



WHITEHORSE  
CITY COUNCIL

# Nunawading Indoor Sports Stadium Advocacy Paper

NOVEMBER 2024





# The Project

The Nunawading Indoor Sports Stadium will be a contemporary regional indoor sports stadium in Melbourne's East supporting one of Australia's largest community sporting associations and other indoor sports including netball, volleyball, adaptive and emerging sports.



The new stadium will build on the successful legacy of the Nunawading Basketball Centre by supporting the diverse programming of the Melbourne East Basketball Association (MEBA) and other indoor sports users, including:

- Meeting the high participation demands for community basketball and other indoor sports, from entry to elite level.
- Hosting regional tournaments and events.
- Performance training hub for elite basketball athletes and teams.
- Supporting additional programs like SEDA College and Adaptive Sports.
- Adequate office space to support operations of the Melbourne East Basketball Association, SEDA and Special Olympics.

## PROBLEM



Participation Growth



Ageing and Insufficient Facility



Courts are at Capacity

## SOLUTION



New Multi Use Indoor Sports Stadium (10 courts).



Partnership with City of Whitehorse and State and Federal Governments in Funding and Delivery.

# Why is it needed?

Nunawading Basketball Centre needs to be redeveloped to meet the community's participation needs for the next 50 years.



## Participation Growth

- Participation will grow in line with population growth.

Whitehorse population will grow by

**+24%**

**178,639** (2023) **>>** **221,884** (2041)

Whitehorse basketball participation will rise

**9,000+** (2023) **>>** **13,000** (2041)



## Ageing and Insufficient Facility

- Centre is now 55 years old and no longer meets contemporary standards. Resulting in access, operational and safety issues.
- Non-compliant courts with insufficient run-off areas.
- Lack of spectator seating and amenities to host national and other major events.
- There are 51 indoor sports courts in Whitehorse. Additional courts will address shortfall of basketball courts and free up space in multi-use venues for other indoor sports.

Shortfall of basketball courts



**5**

(current)



**28**

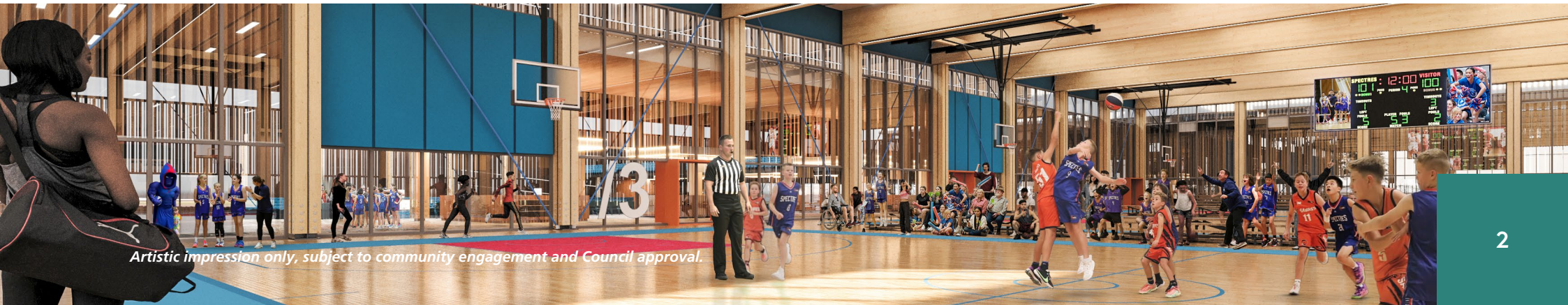
(2041)



## Courts are at Capacity

- The introduction of the NBL1 competition, new representative teams, new programs, expanded domestic competitions and inclusive and non-basketball programs has increased capacity pressures on the Centre.
- MEBA's ability to generate additional revenue for investment in community participation is restricted

The Centre is at capacity



Artistic impression only, subject to community engagement and Council approval.



# The New Facility

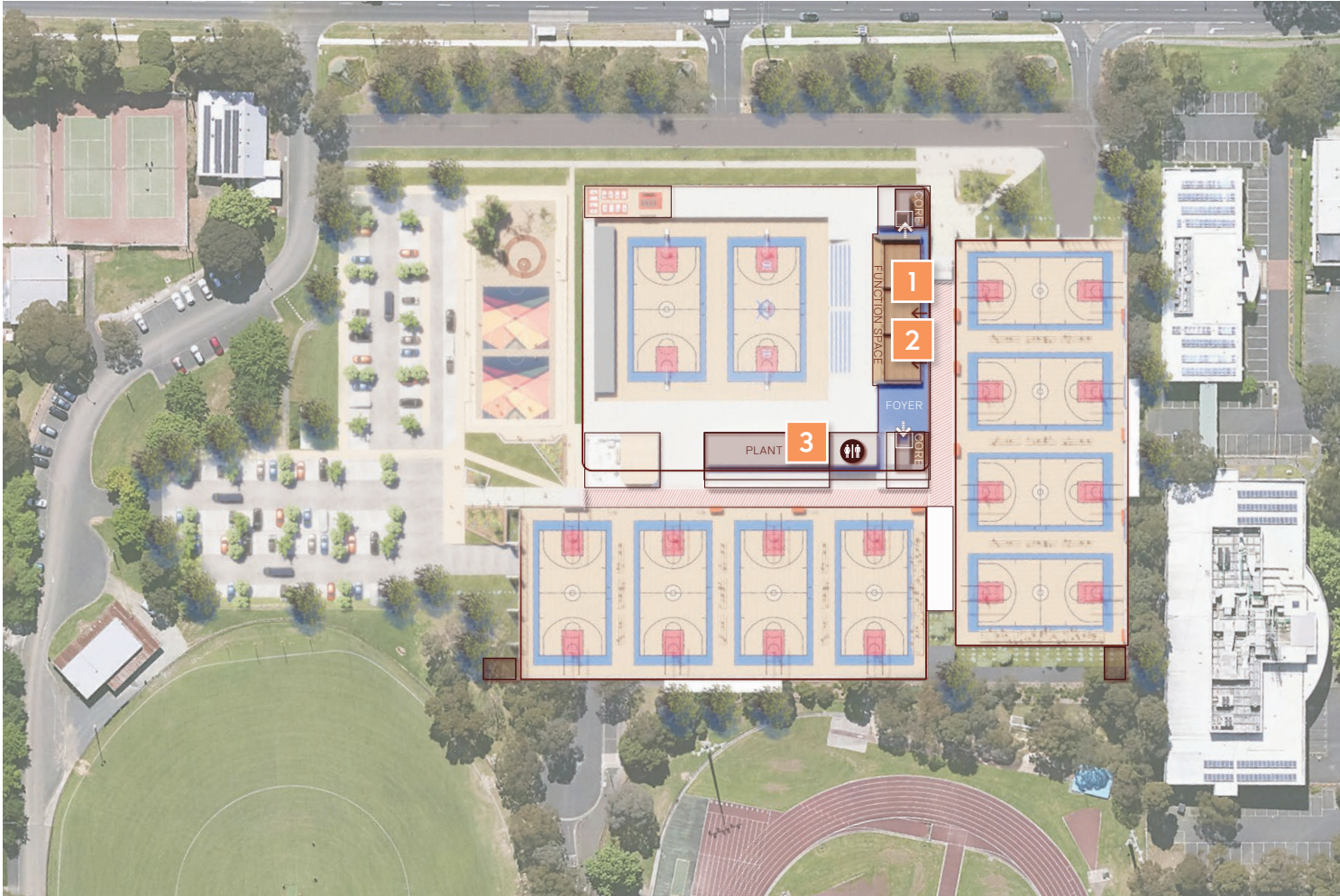


## Ground Floor

- 1 Activated forecourt to encourage casual social play
- 2 Front of house including foyer, reception, merchandise, administration, kiosk and lounge and first aid
- 3 Change room areas including community change rooms, show court change rooms, referees change room
- 4 2 court hall with show court with 300 permanent and 1000 retractable seating that supports elite competition, tournaments and events
- 5 380 car parking spaces including undercroft carparking and traffic study considering signalised intersection on Burwood Highway entrance
- 6 8 new compliant indoor multi-sports courts
- 7 Strength and conditioning gym.
- 8 Health and recovery medical rooms.



# The New Facility



## First Floor

- 1 Function room with capacity for 250 people that enables a range of community activities and supports elite competition.
- 2 Classroom/multipurpose room integrated with function room, that supports the SEDA education program.
- 3 Control operations, storage, plant rooms.



# How much will it cost?

The total project cost is estimated at \$100 million.

Below is a breakdown of high-level benchmark costs. A Quantity Surveyor is engaged and will be involved throughout the project's design stage.

ITEM	COST (\$)
Total Stadium Construction Cost (includes Contingency)	-
Fees and Allowances	-
Car Parks (includes Contingency)	-
Total Construction Costs (with car park)	-
Cost Escalation to Opening 2027	-
<b>Total Project Cost</b>	-





# How will it be funded?

\$65 million external funding request.

The new Nunawading Indoor Sports Stadium depends on the Whitehorse City Council's successful negotiation of State and Federal grants and funding allocations:



**\$35 million**

Council's maximum funding contribution



**\$65 million**

External funding requirement



## Project Status

- Masterplan endorsed, which shows how the new stadium integrates with the precinct.
- Feasibility study in development.
- Concept designs in development.



# What are the social and economic benefits?

Nunawading Indoor Sports Stadium will be a regional sporting destination delivering social and economic benefits to Melbourne East and strategically aligned to government policy.



## SOCIAL BENEFITS

The redevelopment will enable the strong and sustainable sporting program to continue and meet the growing population's needs.

The multi-use design will support opportunities for other indoor sporting codes, such as netball, volleyball, badminton and adaptive sports.

Participation trends show that people who play indoor sports meet the recommended physical activity guidelines, resulting in decreasing mortality rates from chronic diseases and obesity.

The Melbourne East Basketball Association serves a regional catchment, offering pathways for participation from grassroots entry to elite-level competition, including NBL1 South.

A new contemporary indoor sports stadium is needed now to maintain and grow this social benefit to the region.



## MELBOURNE EAST BASKETBALL ASSOCIATION

**20,000+**  
games played  
annually at NBC

**1,000,000+**  
visitors to the NBC

**13,111**  
members

**1,366**  
domestic teams

Nunawading Spectres –  
**46**  
Junior Representative Teams  
(VJBL)

Nunawading Spectres –  
**Youth League,  
Big V**  
(men's and women's)

**800**  
children in weekly  
development programs  
(Aussie Hoops and MEBA  
Head Start)

**450**  
average spectators -  
NBL1 South

**30**  
mixed ID-assisted  
competition

**900**  
children attending  
holiday camps

**SEDA**  
College Program

**800**  
coaches

**800**  
Team Managers

**170**  
Referees/Referee  
Supervisors

**19**  
Administration and  
Operational Staff



# What are the social and economic benefits?



## ECONOMIC BENEFITS

The social and economic cost-benefit analysis shows that over a 20-year period that for every dollar invested, there is **\$1.64** (7%) of benefits to the community. Key economic benefits are:



**\$208,677,695**

total primary benefits (health and economic) generated



**\$163,779,827**

net present value



**11,098,970**

regional visits over 20 years



**255**

(direct 204 and indirect 51) jobs supported during the construction of the facility



**10**

paid administration jobs supported once the facility is fully operational



## TOURNAMENT AND EVENTS - ECONOMIC BENEFITS

The Nunawading Spectres King's Birthday Weekend Tournament attracts players from across Victoria, interstate and international locations.

This tournament generates significant tourism and economic benefits to Greater Melbourne.

More Spectres Tournament games would capture an additional \$1 million in visitor expenditure annually.



**1,031**

teams



**10,500**

players



**248**

ongoing jobs



**\$68,347m**

gross revenue



**\$32.037m**

tourism and economic benefits



# How can we work together?

A partnership approach across Government and Sport is required.

The Whitehorse City Council will partner with the Melbourne East Basketball Association, Basketball Victoria and State and Federal Government to deliver the Nunawading Indoor Sports Stadium by 2027.

This will include the following:

