



MELBOURNE  
OUTER EAST  
HOCKEY  
FEASIBILITY  
STUDY

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**SECTION 1 -  
EXECUTIVE  
SUMMARY**

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# INTRODUCTION

The Outer East Region includes four of the seven LGA's that make up the broader Melbourne East Region. The Cities of Maroondah, Knox and Monash, along with the Shire of Yarra Ranges, have partnered on this project to understand the current and future needs for hockey in the Outer East.

The broader Melbourne East Region provides a strong market for hockey with over 3,000 registered participants contributing approximately 15% of the total number of players across the state. High participation rates combined with gaps in facility provision and an additional 100,000 people expected in Melbourne's East over the next 10 years, supports a more strategic regional solution to address the future needs of hockey.

Hockey in the Outer East consists of four clubs (one premier league), four synthetic pitches across four venue and a total of 1,263 players connected to clubs within the study area. To guide the future planning and development of hockey in the Outer East this report delivers the following outcomes:

- A comprehensive participation analysis to understand the existing hockey climate in Melbourne's Outer East.
- An overview of current issues and challenges facing hockey participation and sustainability.
- Key findings from stakeholder consultation and priorities for the future hockey provision development.
- Existing facility access analysis including travel times for participants.
- An overview of existing and future programming.
- Investigation of proposed future sites for the development of new facilities.
- A prioritised implementation plan for the next 10 years, aligned with stakeholder responsibilities.
- An overview of development cost, viability and preferred management models.

A catalyst for this project (although not the sole driver) is the pending closure of the Knox Hockey Club pitch, currently located at the Knox School, until October 2021. Knox Council will use the findings from this study to inform decision making to support the Knox Hockey Club in finding a new home.

The model of community hockey facilities being located within schools and universities is a key issue in the Outer East that will need to be addressed to support club sustainability. In addition to the Knox issue mentioned above, two of the remaining three hockey venues are located on land not owned by local government. Yarra Valley Grammar and Monash University (Clayton Campus) provide facilities for the Croydon Hockey Club and Monash University Hockey Club respectively. There is uncertainty around the long term future for hockey at both of these sites.

Consultation with clubs within the study area and across the broader Melbourne East Region identified the following key themes:

- Lack of hockey infrastructure to support the future growth of hockey.
- Limited access and development opportunities at existing facilities.
- Replacement pitch required for Knox and additional pitches required to meet current and future demand.

The continued growth of Hookin2hockey and junior hockey, and the emergence of new social and modified programs such as Hockey Sixers and J-Ball, will drive future facility development opportunities. The delivery of new hockey facilities in the Outer East should be guided by the principle of shared use to accommodate the trends in unstructured participation being offered at flexible times.

This report provides information on existing facility classification levels identified by Hockey Victoria which have been used to inform future facility recommendations that are applicable to the Outer East Region.

# DEFINITIONS AND ABBREVIATIONS

The following definitions and abbreviated terms are used within this document.

ABBREVIATION	DEFINITION
LGA	Local Government Authority. May also be referred to as Council.
Melbourne East Region	Refers the seven LGAs that make up the Melbourne East Region - The Cities of Boroondara, Manningham, Whitehorse, Maroondah, Knox and Monash and the Shire of Yarra Ranges.
Melbourne Outer East Region	The study area. Refers to the four LGAs that make up the Melbourne Outer East Region - The Cities of Maroondah, Knox and Monash and the Shire of Yarra Ranges.
Regional Hockey Facility	For this project the term 'Regional Hockey Facility' is used in the context of providing a regional solution for hockey within the study area and does not align with the true definition of a regional facility.  For reference only, page 28 of this document provides the range of hockey facility classification levels from State to Club level as prescribed by Hockey Victoria.
Single or purpose built hockey pitch	For this project the term 'single or purpose built hockey pitch' refers to a pitch that is used for hockey only.
Multiuse / multipurpose hockey pitch	For this project the term 'multiuse' or 'multipurpose' hockey pitch refers to a pitch that is being used or will be used for other activities by compatible sports such as soccer, tennis, touch, lacrosse etc. These pitches are generally multi-lined but can still host competition games and events/tournaments.
Local club venue	For this project the term 'local club venue' refers to existing venues where local clubs are based or are using for training purposes.
Competition venue	For this project the term 'competition venue' refers to full size compliant hockey pitches that are being used for competition purposes.

# HOCKEY IN THE OUTER EAST

Hockey is a popular sport in Victoria with 21,913 players (19,273 playing members and 2,640 Hookin2hockey players). With 1,263 registered players the Melbourne's Outer East Region contributes approximately 6% of total participants across the state.

Hockey Victoria is projecting significant growth within the sport in the next 5-10 years through the continued increase in junior player numbers and the success of social formats. Hockey Victoria is aiming for 25,000 members by 2023.

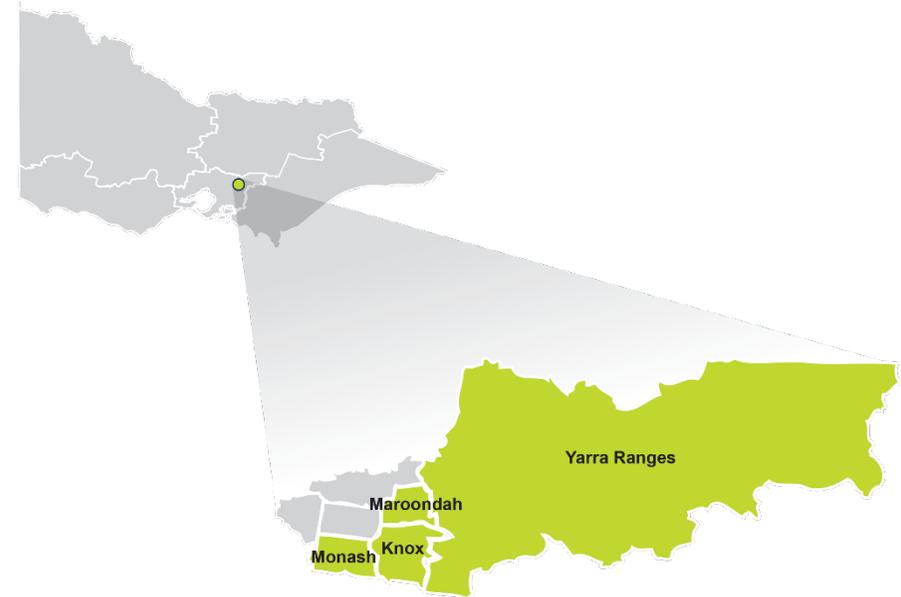
Over the past three years club hockey members based in Melbourne's Outer East has increased by 9% from 1,155 in 2015 to 1,263 in 2017. All clubs, with the exception of Monash University Hockey Club, have increased their membership numbers since 2014/15. The Croydon Hockey Club has experienced the greatest increase growing by over 200% to 179 players in 2017. In 2014 the club only had 3 senior teams and they now field senior women's and mixed junior teams.

Three clubs (Monash, Knox and Waverley) are located within Hockey Victoria's East Metropolitan Zone. Croydon Hockey Club is in the North East Metropolitan Zone. Hockey Victoria's 2015 Strategic Facilities Master Plan identified the following recommendations for the Outer East Region. It is important to note that the loss of the Knox Hockey pitch was unknown at the time these recommendations were developed.

- Development of a second pitch at Ashwood Reserve, Monash
- Renewal of the Monash University pitch.

Based on a population of 635,0019 the current pitch to population ratio for the Outer East Region is 1:158,755. This easily exceeds the industry pitch to population ratio guideline of 1:100,000 and indicates that additional pitches are required. The current pitch to player ratio is 1:316.

In comparison hockey in the G21 (Geelong) Region has a pitch to population ratio of 1:46,653. The G21 Region has a similar number of players but far less population and a greater number of pitches.



Map of the study area

## Hockey players in the Outer East

- 9% increase in club membership from 2015 – 2017
- 620 registered adult participants (49%)
- 460 junior participants (36%)
- 183 Hookin2Hockey participants (14%)
- 40% female / 60% male gender breakdown
- Average player age is 22 years

# PROJECT DEVELOPMENT

The Melbourne Outer East Hockey Feasibility Study has been delivered in four key stages and is due to be finalised and adopted by project partners by the end of 2018. The diagram below outlines project timelines and associated key tasks delivered during each stage in accordance with the project scope. The project is currently in Stage 3 with the draft report being considered by the Project Control Group.



- ✓ Project management
- ✓ Information and data collection
- ✓ Background document review

- ✓ Information review
- ✓ Participation analysis
- ✓ Demographic analysis
- ✓ Consultation with key stakeholders
- ✓ Demand assessment

- ✓ Facility mapping and gap analysis
- ✓ Shared use models
- ✓ Future recommendations
- ✓ Draft Feasibility Study

- ✓ Implementation plan
- ✓ Funding opportunities
- ✓ Final Melbourne Outer East Regional Hockey Feasibility Study



## **SECTION 2 – STATE OF PLAY**

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# STRATEGIC PLANNING FOR HOCKEY

Following is a summary of key strategic documents that will impact the future planning and development of hockey facilities in the Outer East Region.

## **HOCKEY VICTORIA PLAYER AND STAKEHOLDER RESEARCH (2018)**

State-wide hockey research undertaken by Latrobe University in February 2018. Key highlights include:

- 95% of active players reported that they are likely to be still playing hockey in 12 months time and 86% in 3 years time.
- 84% of current players indicated that they would be very interested in playing at least one new format of hockey.
- 77% of all Victorian players play in metropolitan areas (23% regional).
- 77% of inactive players reported interest in playing a new format of hockey.
- Average age of the current Victorian hockey player is 38 years.
- On average, the Victorian hockey player has been playing the game for 25 years.
- 59% of current players have other family members playing hockey.
- 53% of respondents plays multiple times per week, and 39% train multiple times per week.
- 40% of participants identified a need for more localised hockey competitions (decreasing travel time).
- 34% of participants highlighted the need for hockey to be offered at different times of the year.
- 30% identified a desire to play a mixed gender format of the game.
- The top 3 reasons for inactive players ceasing hockey participation included - family commitments, work / school commitments and travel for match play was too far.

## **HOCKEY VICTORIA STRATEGIC FACILITIES MASTER PLAN (2014)**

A plan developed by Hockey Victoria to address Facilities needs.

### **Recommendations relevant to Melbourne's Outer East Region included in this Plan are provided below.**

It is important to note that the loss of the Knox Hockey pitch was unknown at the time these recommendations were developed.

- Development of a second pitch at Ashwood Reserve.
- Development at a second pitch at Elgar Park.
- Renewal of the Monash University pitch.
- Since 2014, the Monash University pitch upgrade has been completed, and concept designs have been developed for the second pitch at Ashwood Reserve, with further planning required before further project development.

## **MELBOURNE EAST SPORT AND RECREATION STRATEGY (2016)**

No hockey specific recommendations were outlined in this Strategy, although demand for hockey was identified as a high priority.

The Strategy highlighted the important role regional sporting facilities play in contributing to the health and well being of communities as they generally serve a broad catchment and cater for a diverse range of activities.

The Strategy investigated the issues and opportunities impacting the planning and provision of regional level facilities and is a key resource that should be considered to guide the future planning and development of regional level facilities.

# PARTICIPATION ASSESSMENT

The table below provides an overview of Melbourne Outer East Hockey Club membership trends for the previous three years (2015 - 2017).

- Overall, hockey player numbers in Melbourne's Outer East Region experienced an increase of +108 participants (9%) from 2015 to 2017.
- After the reformation of Croydon Hockey Club in 2015, their membership growth has experienced growth of over 200% (+121 members).
- Knox Hockey Club and Waverley Hockey Club membership has remained relatively steady across the three year period with modest participation increases.

CLUB	2015	2016	2017	TOTAL	Member Change (+ / -)	% growth
<b>Croydon Hockey Club</b>	58	109	179	346	+121	209%
<b>Knox Hockey Club</b>	314	338	328	980	+14	4%
<b>Monash University Hockey Club</b>	258	265	216	739	- 42	-16%
<b>Waverley Hockey Club</b>	525	556	540	1621	+15	3%
<b>TOTAL</b>	<b>1155</b>	<b>1268</b>	<b>1263</b>	<b>3686</b>	<b>+108</b>	<b>9%</b>

*Hockey members at clubs within the study area.*

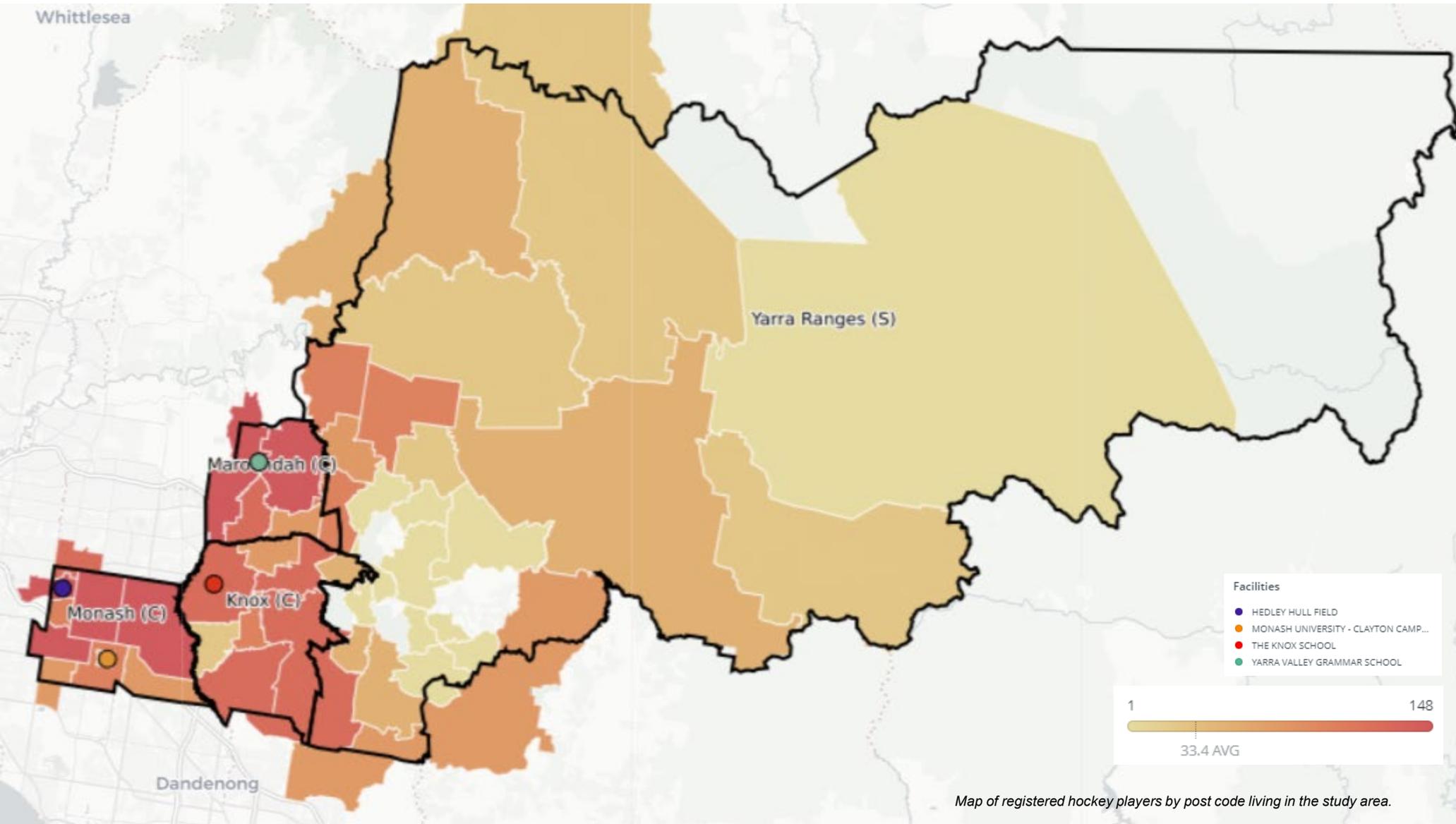
The map on the following page provides a visual representation of current hockey players living (by post code) and playing (by home club) within the study area.

The heavy red colour indicates the highest areas of hockey membership. Key participation hot spots by post code for hockey in the region are all located within the City of Monash:

- 3149 – Mount Waverley (148 hockey players).
- 3147 – Ashburton and Ashwood (121 hockey players).
- 3150 – Glen Waverley and Wheelers Hill (113 hockey players).

Other relevant participation statistics include:

- There are 1,404 registered hockey players living in the study area (regardless of where they play). Doncaster Hockey Club (136), Camberwell (59) and Greater Dandenong Warriors (42) attract the most players from within the study area.
- 825 out of 1,263 (65%) club hockey players that live and play in the study area. The Waverley Hockey Club (328) have the greatest number of players living in the study area, followed by Knox (258) Croydon (157) and Monash University (82).
- 438 hockey players live outside the study area but are members of clubs inside the study area.
- 372 resident hockey players live in the study area but play at clubs outside the study area.
- There are 3,348 hockey players playing at other clubs within the Melbourne East Region that live either within or outside the study area.



Map of registered hockey players by post code living in the study area.

# EXISTING FACILITY PROVISION

The four synthetic hockey pitches in the Outer East Region are located in Monash (2), Maroondah (1) and Knox (1). Geographically the existing pitches are well spread across the study area which is enabling convenient access for players.

Currently there is no provision for hockey within the Shire of Yarra Ranges, although the soccer pitch at the Yarra Hills Secondary College in Mooroolbark is used by the Croydon Hockey Club for pre season training.

Existing facility provision across the Outer East is listed below.

## ASHWOOD RESERVE

Monash City Council  
Ashwood  
Waverley Hockey Club  
1 hybrid synthetic grass pitch  
Lighting provided (200 - 250 lux)  
*New LED lighting to 500 lux due late 2018*

## THE KNOX SCHOOL

Knox City Council  
Wantirna South  
1 synthetic grass pitch  
Knox Hockey Club  
Lighting provided (250 - 500 lux)

## MONASH UNIVERSITY

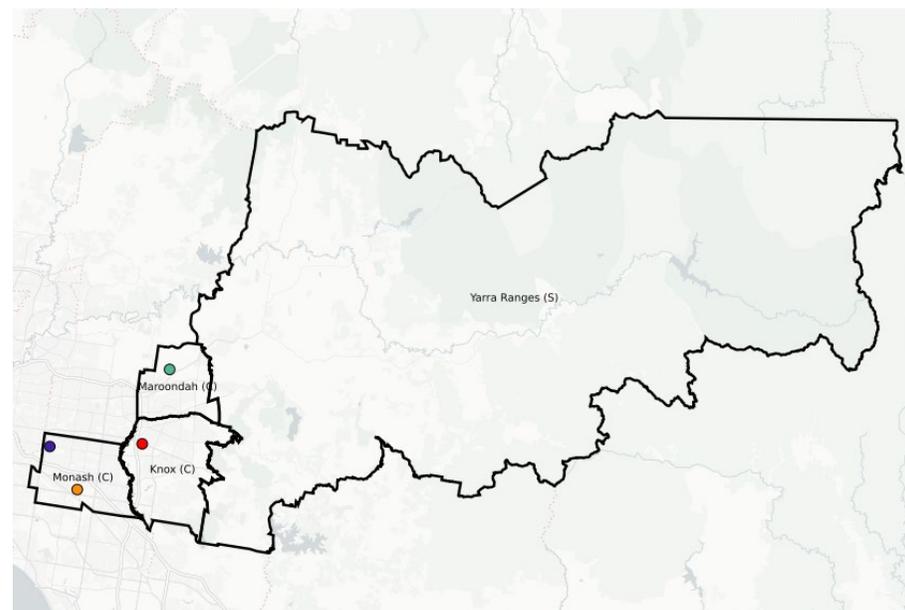
Monash City Council  
Clayton  
1 hybrid synthetic grass pitch  
Monash University Hockey Club  
Lighting provided (200 - 250 lux)

## YARRA VALLEY GRAMMAR

Maroondah City Council  
Croydon Hills  
Croydon Hockey Club  
1 synthetic grass pitch  
Lighting provided (250 lux)

## YARRA HILLS SECONDARY SCHOOL (no located on map)

1 synthetic grass pitch  
Not hockey specific  
No home club (overflow venue)  
No lighting provided



### Facilities

- HEDLEY HULL FIELD
- MONASH UNIVERSITY - CLAYTON CAMP...
- THE KNOX SCHOOL
- YARRA VALLEY GRAMMAR SCHOOL

Map of existing hockey facilities

# FACILITY USAGE

An analysis of the current usage at all four hockey pitches within the study area was undertaken to determine if pitches were exceeding recommended usage guidelines.

The hockey pitch at Ashwood Reserve in Monash is the most heavily utilised for both training and competition within the Outer East Region. The pitch is currently used approximately 43 hours per week in-season for training and competition to service the clubs 540 members.

This level of use would be considered excessive in accordance with Hockey Victoria's advice that 36 hours per week should be the maximum use for a single pitch facility.

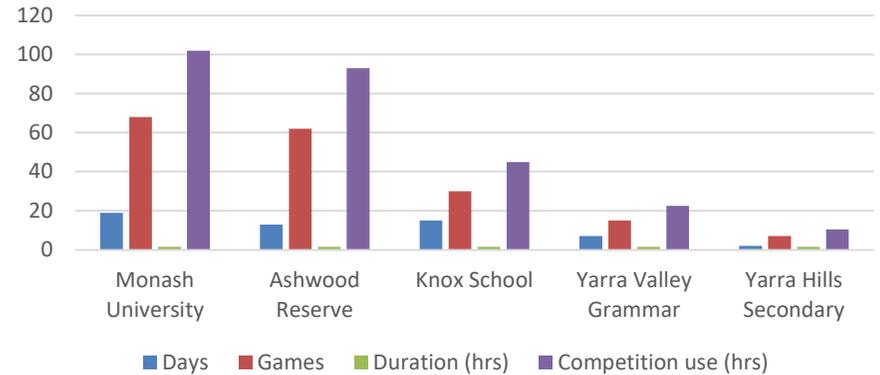
The next most heavily utilised pitch is Monash University which is used by the Monash University Hockey Club on an average of 32.5 hours per week in-season to service their 216 members. Training hours for this pitch appear lower than other pitches which has not been explained.

The Yarra Valley Grammar School has the lowest usage (less than 10 hours a week on average) and is used by the Croydon Hockey Club which have the lowest membership base. The limited access provided to the club under the current arrangement with the school could also be a factor for the low usage.

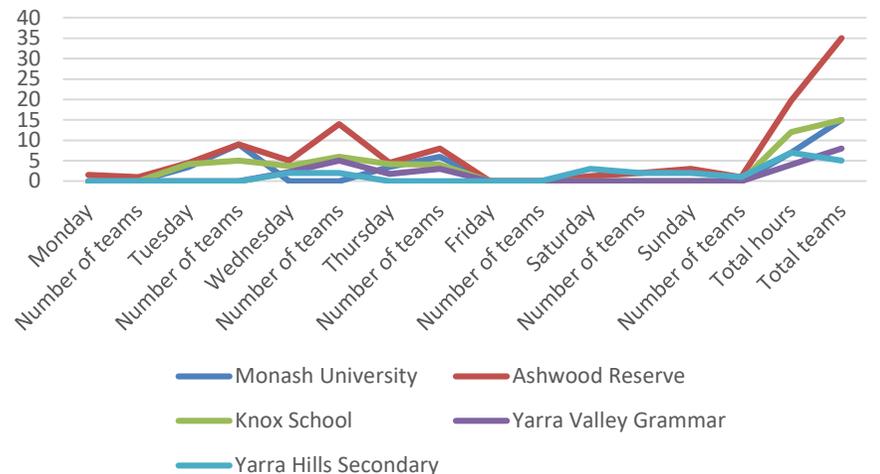
The Yarra Hills Secondary College is only being used moderately (less than 10 hours per week) for junior programs and pre season training by the Croydon Hockey Club is not appropriately dimensioned for competition hockey.

The following graphs and tables provide a more detailed breakdown of the current pitch usage (training and competition) at each venue compared to recommended capacity guidelines provided by Hockey Victoria.

**Competition usage - May 2018**



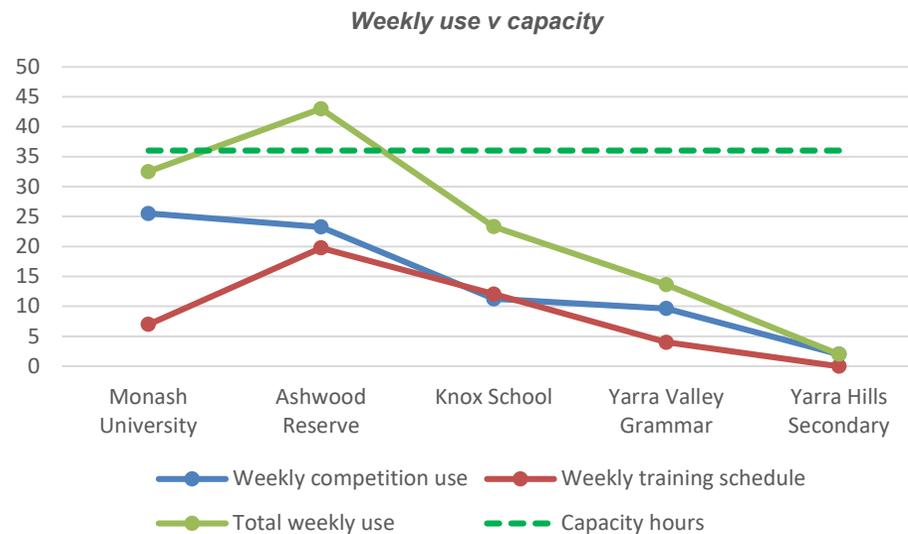
**Training times**



# AVERAGE MONTHLY PITCH USAGE

	Competition use	Training schedule	Total weekly use	Capacity hours
Ashwood Reserve	23.3	19.75	43.0	36
Monash University	25.5	7	32.5	36
Knox School	11.3	12.05	23.3	36
Yarra Valley Grammar	9.6	4	13.6	36
Yarra Hills Secondary – <i>preseason and Saturday use only</i>	2	0	2	36

Monthly pitch usage has been sourced from Hockey Victoria fixtures (2018) and club consultation.



The weekly pitch capacity of 36 hours per week has been provided as a guideline by Hockey Victoria.

# ACCESS TO FACILITIES

With fewer hockey pitches within reach of the general population compared to football ovals or basketball courts, there is a general acceptance of the need to travel to play hockey. However, the constant demand on time poor parents to drive their children significant distances to play hockey is seen as a key issue to growing the game.

A breakdown of player travel times to their respective clubs within the Outer East Region is provided below. On average approximately 80% of players are travelling up to 20 minutes to access their club facility.

## Ashwood Reserve (Waverley Hockey Club)

- 540 members
- 445 (83%) live within a 20 minute drive of the facility

## Monash University (Monash University Hockey Club)

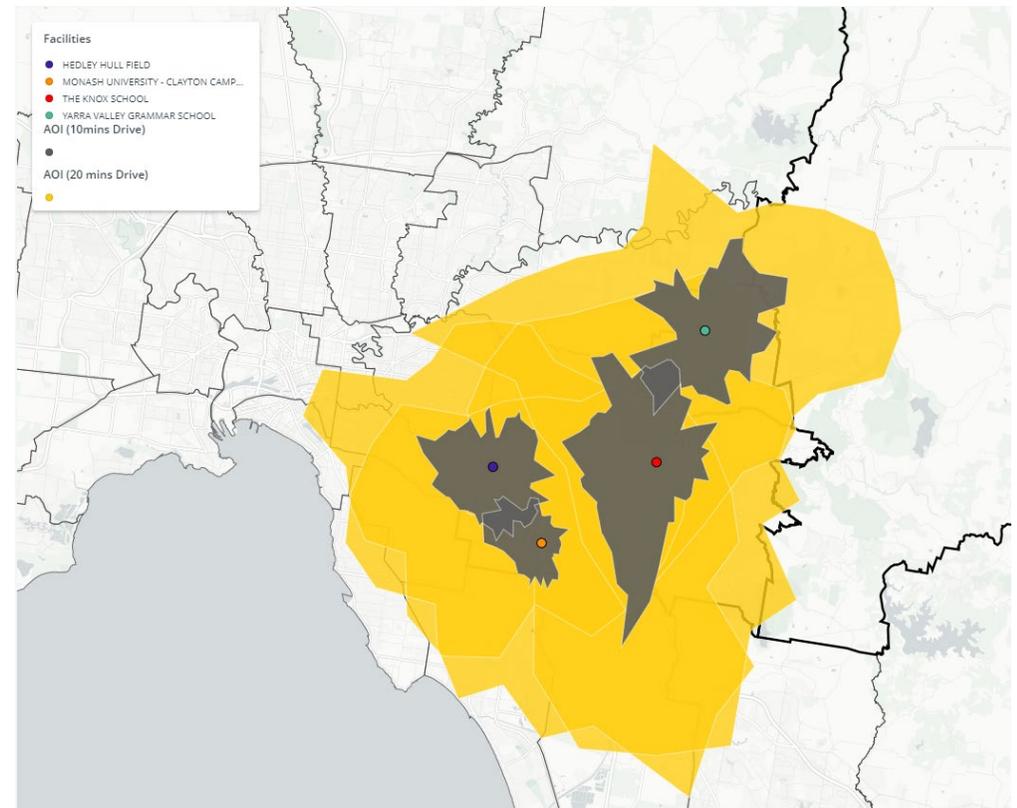
- 216 members
- 143 (67%) live within a 20 minute drive of the facility

## Yarra Valley Grammar (Croydon Hockey Club)

- 179 members
- 160 (90%) live within a 20 minute drive of the facility

## The Knox School (Knox Hockey Club)

- 328 members
- 275 (83%) live within a 20 minute drive of the facility



Travel times to access existing facilities - 10 minute (grey shaded area) and 20 minute (yellow shaded area).

# STAKEHOLDER CONSULTATION SUMMARY

Detailed responses obtained through the consultation process have been outlined below to provide a greater level of understanding of the current needs, issues and priorities of key hockey stakeholder in the Melbourne East Region.

## MELBOURNE OUTER EAST HOCKEY CLUBS

### **KNOX HOCKEY CLUB**

- The lack of hockey infrastructure across the region is limiting opportunities for the sport.
- Some decline in club membership numbers across the past five years due to the re-formation of the Croydon Hockey Club.
- Visibility and access to the school restricts ability to grow the club and attract new members.
- Annual cost of Hockey Victoria membership has increased significantly putting financial strain on the Club.
- Uncertainty around a future facility due to the clubs lease with the school not being renewed due to the removal of the pitch.

### **MONASH UNIVERSITY HOCKEY CLUB**

- Membership decline in recent years due the single pitch being at capacity. Difficult to schedule training with lack of pitch availability.
- Recent years has seen growth in Under 10's and 12's competition.
- Female friendly change facilities required to support female teams.
- Lack of facilities within the Melbourne East Region is hampering the ability of clubs to grow.

### **CROYDON HOCKEY CLUB**

- Home base at Yarra Valley Grammar School - community assume it's a school based rather than a community based club.
- Multiple facility constraints at Yarra Valley Grammar including storage, shelter and poor floodlighting.
- Yarra Valley Grammar is not the clubs preferred long term option due to access constraints and the impact on potential growth. Year to year contract with the school makes it difficult for the club to invest in facility improvements / upgrades.
- Juniors use non hockey field at Yarra Hills Secondary College due to access limitations at Yarra Valley Grammar. There has been significant growth in Hookin2Hockey numbers.
- The Club would like a centralized home ground for both seniors and juniors to continue to grow membership numbers.

### **WAVERLEY HOCKEY CLUB**

- Currently turning away members due to the pitch being at capacity.
- Significant growth being experienced in the U10 and U12 competition.
- Second pitch development to meet current demand is the highest priority.
- Lack of facilities across the Region creates issues for all existing clubs.
- Additional facility provision is required along with female friendly change facilities.

## MELBOURNE EAST HOCKEY CLUBS

### **KEW BOX HILL HOCKEY CLUB**

- The existing pitch at Elgar Park was recently resurfaced.
- A new pavilion commissioned by the City of Whitehorse was completed in 2017 at a cost of \$3.3m has had a positive effect on participation growth.
- The club is seeking the development of a second pitch at Elgar Park to support growth.

### **DONCASTER HOCKEY CLUB**

- Gradual membership growth over the past two years. Currently at 590 members.
- Additional pitch needed to meet current and future demand.
- Large catchment of players, including many from Yarra Ranges.
- Yarra Valley Grammar used as overflow ground, but is not ideally located or easily accessed by members.

### **CAMBERWELL HOCKEY CLUB**

- A premier league club.
- The largest club in Victoria with over 1,000 members 50+ teams and continued player growth and development opportunities.
- New pavilion close to being completed that will support greater community use and access.
- Club use Koonung Secondary College as well as Matlock Reserve.

### **HAWTHORN HOCKEY CLUB**

- Membership growth across all age groups in recent years.
- Pitch renewal at Hawthorn Malvern Hockey Centre is the clubs highest priority, followed by pavilion renewal (note the building is not council owned).
- Additional pitches in Melbourne's East are required to meet demand.
- Implementation and support for social hockey formats is required.
- Partnerships with schools should be a focus in the region to assist in growing the game.

## MELBOURNE EAST LGAs

### **CITY OF BOROONDARA**

- Three hockey pitches within the municipality.
- 2016 Sport and Recreation Strategy identified a need to increase hockey provision.
- Council is seeking partnerships with schools to increase access to hockey facilities as there is limited open space opportunities to develop new facilities.
- Camberwell hockey facility is being redeveloped.

### **CITY OF MANNINGHAM**

- Doncaster Hockey Club is a strong and successful club and is growing.
- Council looking to assist the Club in upgrading their facility at Mullum Mullum Reserve.
- The Mullum Mullum Reserve Management Plan completed by Council in 2014 prioritised increased participation opportunities for all sports utilizing the site.

### **CITY OF WHITEHORSE**

- Current land pressure at Elgar Park to support the development of a second pitch. Will be subject to extensive future business planning and be developed as a multi-use facility.
- The existing pitch supports overflow participation for all Whitehorse based hockey clubs.
- The development of additional hockey facilities within Melbourne East requires high specifications for floodlighting, change facilities and a provision for two fields, with flexibility in a proposed management model.

## HOCKEY VICTORIA

### KEY ISSUES

- Limited opportunity to implement social hockey programs as there is no capacity to access facilities during peak times.
- Current pitch usage and participation in the region is the highest in the State. There is a need to develop more pitches to grow the game.
- The pending loss of the Knox Hockey pitch.

### KEY PRIORITIES

- Increasing capacity of existing facilities to allow for the implementation of social hockey programs.
- Stronger partnership with Melbourne Outer East Council's and schools to provide more security for hockey clubs.
- Social hockey incorporated into any new facility development programming schedule.
- Planning for the development of a replacement pitch for the Knox Hockey Club is a high priority.

## MELBOURNE OUTER EAST EDUCATION FACILITIES

### MONASH UNIVERSITY

- Hockey pitches and other sport facilities are under pressure due to lack of space at the Clayton Campus. Two existing sports fields have already been converted to student accommodation.
- There is no space for an additional pitch at Monash University. Priority is to retain the existing high grade pitch that has been used at elite level.

### THE KNOX SCHOOL

- The Knox Hockey Club is the only external tenant using the pitch. The pitch was developed 20 years ago and has not seen any upgrades since.
- The land the pitch currently occupies will be redeveloped to expand school facilities beyond 2021. The school has notified the club and Council that the lease will not be renewed.
- The club has a pitch replacement (sinking fund) which may be used to contribute to the development of a replacement pitch in the future.

# SUMMARY OF KEY FINDINGS AND PRIORITIES

A detailed summary of the current issues and key project drivers for the Melbourne Outer East Regional Hockey Feasibility Study are provided below to understand the needs and requirements of key stakeholders. These themes were strongly presented throughout the project engagement process and have informed the development of strategic recommendations.

## PITCHES AT OR NEAR FULL CAPACITY

Current pitch usage was analysed to determine the capacity of existing pitches in the Outer East Region. Usage of Ashwood Reserve field is exceeding capacity, with Monash University and Knox operating at approximately 88% and 66% respectively. A breakdown of pitch usage and capacity is provided later in this report.

## LIMITATIONS IN DELIVERING NEW SOCIAL HOCKEY PROGRAMS

High pitch usage during peak times by clubs creates challenges for Hockey Victoria in accessing facilities to run the new social hockey formats and promote the game to new markets. Investigating the use of alternate facilities and surfaces will be required to facilitate social hockey in the region.

## HOCKEY FACILITIES IN SCHOOL AND UNIVERSITIES

A range of issues were identified with existing facilities being located on non Council land. The future of the Knox Hockey Club and its 328 members is uncertain with the school notifying the club and Council of its intention not to renew the lease for the hockey pitch after October 2021.

Existing arrangements for pitch access and the future use of facilities at Yarra Valley Grammar and Monash University is also uncertain.

## GREATER PARTNERSHIPS WITH THE EDUCATION SECTOR

Hockey aims to strengthening partnerships with the education sector to enable greater access to facilities and increase community programming opportunities.

## GAP IN HOCKEY PROVISION IN YARRA RANGES.

With no dedicated hockey facilities in Yarra Ranges and with 176 players travelling out of the Shire to participate, there will be a need to investigate shared facility development opportunities in the medium to long term.

## A TWO PITCH HOCKEY FACILITY ASHWOOD RESERVE

The findings from this study supports the recommendation in Hockey Victoria's Strategic Facilities Master Plan to develop a second pitch at Ashwood Reserve. The Waverly Hockey Club has 540 members (8th largest in the State) and is unable to service the needs of existing players due to the limitations of a single pitch facility. Short to medium term planning for an additional pitch will be a focus for Monash Council.

## HOCKEY PRESENCE TO MEET A GROWING POPULATION

The current hockey pitch to population ratio within the study area is 1:158,755. This will increase to 1:403,978 with the pending loss off the Knox pitch. As a hockey stronghold the Outer East will require additional pitches to meet the needs of current and future population growth, where there is expected to be an additional 44,065 people over the next ten years.

In summary, the following key focus areas were identified from the research and consultation undertaken during the development of the feasibility study:

- Development of a new facility to replace the pending loss of existing facilities.
- Development of a two pitch facility at Ashwood Reserve to meet club and community demand.
- Strengthen partnership with the education sector to increase pitch access on school and university land and provide longer term security for clubs.
- Future hockey provision in Yarra Ranges Shire will be required to provide opportunities for residents to participate and address the travel barrier.



**SECTION 3 –  
FUTURE DEMAND**

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# OUTER EAST PROFILE AND DEMOGRAPHICS

The Melbourne East Region is one of the fastest growing regions in Metropolitan Melbourne. The Outer East (study area) contributes over half (56%) of the total Melbourne East population. Key population and demographic information sourced from profile.id and forecast.id are highlighted below.

## MELBOURNE OUTER EAST DEMOGRAPHIC OVERVIEW

- The Outer East Region contributes 56.36% of the total Melbourne East Region population.
- Current Melbourne Outer East Region population is 635,019 with an additional +44,065 people expected to 2028.
- Overall 28.5% increase in population in the next 10 years.
- Monash population: 196,385 (+10,522 to 2028). Greatest age cohorts 40 - 49 years (12.9%) and 20-24 years (10.1%).
- Knox population: 163,170 (+12,939 to 2028). Relatively even age cohorts. 40 - 49 years highest representation at 14.1%.
- Yarra Ranges population: 158,068 (+10,609 to 2028). Greatest age cohort also 40 - 49 years (13.9%).
- Maroondah population: 117,396 (+9,995 to 2028). Relatively even age cohorts. 30 – 39 years highest representation at 14.7%.

## MELBOURNE EAST SPORTING PREFERENCE

Participation in organised sport is highly valued in the Melbourne East Region, with basketball, football and netball amongst the most popular sports. Although these mainstream sports dominate overall participation, hockey has a significant presence in the Region.

## PARTICIPATION TRENDS

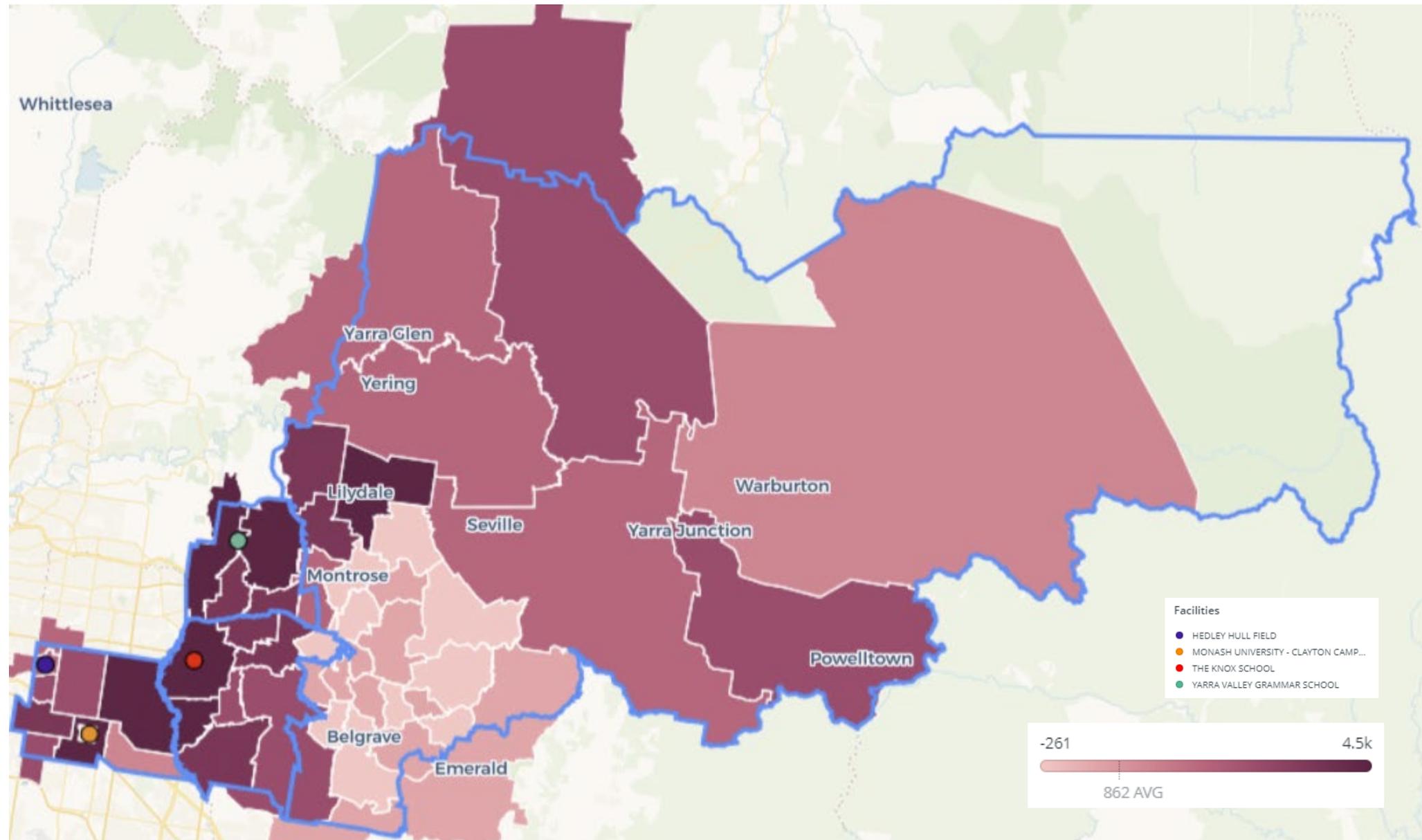
The demand for hockey and the way it is delivered will continue to grow across the Region. The way in which Australians prefer to participate in sport is changing, with busy lifestyles and time constraints playing a significant role in how sport is being consumed.

Participation in unstructured and casual forms of hockey will continue to grow, only further highlighting the need to accommodate social formats of hockey in the Melbourne Outer East Region.

## KEY GROWTH AREAS

The map presented on the following page provides the forecast population growth in the Outer East Region between 2017 and 2027.

Key growth areas within the study area over the next ten years include Lilydale, Ringwood and Croydon Hills. These suburbs combined will contribute an additional 12,500 people out of a total forecast population growth of 44,065.



Map of forecast population projections in the study area.

# PROJECTING DEMAND

Applying the forecast population growth to the current penetration rate for hockey in the Outer East Region is one way of projecting the number of hockey players in the future.

The study area penetration rate of 0.19% (one hockey player for every 503 residents) has been calculated by dividing the total number of hockey players at the four clubs (1,263) by the study area population (635,019), multiplied by 100. When this penetration rate is applied to the forecast population it shows an additional 95 new hockey players to 2028.

The following table provides a breakdown of potential future player growth by LGA, using post code analysis and applying individual LGA penetration rates. Please note that some post codes expand outside the study area.

LGA	2017 players	2018 – 2028 Population growth	No. of new players in 2028
Monash	633	10,522	+34
Maroondah	304	9,995	+26
Knox	291	12,939	+23
Yarra Ranges	176	10,609	+12
<b>Total</b>	<b>1,404</b>	<b>44,065</b>	<b>+95</b>

The map on the following page provides an illustration of the projected player numbers by LGA to 2028 based on the projected population increases and current penetration rates.

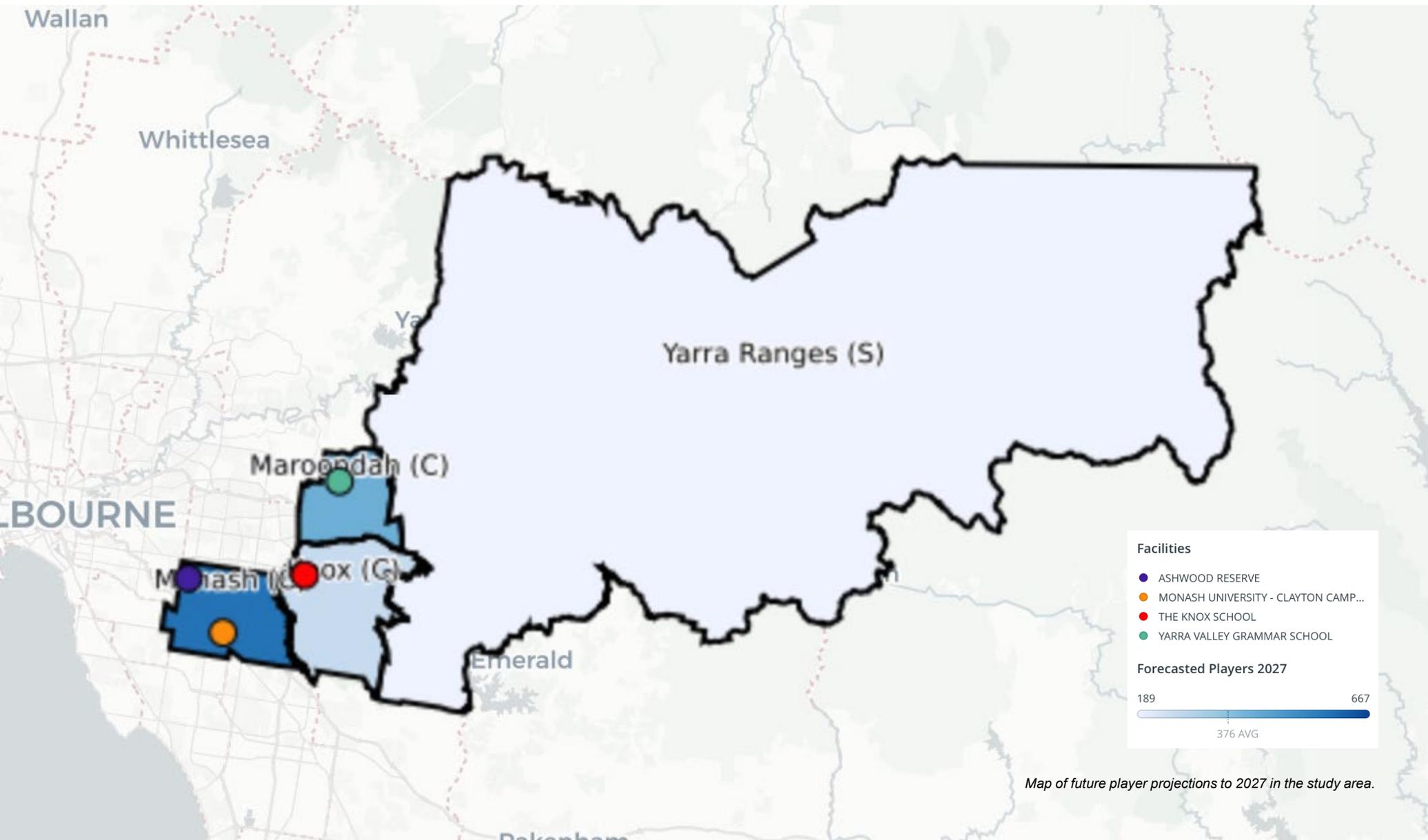
Over the previous three years (since 2015) membership numbers for the four clubs located in the Outer East Region have risen from 1,155 to 1,263, an increase of 9.35% (average 3.1% per year). Using the 3.1% annual growth rate, there is likely to be an additional 379 club hockey players associated with local clubs over the next ten years.

From a facilities perspective, integrating existing provision with industry benchmarks and current and future population can provide a guide to the number of hockey pitches required in the future. The adjacent table provides pitch to population ratios for the Outer East and for each LGA.

<b>Current pitch to population provision ratio</b>	<b>1 : 158,755</b>
<b>Maroondah City Council average pitch to population provision ratio</b>	<b>1: 117,396</b>
<b>Monash City Council average pitch to population provision ratio</b>	<b>1: 98,192</b>
<b>Knox City Council average pitch to population provision ratio</b>	<b>1: 163,170</b>
<b>Shire of Yarra Ranges average pitch to population provision ratio</b>	<b>0: 158,068</b>

If no further hockey pitches are developed in the Melbourne Outer East Region before 2028, and with the loss of Knox Hockey Club, the forecast pitch to population ratio will be 1: 403,978, significantly over Hockey Victoria's recommended synthetic pitch to population benchmark of 1:100,000.

Provision ratios should be used as a guide only. Considerations such as demographics, existing facility quality and venue accessibility are not accounted for using this method.



Map of future player projections to 2027 in the study area.

# SOCIAL HOCKEY FORMATS

The way sport is being played in Australia is changing. The trend toward participation in more unstructured physical activity is evident in the 2016 AusPlay statistics, with recreational walking and gym attendances topping the list for the most popular activities for Australians.

Research undertaken by Hockey Victoria and Latrobe University in February 2018 identifies the importance of providing casual forms of hockey to meet the evolving requirements of the modern hockey participant. Two key findings from this research include:

***84% of current players indicated that they would be very interested in playing at least one new format of hockey.***

***34% of participants highlighted the need for hockey to be offered at different times of the year.***

Social Hockey is emerging as an excellent opportunity to engage both new and former hockey players to the game. Hockey Victoria, with support from VicHealth, have developed three new forms of hockey to encourage increased and new participation. These three formats are detailed in the adjacent column.

Hockey Victoria, in partnership with local clubs are investigating suitable facilities to implement social hockey programs. The preference from Hockey Victoria's perspective is to deliver these programs on an existing hockey pitch, however long pile soccer pitches or well maintained grass fields in close proximity to changerooms and toilets can also be used.

As previously mentioned, the current capacity of Melbourne Outer East hockey venues is limited, restricting the ability to support these new programs. This isn't ideal in a region with such high levels of hockey participation. For the sport to grow and develop access to existing and new facilities must be provided to enable these new social hockey formats to establish and succeed.



Aimed at past players who are not affiliated with a club and can participate without committing to regular training and competition, Hockey Sixers is a fast, fun, free-flowing version of hockey played on a smaller field, with 6 players on each team, making it more accessible and easier to get a team together.



J-Ball is delivered on a small hard court (43m x 22m) making it more geographically accessible. The game is played over 3 x 10 minute quarters with modified equipment, that is provided to each participant weekly, eliminating the high competition registration fees and need to purchase equipment.



KE40 is a new social cardio program aimed to increase and maintain fitness, and develop hockey skills. The program is delivered in conjunction with junior training and competition and is targeted at involving parents of existing participants.



**Section 4 -  
NEW SITE  
ASSESSMENTS**

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# FACILITY DEVELOPMENT GUIDELINES AND RESOURCES

The Victorian Government and Hockey Victoria have developed a range of resources and sport facility guidelines that should be considered when planning for the future development of a hockey facility.

*Hockey Victoria's 2014 Strategic Facilities Master Plan* provides information on classification levels, facility requirements and development principles. A summary of this information is outlined below to assist Outer Melbourne East LGAs to plan for a potential new hockey facility.

## Classification levels and facility requirements

### State Level Facility

- Two water based synthetic pitches
- 1,000 to 2,000 lux level lighting
- Player, umpires and officials change rooms
- Covered team benches
- Media amenities
- 300 seat spectator area, electronic scoring and onsite car parking

### Premier League Facility

- Water based or hybrid synthetic pitch
- Greater than 300 lux level lighting
- Player and official change rooms
- Covered team benches
- Covered or uncovered viewing areas, scoreboard, onsite car parking

### Regional Level Facility

- Hybrid synthetic pitch with capacity for use by other sports
- Additional training or half pitch (desirable)
- Greater than 250 lux level lighting
- Player change rooms and team benches
- Viewing areas, scoreboard and car parking

### Club Level Facility

- Hybrid or natural grass pitch (country areas)
- Greater than 200 lux level lighting
- Change rooms and team benches
- Viewing areas, scoreboard and car parking

A more detailed checklist of on-field and off-field requirements for Premier League clubs is set by Hockey Victoria under their League Entry Criteria (LEC). All clubs competing in the Premier League must have:

- A minimum of one (1) Hybrid or Water based synthetic pitch with an FIH approved surface/ product.
- A minimum of 250 lux lighting on hybrid or water based pitch.
- A minimum of two (2) fully functional change rooms per pitch, with adequate shower facilities, which are lockable, within walking distance of pitches, have hot and cold water, and electric outlets for equipment
- Covered dugouts for players and officials including seating space for minimum 5 persons and storage space for equipment. 2.
- Covered Tech Bench area with a seating space for 3 persons.

Of the four existing hockey venues in the Outer Melbourne East only one is currently occupied by a Premier League Club (Ashwood Reserve). The remaining three are all considered club level facilities.

## Development principles

The following facility development principles have been identified by Hockey Victoria.

- Enhance existing hockey facility quality and capacity.
- Address the current demand and gaps in existing facility provision.
- Improve access to hockey facilities across Victoria.
- Invest in facilities that drive participation and support local competitions.
- Create flexible spaces that encourage shared and multi-purpose use and diversify program opportunities.
- Plan for new facilities in growth areas.
- Work with stakeholders to develop whole of life costs for facility development.

# HOCKEY FACILITY DIMENSIONS AND SIZE REQUIREMENTS

The following information summarises the key facility elements and components of a typical one pitch hockey development.

## Main pitch

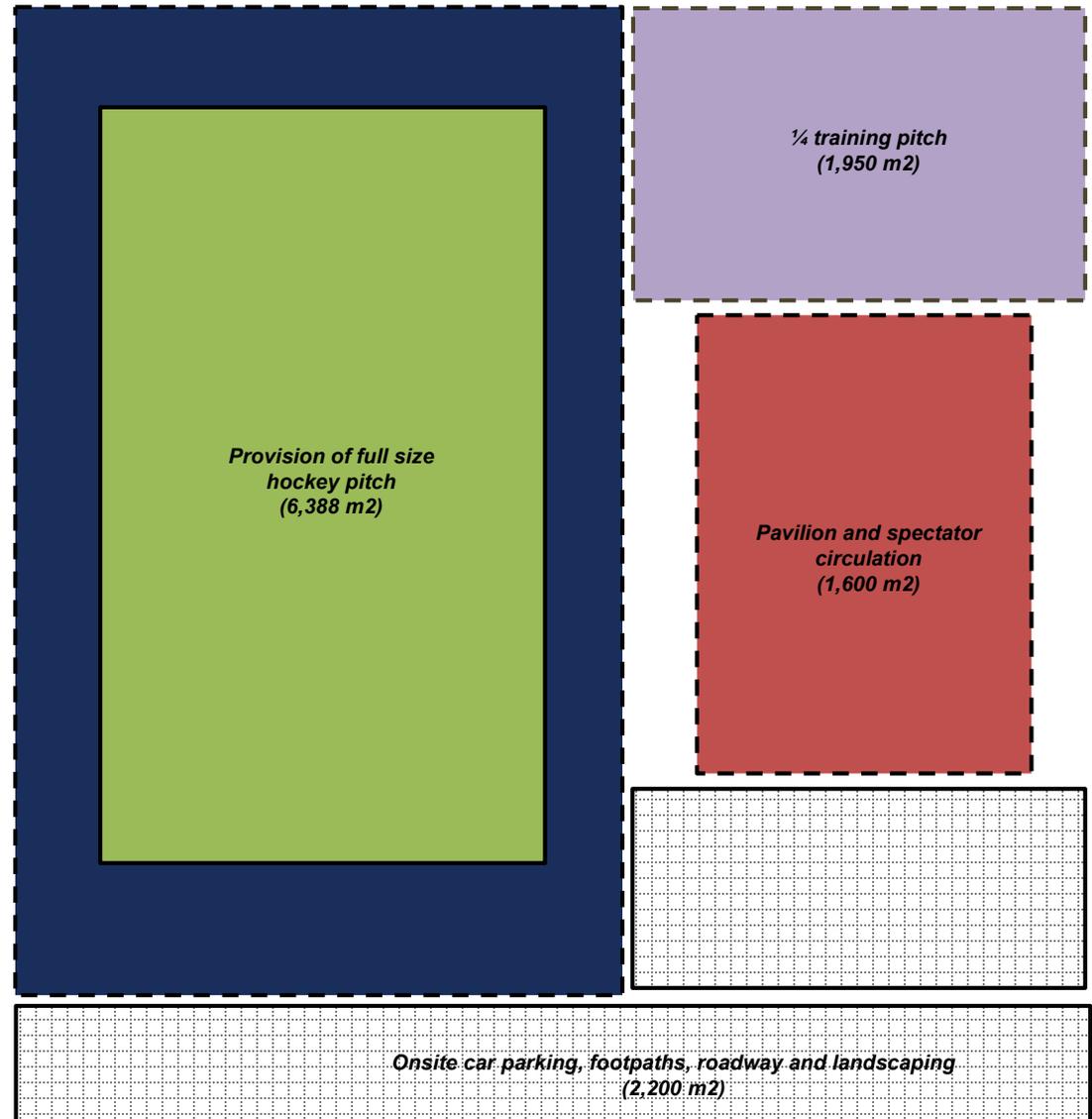
- Full-size sand-dressed synthetic hockey pitch (with maximum 5m goal line and 4m sideline run-offs).
- FIH pitch accreditation.
- 1.2m concrete perimeter pathway around pitch.
- Floodlighting to a maximum level of 500 lux.
- Set of competition and training goals.
- Player / coaches boxes with drinking fountain.
- Scoreboard (electronic scoreboard is desirable).

## Pavilion amenities

- 2 unisex change rooms including toilets and showers, officials change room including toilets, shower, first-aid.
- 1 social / function area.
- 1 combined canteen / kiosk and bar area.
- 1 set of male, female and accessible toilets.
- 1 meeting room / office.
- 2 internal storage areas.

**Social Hockey/Junior development / training pitch**  
(Optional) with floodlighting to maximum level of 250 lux.

**Site and spectator amenities** including car parking and access roads for an estimated 140 cars, outdoor covered terraced viewing area, security lighting and site and clubhouse surround landscaping.



Indicative layout of a single pitch hockey facility with supporting amenities.

# FACILITY DEVELOPMENT FRAMEWORK

Hockey Victoria's Strategic Facilities Masterplan includes a development framework and guidelines for the future planning of hockey facilities. These guidelines provide demand triggers for the establishment of new clubs through to the need for a two pitch facility, and are designed to assist clubs and local councils to plan for the future growth and development of hockey.

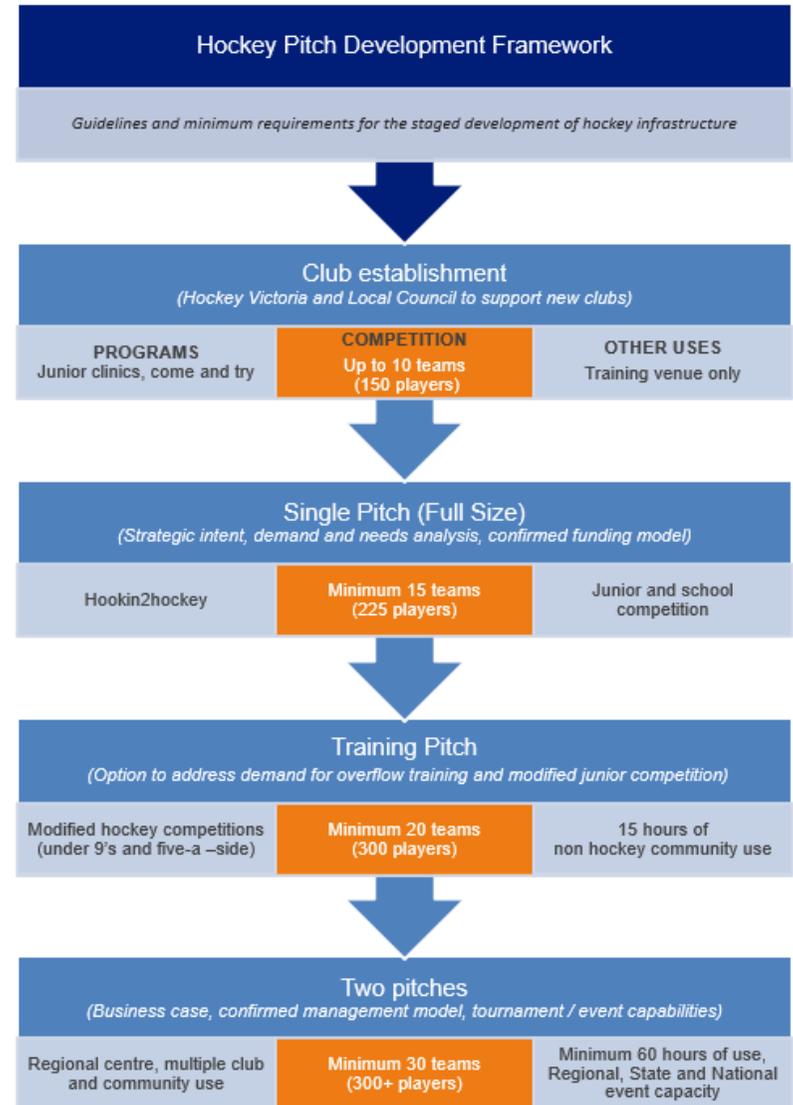
Investment in new, or the upgrade of existing pitch provision within the Outer Melbourne East Region should consider this development framework and aspire to achieve facility provision requirements and associated programming deliverables.

For the purposes of the Melbourne Outer East Regional Hockey Feasibility Study a training pitch is considered a fenced synthetic surface that is half or quarter of the size of a regular competition pitch. Training pitches are generally not required if two pitches can be developed on the same site.

The continued growth of Hookin2hockey and the introduction of social hockey programs provides support for the future development of multi-purpose training pitches to complement competition venues. These smaller pitches are looked on favourably by Hockey Victoria as they provide safe warm up areas and a facility for under 8's and modified hockey programs.

Although Hockey Victoria does not consider grass pitches as a suitable surface for either competition or training, grass is still relevant in some country areas and for junior programs. The preferred model is development of full size synthetic pitches that are either single or multi-purpose (depending on levels of use), and half or quarter size pitches for training or modified programs.

To develop the sport there are a number of other infrastructure elements that must be included in the design of a new hockey facility. This includes a functional pavilion located to the west of the pitch that offers a multipurpose social space, separate kitchen and bar facilities for both internal and external use, a minimum of 2 unisex change facilities to accommodate the use of one pitch, enhanced spectator amenity with covered viewing areas, accessible public toilets and car parking and school drop off zones.



# SELECTING THE APPROPRIATE SITE

## Site considerations and location requirements

There are a number of other factors that should be considered when selecting a site for the development of a new hockey facility. Sport and Recreation Victoria's *Artificial Grass for Sport Guide* indicates that construction costs can be severely impacted if the proposed site is not carefully selected.

Residential amenity, access, land stability and availability of services are just some of the factors that will affect the suitability of the site. The following broad criteria should be considered when planning for the future development of any new hockey facility.

- Minimum of 2.5 ha for a regional level (two pitch) facility (1.2ha for one pitch) with appropriate run offs, a junior development / training pitch, pavilion, car parking and circulation space.
- Relatively flat land with minimal trees to reduce the risk of long term problems with root damage.
- Prominent location that maximises public surveillance, exposure and awareness.
- Closely connected to public transport and/or major road networks (e.g. Eastlink).
- Connections to schools.
- Provision for potential future development (i.e. second pitch, and car park and/or pavilion expansion).
- Potential for multi-purpose pitch and/or pavilion use (if appropriate).
- Wind / element protection.
- Sealed car park and visible access.

The above information was considered in the development of more detailed selection criteria which has been used to assess potential development sites.

## Key selection criteria for the Outer Melbourne East Region

1. Land suitability
  - Is the land suitable for the development of a hockey facility?
  - Is there available land for future expansion?
  - Are there any significant land ownership challenges?
2. Traffic, car parking and access
  - Is the site conveniently accessible by vehicles and pedestrians?
  - Is the site located off a main road or residential street access?
  - Is there opportunity for on and off site car parking?
3. Usage and participation
  - Will the introduction of hockey support & maximise existing use?
  - If a hockey facility is closing the new site should ideally be located within 5km of the existing facility to promote hockey participant retention.
  - Is hockey considered compatible to other site users?
3. Local impact
  - To what extent will the proximity of the proposed development and use of the site impact on local residents and neighbourhood character?
  - Is there any planning or zoning issues?
4. Cost
  - Any known site service issues likely to increase the potential cost?
  - Is there opportunity to use existing amenities to reduce development costs?
5. Location
  - Is the site considered to be in a strong catchment for participation and population growth?
  - Is the site located within the accepted 20 minute drive time of the majority of current and future hockey players?
6. Shovel ready
  - Is the site considered project ready once all approvals and funding has been secured?

# SITE ASSESSMENTS

## Site options

The site selection criteria outlined on the previous page was used to conduct a preliminary desktop assessment on a range of sites nominated by Outer East Region LGAs. All sites nominated are located within the study area and are either on Council owned or managed land or education department land.

A traffic light system was used to rank each criteria as it applied to each site.

- Green - Meets the key selection criteria
- Amber - Partially or somewhat meets the key selection criteria
- Red - Does not meet the key selection criteria

The site assessment process identified three sites as being appropriate for the future development of a hockey facility in the Outer East Region and providing a regional solution for the sport. A summary of each site including average travel distance for Knox and Croydon members is provided below.

### 1. Wantirna Reserve (Knox City Council)

- Existing sport and recreation reserve with adequate land available for potential future development of a regional level multi-sport hub.
- Good location with convenient access from Eastlink.
- Average travel distance for existing Knox members to Wantirna Reserve would be 9km.
- Average travel distance for existing Croydon members to Wantirna Reserve would be 12km.
- Site currently subject to the development of a Master Plan.

### 2. Ashwood Reserve – second pitch (City of Monash)

- Current hockey activity at Ashwood Reserve supports the need for a second pitch.

- Ashwood Reserve is a Premier League facility. An additional pitch would give it a more regional focus and attract users from a broader regional catchment.
- Average travel distance for existing Knox members to Ashwood Reserve would be 16km.
- Average travel distance for existing Croydon members to Ashwood Reserve would be 19km.
- It is important to note that a second pitch will not address broader regional demand or replace the future loss of the Knox pitch as the majority of Knox members live outside the 20 minute travel time.

### 3. Heathmont Secondary College - Maroondah (Education Department)

- School recently received \$5.5m for development of a Wellness Centre and are exploring options to develop a hockey pitch on site.
- Average travel distance for existing Knox members to Heathmont Secondary College would be 9km.
- Average travel distance for existing Croydon members to Heathmont Secondary College would be 10km.
- A master plan process will be commencing later in 2018 with hockey to be considered in the design process.
- Car parking and other sport related amenities will need to be developed which may reduce the required footprint for hockey.

The following pages provide a more detailed assessment of each site. This includes a ranking for each criteria and scaled facility development overlays in line with the dimensions and size requirements for each core facility component.

A preliminary assessment of an additional eleven (11) sites was undertaken. These are listed in the appendices section of this report.

# WANTIRNA RESERVE



Mountain Highway, Wantirna

- Land suitability**  
*Is the land suitable for development of a hockey facility?*
- Traffic, car parking and access**  
*How functional and accessible is the site?*
- Usage and participation**  
*Will hockey enhance participation and promote retention?*
- Local impact**  
*What is the potential impact on local residents?*
- Cost**  
*Do existing site conditions increase or reduce development costs?*
- Location**  
*Is the site in a strong catchment for participation and population growth?*
- Shovel ready**  
*Is the site considered shovel ready?*

# WANTIRNA RESERVE SUMMARY

The information below uses the key selection criteria to provide further detail and support for this site to accommodate the future development of a hockey facility.

## Land suitability

- Wantirna Reserve is located on Crown land and is managed by Parks Victoria. Knox Council maintain and allocate use of the reserve to local sporting clubs and community groups.
- The reserve has existing sporting use and is appropriately zoned (PPRZ), providing development opportunities for additional sporting infrastructure.
- The land is large enough to accommodate one full size hockey pitch, a training pitch, on-site car parking and spectator plaza (refer Draft Concept Plans provided in the appendices section).
- The land is relatively flat with good visibility and is subject to flooding, which will need to be factored into any future design.

## Traffic, parking and access

- Vehicle access is via Mountain Highway and there is ample car parking on-site that is catering for existing users.
- There is opportunity to formalise on-site parking and create in excess of 100 parking bays that will accommodate additional use.

## Usage and participation

- The development of a hockey pitch on this site is compatible with existing use. Existing site users include Cricket, AFL and Tennis.
- The introduction of hockey will enhance participation at the site and complement existing use.

- The site is the closest (less than 2km) of any of the proposed sites to the existing Knox hockey facility and provides the greatest opportunity for player retention.

## Local impact

- Future development of the site would not create any immediate impact on local resident. The closest residential house is approximately 400m from the site on the other side of Eastlink.
- Council is currently undertaking a Master Plan of the site which will investigate opportunities for future development and identify any local community issues.

## Cost

- There is an opportunity to share the existing sports pavilion to reduce development costs. This will require further investigation from Council

## Location

- Wantirna Reserve is central to the Melbourne Outer East Region.
- The site is beside Eastlink, Dandenong Creek Trail and Eastlink Trail.

## Shovel ready

- Completion of the Master Plan for the site will determine project readiness and local support for future development recommendations.
- The proposed land for the potential hockey pitch is currently underutilised as open space.

# ASHWOOD RESERVE



High Street & Winbirra Parade, Ashwood

- Land suitability**  
*Is the land suitable for development of a hockey facility?*
- Traffic, car parking and access**  
*How functional and accessible is the site?*
- Usage and participation**  
*Will hockey enhance participation and promote retention?*
- Local impact**  
*What is the potential impact on local residents?*
- Cost**  
*Do existing site conditions increase or reduce development costs?*
- Location**  
*Is the site in a strong catchment for participation and population growth?*
- Shovel ready**  
*Is the site considered shovel ready?*

# ASHWOOD RESERVE

The information below uses the key selection criteria to provide further detail and support for this site to accommodate the future development of a hockey facility.

## Land suitability

- The site is located in the City of Monash and part owned by Monash and the Crown. Local government ownership means Council would be in a position to better support the delivery of hockey.
- The club has developed plans and costings for a second pitch which is being considered by Council. The clubs concept plan for the site is provided in the appendix.
- A quarter training pitch is not be required if a second pitch was to be developed.

## Traffic, parking and access

- The site has vehicle access. Development of a second pitch would require a review of car parking provision and likely require additional perpendicular off street car parking along the edge of Winbirra Parade.

## Usage and participation

- The club has approximately 35 teams. Hockey Victoria have previously indicated that 30 team is considered the benchmark for consideration of a second pitch.
- There is strong demand for the development of a second pitch at Ashwood Reserve to service the current needs of the Waverley Hockey Club.
- The existing single pitch is being overused. A second pitch would address the immediate needs of the club and enable greater community use of the facility.

- Waverley are the only premier league club in Melbourne's Outer East which offers a pathway for talented players. Other premier league clubs including Greensborough, Footscray and Camberwell have a two pitch facility.

## Local impact

- The Victoria Sikh Association are a current tenant of the existing turf soccer pitch. Consultation with all existing user groups regarding a proposed second pitch will be required.
- Future development would require consultation with local residents.

## Cost

- There is an opportunity to share the existing sports pavilion to reduce development costs. The existing pavilion is ideally located between existing pitch and proposed hockey synthetic pitch to the north.

## Location

- Ashwood Reserve is centrally located within the Melbourne East Region and is the closest site to the CBD.

## Shovel ready

- The identified land for the potential hockey pitch development is being used for soccer. Further consultation and approval by Council will be required before the site is considered shovel ready.

# HEATHMONT SECONDARY COLLEGE



Waters Grove, Heathmont

- Land suitability**  
*Is the land suitable for development of a hockey facility?*
- Traffic, car parking and access**  
*How functional and accessible is the site?*
- Usage and participation**  
*Will hockey enhance participation and promote retention?*
- Local impact**  
*What is the potential impact on local residents?*
- Cost**  
*Do existing site conditions increase or reduce development costs?*
- Location**  
*Is the site in a strong catchment for participation and population growth?*
- Shovel ready**  
*Is the site considered shovel ready?*

# HEATHMONT SECONDARY COLLEGE

The information below uses the key selection criteria to provide further detail and support for this site to accommodate the future development of a hockey facility.

## Land suitability

- The site is located in the City of Maroondah on education department land, limiting Councils influence over its future development and level of community use.
- The school recently received a \$5.5m funding commitment from the Victorian Government to develop a Wellness Centre on the site. The project will include an upgrade of the existing gymnasium and the introduction of a potential full size multiuse synthetic hockey pitch.
- The land identified for the potential development of a hockey facility is on the existing grass playing field. There is no room for future expansion.

## Traffic, parking and access

- The school is located within a built up residential area with existing vehicle and pedestrian access.
- There is approximately 100 car parking spaces on-site. Additional car parking will be required as part of the Wellness Centre project to accommodate additional community use, potentially reducing the required footprint for hockey.

## Usage and participation

- The current grass playing field is used by the school and for low grade community cricket over summer outside school hours.

- The introduction of a multiuse synthetic hockey pitch on the site will enable increased use by the school and offer use 12 months of the year to local clubs and community members.
- The site is less than 7km from the existing Knox hockey facility and provides opportunity for player retention.

## Local impact

- The site is on education land with no planning or zoning issues.
- Future development would require consultation with local residents due to the potential impact of lights and noise as a result of a hockey facility.

## Cost

- There is a possibility that some of the \$5.5m commitment from the Victorian Government can be used to develop player change rooms and amenities that would be available for community use.

## Location

- The site is centrally located within the Melbourne Outer East Region and is minutes from Eastlink..

## Shovel ready

- The project will be shovel ready following final design and stakeholder approval. The school is currently working with the education department on a site plan and design of the Wellness Centre.

# MANAGEMENT AND SHARED USE

There are a number of different management options that could be considered by LGAs for a proposed new hockey facility at one of the prioritised Melbourne Outer East sites. These include:

1. Direct management by Council
2. Leased directly by hockey
3. Shared management by hockey and another sport (via lease or license)
4. Representative Advisory Body under Council Management
5. Committee of Management
6. Third Party or Commercial Management (via lease).

From hockey's perspective it will provide greater benefits to the sport if the facility is leased to the tenant club all year round (Option 2). A sole lease to the hockey club will provide them with a sense of ownership and care for the facility and the ability to generate revenue throughout the year that can be invested back into the facility. Traditional hockey clubs require greater access to facilities to improve their retention and manage future growth.

If the facilities are to be shared by another user then a shared management model is recommended (Option 3). The management model would consist of medium term lease agreements between the relevant LGA, resident hockey club and a compatible and suitable co-tenant (if applicable). This would involve a shared lease between the clubs for the use of the pavilion and change rooms and separate leases for the use of the playing fields (if multiple playing fields exist).

A shared lease agreement under the terms and conditions for the use of the pavilion and change rooms allows Council to transfer the general maintenance and management costs for the facility to the Clubs, and also encourages investment into the facility by the tenant Clubs.

Lease agreements will need to clearly define the broader community benefits that need to be achieved by the lessee, including the breadth of sports to be provided access to the facility, demographic or gender targets, maintenance standards and capital replacement requirements.

The individual Club lease for the use of the hockey pitch would need to consider asset renewal responsibility, which may also include a contribution to ongoing surface renewal the hockey pitch by the relevant Council.

Under a shared management model the tenant clubs would manage the facility on a daily basis and be responsible for the overall coordination and scheduling of the hockey pitch. The pavilion, change rooms and surrounding amenities, including all cleaning contracts, utility charges, asset maintenance, security, safety and risk management would also be the responsibility of the tenant clubs during their respective seasons.

As previously stated the terms and duration of these lease agreements will be determined by the relevant Council. A long term lease of 10 years or more with extension options should be considered to provide the Clubs with the security to support their long term management and financial planning and ensure stated community outcomes can be achieved.

# PROVISIONAL COSTINGS

This section of the report provides recent cost estimates for the development of a purpose built hockey facility and associated amenities developed by the Knox City Council, to replace the existing Knox Hockey Club pitch at the Knox School (post October 2021). Knox City Council determined, subject to final site selection, that the establishment of a new two pitch hockey facility in Knox is estimated to cost:

Single hybrid synthetic pitch	\$1.2m - \$1.5m
Lighting infrastructure	\$0.8m - \$1m
Pavilion	\$1.5m
Associated infrastructure (i.e. car parking)	\$0.5m - \$0.8m
<b>Total cost estimate</b>	<b>\$4.5 - \$4.8m</b>

It is important to note that costs would increase if all project elements are delivered independently to potentially accommodate project staging (if desired). However, it is reasonable to assume that cost savings could be made if all, or a combination of, elements were delivered together. For example, savings could be made in site preparation works, drainage and concrete works and project management associated with both pitches being developed simultaneously.

Alternatively, should a staged approach be preferred, the installation of electrical supply and conduit for multiple pitch floodlighting may deliver an additional cost in preliminary stages, but savings will be generated in the long-term with preparatory cabling already laid ready for connection at a later date. Costs may also be reduced if there is existing infrastructure on the site, such as a pavilion or car park, that could potentially be co-shared with the hockey club. A budget for the upgrade or expansion of an existing pavilion would most likely need to be factored in to accommodate the needs of hockey.

## Lifecycle costs

Facility development planning must also consider ongoing maintenance expenses, as well as life-cycle and replacement costs of all hockey pitch elements, including pitch surfaces, floodlighting, fencing and equipment. In most instances, club based hockey facilities (under volunteer management), do not make sufficient revenue or retain a financial surplus to support the full cost of maintaining and replacing synthetic surfaces. As a result, the majority of clubs require the ongoing support of their land owner (generally Council), to continually provide quality infrastructure for community use.

The expected life of a hockey pitch, depending on level of usage, is between 10 and 12 years. It is expected that within a 30 year period a hockey pitch surface will need to be replaced at least twice. Replacement of pitch elements vary, from a number of years for highly used equipment such as goals, from 10 to 12 years at the time of surface replacement, through to 30 years for lighting poles and fixtures.

It will be important for LGAs to consider these future costs when structuring management and operating agreements and determining the usage fees and charges for the club and alternative hirers. The following information provides current high level life-cycle costs for key hockey pitch infrastructure and related elements over a 10 year period. These costs are in addition to the annual maintenance budget required for the facility.

Synthetic pitch surface replacement	\$500,000
Uplift and disposal of surface	\$35,000
Shock pad	\$75,000
Fence replacement	\$50,000
Goals	\$25,000
<b>Total replacement cost (after 10 years)</b>	<b>\$685,000</b>

# FUNDING OPPORTUNITIES

Maximising facility use and the ability to demonstrate increased participation opportunities and physical activity benefits through the development of a hockey pitch will be critical in being able to attract state government funding for the project.

Sport and Recreation Victoria (SRV) provide funding options that should be considered to support the development of a funding model for a hockey project. These include the Community Sports Infrastructure Fund Program and the Community Sports Infrastructure Loans Scheme.

**The Community Sports Infrastructure Funding Program (Major Facilities)** provides grants of up to \$800,000 for construction of sub-regional and regional level sports facilities. To strengthen the identified outcomes from this funding program, Councils are required to engage SRV and other key stakeholders as early as possible to develop proposals that strongly align with the fund. To be eligible for this grant the applicant must provide:

- Site specific plan / aerial map showing location of proposed project.
- Schematic Plans (site specific) developed with SRV and stakeholder input.
- Detailed area schedule for prefabricated/modular construction projects.
- Quantity survey, tender price or independent qualified expert report are required for projects with a total project cost over \$1 million.
- Evidence of confirmation of funding sources (e.g. council report confirming contribution, letter from council CEO or club bank statements).
- Environmentally Sustainable Design report(s) and budget.
- Project Management Framework.

Under this funding program SRV will provide \$1 for every \$3 contributed to the project from the local Council or other external funding providers. Other potential funding providers to the development of a new hockey facility to replace the planned closure of the Knox Hockey Pitch would be Knox City Council (via their capital works program) and the Knox Hockey Club who have access to a \$400,000 sinking fund.

It is recommended that a condition of any hockey club lease includes a requirement of the Club to contribute to a sinking fund for future facility replacement. To ensure the Club can meet these requirements and ongoing maintenance responsibilities a whole of facility financial model should be considered as part of the Clubs lease agreement.

**SRVs Community Sports Infrastructure Loans Scheme** provides organisations access to low interest rate loans between \$500,000 and \$10 million to deliver community sport and recreation infrastructure.

The Loans Scheme can fund 100 per cent of the total project cost and be secured in conjunction with a government grant, ensuring that any grant funding program ratios are still met with the required cash contributions.

Priority will be given to the projects that provide the greatest community benefit. Of particular relevance to hockey is that the Loans Scheme can be used for projects involving synthetic sports surfaces (including replacements) and new or upgraded community sport precincts, including sports fields and lighting. Applications will consist of three components. All components must be provided in order for an application to be deemed eligible for assessment. Applicants are required to complete the loan application form and provide a supporting business case.

External funding opportunities for hockey projects will be enhanced if the project can demonstrate sharing of facilities with other sports and activities. Maximising the use of the space and encouraging greater participation opportunities for females and junior or modified programs are generally looked on favorably.

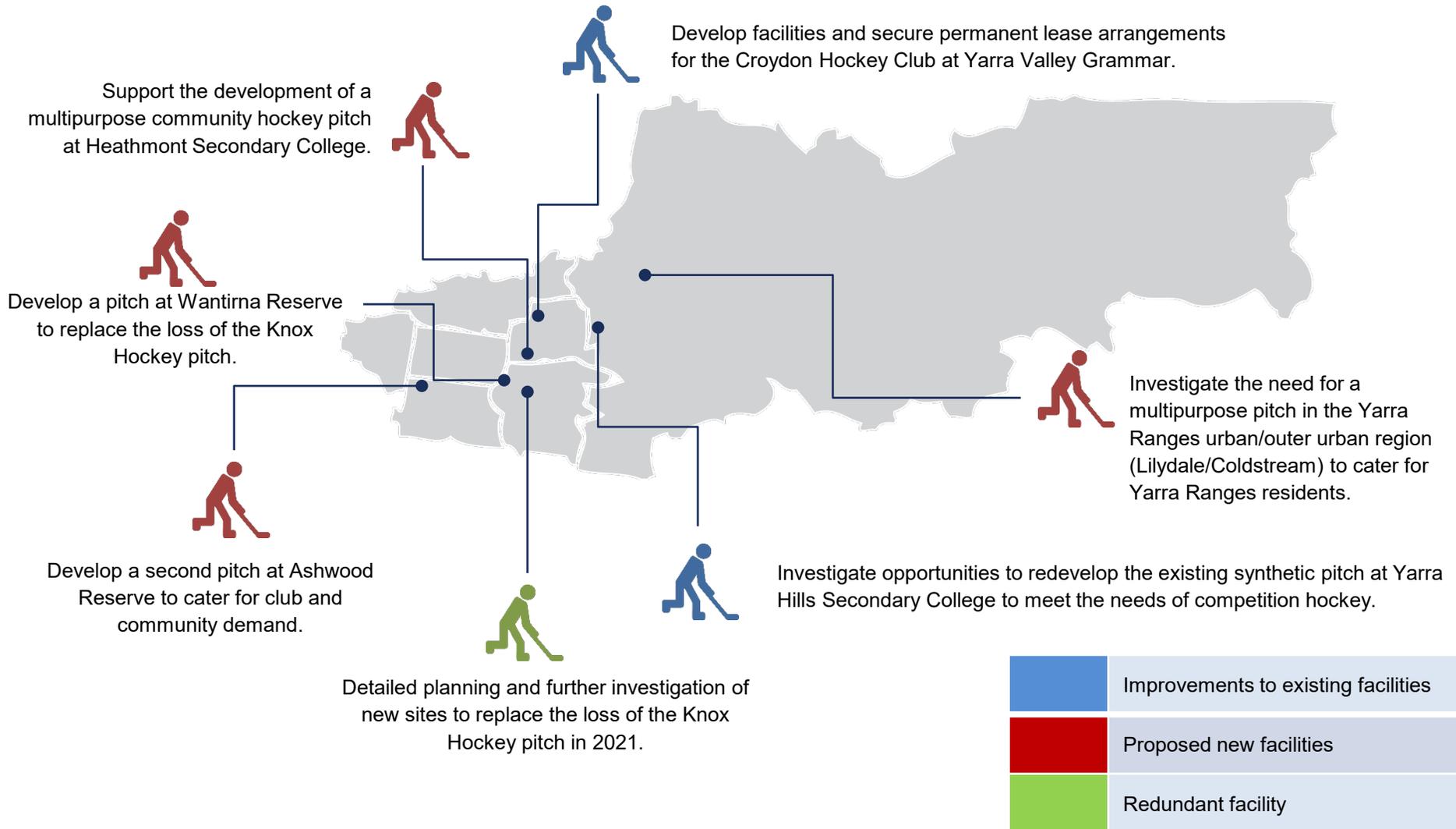
In regards to sharing a synthetic hockey pitch, lacrosse is considered a compatible sport due to its usage requirements. If demand in the area grows then the use of a new hockey facility may become a viable option for lacrosse. If this occurs, minor modifications to the pitch dimensions should be considered by the relevant LGA prior to development. Modified versions of lacrosse (e.g. Box Lacrosse) can also be played in smaller areas, similar to that of the hockey player development/training pitch.



**Section 5 -  
RECOMMENDATIONS**

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# SUMMARY OF PRIORITIES FOR HOCKEY IN THE OUTER EAST



# PRIORITY RECOMMENDATIONS: YEAR 1

The following strategic actions have been identified for the region and are considered critical to the successful planning, funding and delivery of hockey related projects within the Melbourne Outer East Region. It is recommended that all stakeholders in the Region acknowledge recommended actions and seek collaborative approach to their future delivery.

NO.	ACTIONS	TIMEFRAME	STAKEHOLDER RESPONSIBLE		
			INITIATE	DELIVER	SUPPORT
1.	Conduct further investigation, consultation and detailed planning for the development of a hockey venue to replace the Knox Hockey Club pitch at Knox School at one of the following preferred site options – Wantirna Reserve or Heathmont Secondary College. **	Year 1 (Immediate term)	Knox Council, Maroondah Council, Heathmont Secondary College	Knox Council, Maroondah Council, Heathmont Secondary College	Knox Hockey Club, Hockey Victoria
2.	Following agreement on the most suitable site for the Knox Hockey Club, develop a three-year relocation plan that includes a design and development program, funding model, management and operational plan, consultation and engagement process and costed design drawings.	Year 1 (Immediate term)	Knox Council, Maroondah Council, Hockey Victoria	Knox Council, Maroondah Council	Knox Hockey Club
3.	Establish stronger partnerships with the education sector and provide in principle support for the proposed future development of multi-use synthetic pitches, suitable for hockey competition at Heathmont Secondary College and Mt Lilydale College.	Year 1 (Immediate term)	Yarra Ranges Shire, Maroondah Council, Hockey Victoria	Yarra Ranges Shire, Maroondah Council	Department of Education and Training
4.	Undertake a feasibility study with the view to developing a sustainable funding and management model (capital and operational) for a second competition level synthetic pitch at Ashwood Reserve.	Year 1 (Immediate term)	Monash Council, Hockey Victoria, Waverley Hockey Club	Sport and Recreation Victoria, Monash Council	Hockey Victoria, Waverley Hockey Club
5.	Partner with the education sector to secure a longer-term occupancy arrangement for the Croydon Hockey Club at Yarra Valley Grammar School through the provision of upgraded player and spectator amenities.	Years 2 - 4 (Medium term)	Maroondah Council, Croydon Hockey Club	Maroondah Council, Yarra Valley Grammar School	Department of Education and Training, Hockey Victoria and Croydon Hockey Club

\*\* A new hockey pitch would ideally be developed on Council owned / managed land within the City of Knox and in a location easily accessible to existing Knox Hockey Club members.

# PRIORITY RECOMMENDATIONS: YEARS 2 - 4

NO.	ACTIONS	TIMEFRAME	STAKEHOLDER RESPONSIBLE		
			INITIATE	DELIVER	SUPPORT
6.	Undertake a localised feasibility study to determine a location, partnership opportunities and funding support for the future development of a full size synthetic multi-use hockey pitch with appropriate floodlighting and amenities in the urban area of Yarra Ranges.	Years 2 - 4 (Short - Medium term)	Hockey Victoria, Yarra Ranges Council	Sport and Recreation Victoria, Yarra Ranges Council	Hockey Victoria
7.	Secure a sustainable funding model (capital and operational) and deliver a new hockey venue to replace the loss of the Knox Hockey pitch at Knox School, which is scheduled to close in October 2021.	Years 2 - 3 (Medium term)	Knox Council, Hockey Victoria	Sport and Recreation Victoria, Knox Council, Maroondah Council	Hockey Victoria, Knox Hockey Club
8.	Subject to findings / recommendations of the Monash City Council Ashwood Reserve Feasibility Study, undertake detailed design for a second competition level synthetic pitch with floodlighting at Ashwood Reserve.	Years 2 - 4 (Medium term)	Monash Council, Hockey Victoria, Waverly Hockey Club	Sport and Recreation Victoria, Monash Council	Hockey Victoria, Waverly Hockey Club
9.	Engage with clubs to review existing occupancy arrangements and pitch schedules to determine available times to introduce social hockey formats to the region. Support Hockey Victoria marketing strategies to promote these new formats to existing non-hockey participants.	Years 2 - 4 (Medium term)	Hockey Victoria	Hockey Victoria	All Outer East Councils and Clubs
10.	Provide support, development and occupancy advice to the Heathmont Secondary College on the proposed development of their multi-use pitch. Floodlighting, player and spectator amenities and car parking must be provided for this pitch to be suitable for club use.	Years 2 - 4 (Medium term)	Hockey Victoria, Maroondah Council	Maroondah Council, Heathmont Secondary College	Hockey Victoria, Department of Education and Training

# PRIORITY RECOMMENDATIONS: YEARS 5 - 10

NO.	ACTIONS	TIMEFRAME	STAKEHOLDER RESPONSIBLE		
			INITIATE	DELIVER	SUPPORT
11.	Subject to the findings / recommendations of the Monash City Council Ashwood Reserve Feasibility Study and provision of funding, construct a second competition level synthetic pitch with floodlighting at Ashwood Reserve.	Years 5 - 10 (Long term)	Monash Council, Hockey Victoria and Waverly Hockey Club	Sport and Recreation Victoria, Monash Council	Hockey Victoria, Waverly Hockey Club
12.	Undertake a localised feasibility study to identify the need for a second pitch in Yarra Ranges that focusses on the Urban/Outer Urban areas of Yarra Ranges.	Years 5 - 10 (Long term)	Yarra Ranges Council, Hockey Victoria	Sport and Recreation Victoria, Yarra Ranges Council	Hockey Victoria
13.	Review hockey trends and re-audit existing facilities to obtain current participation, facility and demand information to inform future decision making.	Years 5 - 10 (Long term)	Hockey Victoria	Hockey Victoria	All Outer Melbourne East Councils



**Section 7 -  
APPENDICES**

# OTHER SITE ASSESSMENTS

The following nominated sites located within the study area were assessed against the agreed criteria to determine their suitability for the future development of a hockey facility. A copy of these site assessment can be provided following approval from the PCG.

## **Knox**

- Knox Regional Sports Park
- JW Manson Reserve

## **Maroondah**

- Quambee Reserve Horse & Pony Club
- Melba Secondary College
- Dorset Recreation Reserve
- Eastfield Park
- Greenwood Avenue

## **Yarra Ranges**

- Yarra Hills Secondary College
- Kilsyth Recreation Reserve

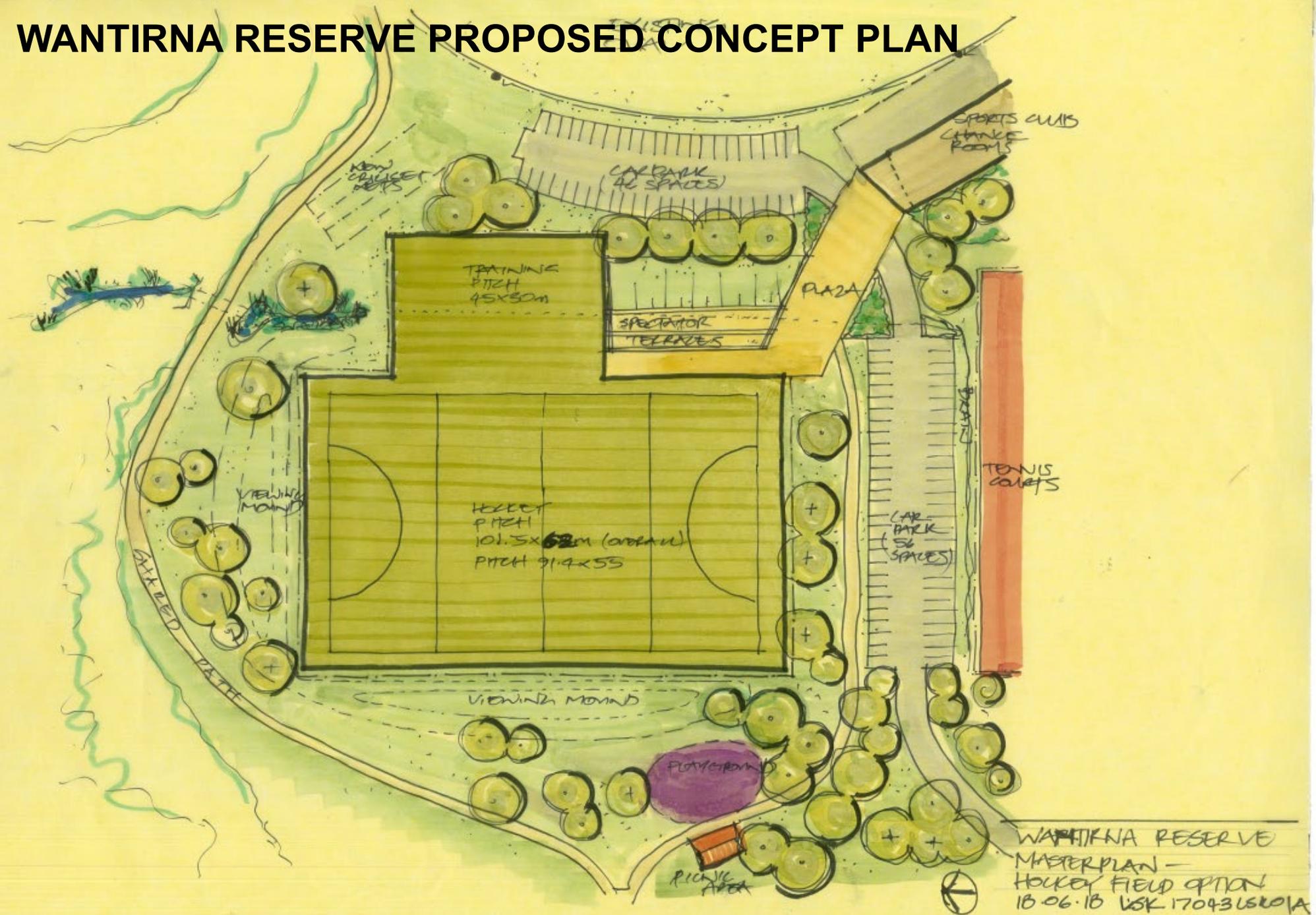
## **Monash**

- Drummies Bridge Reserve
- Gladeswood Reserve

# WANTIRNA RESERVE PROPOSED CONCEPT PLAN



# WANTIRNA RESERVE PROPOSED CONCEPT PLAN





# ASHWOOD RESERVE SCHEDULE – PITCH 1

Weekly Calendar - Pitch 1							
	Sunday, 1 May 11						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5 am							
:30							
6 am							
:30							
7 am							
:15							
:30							
:45							
8 am							
:15							
:30							
:45							
9 am							U13 Boys Hotshots
:15						U12 Boys Pennant v	
:30						Doncaster	
:45							
10 am						U10 Boys & Girls v	U15 Boys Hotshots
:15						Southern	
:30							
:45						Hookin2Hockey &	
11 am						Panthers	
:15							
:30							
:45							
12 pm							
:15							
:30						Men's PLR V Mentone	Men's PE V
:45							Greensborough
1 pm							
:15							
:30						Men's PL V Mentone	Men's PA V MCC
:45							
2 pm							
:15							
:30						Women's PL V Mentone	Men's PB V Altona
:45							
3 pm							
:15							
:30							
:45							
4 pm							
:15							
:30							
:45							
5 pm						Women's PLR V Mentone	
:15							
:30	U14 & U16 Shield Boys	U16 District & Pennant	U14 District & Pennant				
:45							
6 pm	Boys Goalkeeping	U16 Shield Boys	U14 Shield Boys & Girls	U12 Shield Boys & Girls	U14 Mixed Pennant v		
:15	Session				Mentone		
:30							
:45							
7 pm							
:15							
:30	45+CSE Masters v	Men's PL & PLR	Men's PA & PB	Men's PL & PLR	U16 Mixed Shield v Altona		
:45	Mentone						
8 pm							
:15							
:30	35+BSE Masters v				U14 Mixed Shield v		
:45	Hawthorn				Hockey Geelong		
9 pm			Men's PD, PE, PF, Met A				
:15							
:30							
:45							
10 pm							
:15							
:30							
:45							

# ASHWOOD RESERVE SCHEDULE – PITCH 2

Weekly Calendar - Pitch 2							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Sunday, 1 May 11							
5 am							
6 am							
7 am							
8 am							
9 am							U13 Girls Hotshots
10 am						U12 Girls Pennant v Knox	U15 Girls Hotshots
11 am						U12 Girls Shield v Brunswick	
12 pm							
1 pm						PL & PLR Warm up	Women's Pennant F V Frankston
2 pm							Women's Pennant A V MCC
3 pm							Women's Pennant D V Altona
4 pm							
5 pm							
6 pm	U14 & U16 Girls Shield	U12 Shield Boys & Girls		U10			
7 pm	Girls Goalkeeping Session	U16 Shield Girls	Women's PD, PE, PF & Met B	U12 District & Pennant	U16 Mixed Pennant v Knox		
8 pm	45+D Masters v Camberwell Blue	Women's PL, PLR & PA	Womens Masters v	Women's PL, PLR	U16 Girls Shield v Essendon		
9 pm			Womens Masters v				
10 pm							

# ABOUT THIS DOCUMENT

This study was commissioned by four of the seven Melbourne East Local Government Authorities (Maroondah City Council, Knox City Council, Yarra Ranges Council and City of Monash) after identifying a need to plan for the future provision of hockey across the Region.

Input and advice from the Project Control Group, consisting of representatives from the above organisations has overseen the development and delivery of this document, with support from Hockey Victoria and local clubs.

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