Men's Gymnastics</i>	1350m ²	45m x 30m
<i>Women's Gymnastics</i>	1200m ²	40m x 30m
<i>Both Men's & Women's Gymnastics</i>	1500m ²	Not specified

The program space in the gymnastics hall is proposed to have 320m² configured as 20m x 16m.

This will meet the venue requirements for training and basic competitions for:

- Acrobatic Gymnastics
- Cheer-leading
- Gymnastics for All

The proposed gymnastics hall will not meet the venue requirements for Sports Aerobics. The proposed multipurpose courts will be sprung wooden floors to comply with Basketball Victoria requirements and can be used for this discipline.

The proposed gymnastics hall will not meet the venue requirements for the below disciplines, however the existing gymnastics hall also does not currently meet these venue requirements:

- Rhythmic Gymnastics
- Trampoline Sports
- Men's Gymnastics
- Women's Gymnastics
- Both Men's and Women's Gymnastics

External Access, Movement and Amenity.

People will approach the new facility from Lowe Street, the direction of Alexandra Gardens, the outdoor volleyball courts on the northern side of the building, or from the carpark areas on the southern side of the building (see Figure 2, next page). People may also enter the Alexandra Oval Precinct and head towards the new facility from form the rail underpass or via Alexandra Gardens.

The facility users from the outdoor volleyball courts will include players and spectators who will primarily remain outdoors until they use the changerooms or public amenities, and therefore may enter and exit the building multiple times during their activities. Facility users who use the indoor multipurpose courts of gymnastics hall will generally enter the building and remain inside until the end of their program.

The entrance to the building is proposed on the north eastern corner of the building, via an entrance on a "clipped corner" (see red line Figure 2, next page). This diagonal entrance provides a welcoming sense of arrival for facility users approaching the building from any of the likely directions, and also gives facility users a small covered outdoor area to improve their experience on entering or exiting the building. The corner feature also improves the external amenity of the building for the residents on Lowe Street and for potential sports participants.

Providing the main entrance on the north-east side of the building and a second access door to the outdoor volleyball courts enables ticketed competitions to occur on the outdoor volleyball courts. This provides a means to support the financial viability of the volleyball competition if they choose to utilise this method to raise funds.

Figure 2. Likely direction of approach to the new facility by users (yellow arrows).
Proposed entrance shown in red.



Upgrade of the Ararat Outdoor Pool

The Ararat Outdoor Pool is a seasonal outdoor facility. The main pool is 50m in length and varies in depth from 0.9m to 3m. There is a waterslide, splash park, shaded grassed areas, and the Gardens Lake Cafe. The Outdoor Pool is proposed to be converted into an indoor pool with the construction of a sunroom style structure over the pool facility. Additional facilities are also proposed to deliver the options available at the existing indoor pool, including a children's pool suitable for toddlers and kids beginners swimming lessons. A spa/hydrotherapy pool and sauna are proposed to be constructed at the location of the disused, former entry building on the south-west side of the pool.