



BELLARINE (SECONDARY COLLEGE) SPORTS CENTRE EXPANSION BUSINESS CASE

Summary Report - November 2025



The report was prepared in conjunction with
the City of Greater Geelong.

SUMMARY



There is high demand for additional indoor courts on the Bellarine Peninsula

Bellarine Peninsula Basketball Association (BPBA) has demonstrated that participation has doubled in the past three years and there is a significant shortage of indoor courts to meet the growing demand for both domestic, representative and elite pathway programs. This participation growth and limited capacity of indoor courts on the Bellarine Peninsula is also highlighted in the City of Greater Geelong Indoor Recreation Facilities Strategy 2021 and Basketball Victoria State Facilities Plan 2021-2024.



Key stakeholders support this project

BPBA, the City of Greater Geelong, Basketball Victoria, Bellarine Secondary College, and the Victoria School Building Authority strongly support the indoor stadium expansion. The vision of a shared school and community use facility at the Drysdale campus maximises the use of the existing facility location with good accessibility to the growing catchment area.



The current three court facility is non-compliant and does not enable the BPBA to grow

There is a desperate need to access new indoor courts to meet local competition growth and aspirations for BPBA to grow their high-performance pathway programs.



Ability to attract major events to the region

The expanded facility would offer a six-court venue and 1,500-seat show court to attract major events such as Junior National Championships, Victorian Country Championships and potential NBL/WNBL games. These events would boost tourism and generate substantial economic benefits to the Bellarine Peninsula region.



Co-located sports facility in a thriving education, recreation and sports precinct

The Drysdale location is the ideal strategic location for more indoor courts. The site is located within a thriving education, sport, aquatic and cultural precinct, with good access for all residents on the Bellarine Peninsula.



The expanded Indoor Stadium will deliver high social and economic benefits to the region

There are many tangible social and economic benefits for this project. During construction and operations for the first 10 years, the project will create an estimated 120 jobs and generate \$20 million annual benefits to the region.



Economies of Scale – leveraging an existing high-profile site

Expanding the current three court facility to a six-court facility is a clever design to achieve economies of scale at a lower capital cost and enables the venue to scale up easily to meet the local competition and high-performance pathway program demands. The BPBA can also implement a more efficient operating model to drive greater participation outcomes for the region.

THE PROJECT

The Bellarine Sports Centre expansion business case builds upon the previous feasibility and planning work undertaken by the BPBA. The Association has reached operational capacity across ten different venues and needs to increase the provision of indoor basketball courts on the Bellarine Peninsula to meet the growing demand.

Since the 2019 Feasibility Study, the BPBA participation levels have grown by 30% and are exceeding their capacity of teams at the three-court home venue. The BPBA has partnered with the City of Greater Geelong (City) to undertake this Business Case to revisit the indoor stadium's expansion options.



Bellarine Sports Centre Site Context

The Bellarine Sports Centre is located within the Bellarine Secondary College site and has a Joint Use Agreement (JUA) with the BPBA. The aerial image shows the Centre within its immediate surrounds, noting the various educational, sporting, recreation, and leisure centres within the precinct.



Figure 1: Aerial Bellarine Sports Centre (Bellarine Secondary College)

WHY DO WE NEED AN EXPANDED STADIUM ON THE BELLARINE PENINSULA?

Due to ongoing population growth and increased indoor sport participation on the Bellarine Peninsula, there is a high need for additional indoor sport facilities. The proposed addition of three courts at Bellarine Sports Centre has been identified as a priority project by Basketball Victoria and the City of Greater Geelong.

Catchment Area Summary

The travel time catchment analysis estimates there are

87,573 people

within a 20-minute drive of the Bellarine Sports Centre, as shown in the catchment map below.

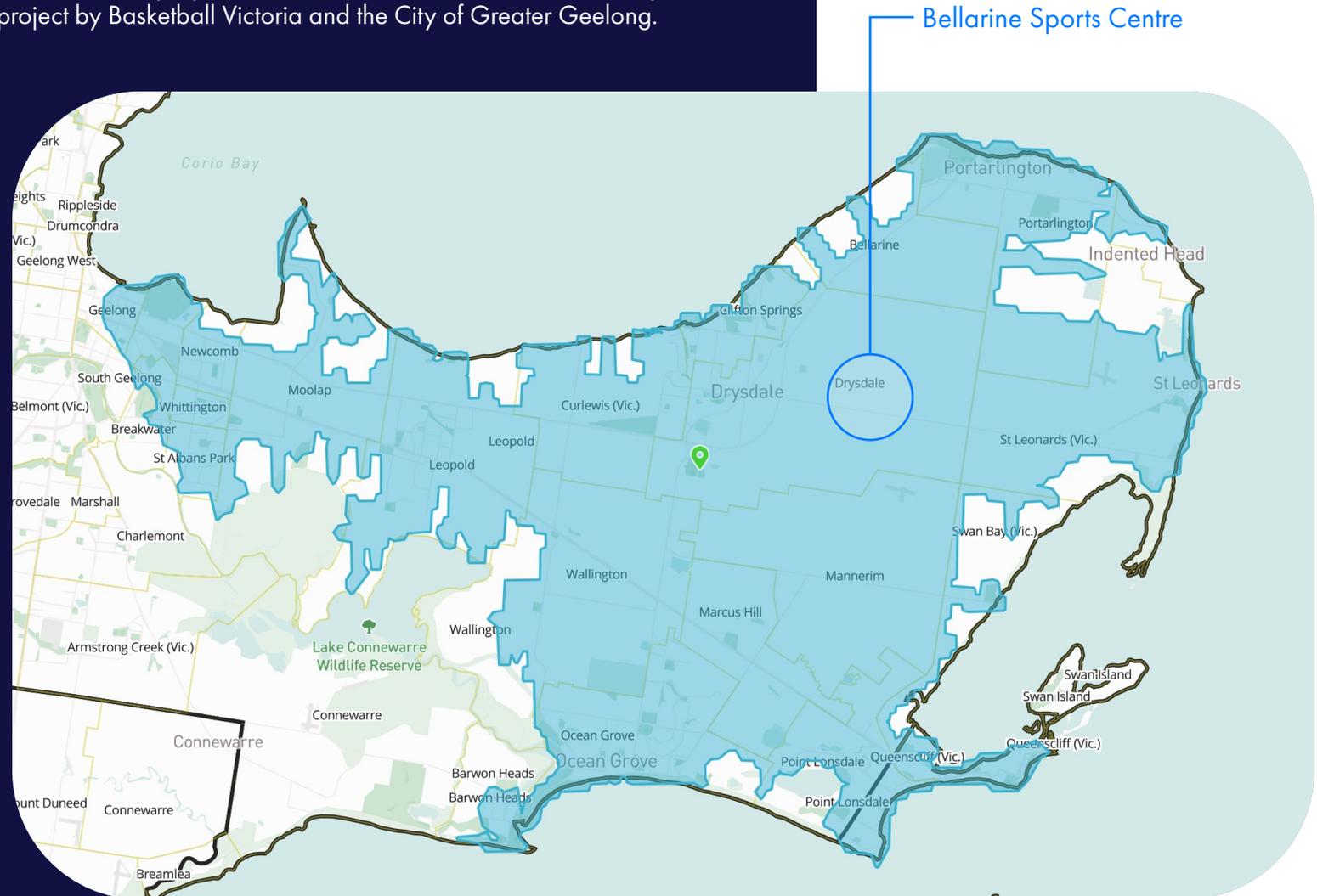


Figure 2: 0-20-minute Travel Catchment from Bellarine Sports Centre

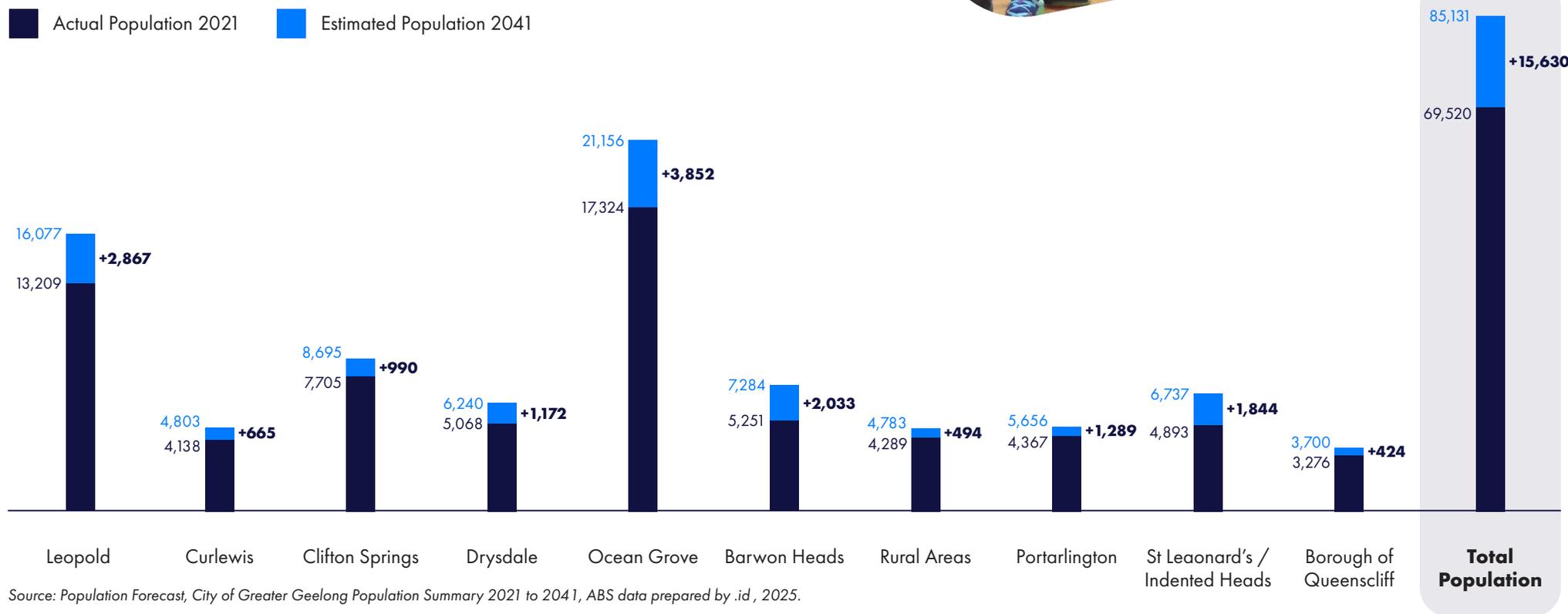


A second method of population demand was also reviewed. The suburb profile analysis captures age group and forecasted growth data for the following identified primary catchment suburbs on the Bellarine Peninsula:

- Leopold
- Curlewis
- Clifton Springs
- Drysdale
- Ocean Grove
- Barwon Heads
- Rural Bellarine Peninsula Areas
- Portarlington
- St Leonards/Indented Head
- Borough of Queenscliff.

Within these suburbs there were 69,520 people in 2021. This is forecasted to grow to 85,131 by 2041.

Figure 3: Current and Forecast Population in primary catchment suburbs on the Bellarine Peninsula



Source: Population Forecast, City of Greater Geelong Population Summary 2021 to 2041, ABS data prepared by .id, 2025.

Strategic Context Review

The expansion of the Bellarine Sports Centre is aligned with several strategic documents including:

- Basketball Victoria's Facility and Infrastructure Priorities 2024, which outlines plans to address the demand for basketball infrastructure, programs, and opportunities. Due to ongoing population growth and increased basketball participation on the Bellarine Peninsula, there is a high need for additional facilities. The proposed addition of three courts at Bellarine Sports Centre has been identified as a priority project.
- The City of Greater Geelong Indoor Recreation Facilities Strategy 2022 reviewed several critical issues and opportunities impacting on indoor facility provision. It includes a strategic plan to guide future infrastructure planning and development for indoor recreation facilities. Notably it identifies a shortfall of courts across the Geelong region including the need for 7 new courts in the eastern district, which includes the Bellarine Peninsula.
- The Drysdale Sporting Precinct Master Plan (2020) includes the expansion of the indoor stadium site on its western side, including an extended Peninsula Drive. This Master Plan layout supports the proposed development option to expand the indoor stadium with an additional three courts.



Basketball Victoria Facility Guidelines

Basketball Victoria recently launched (in June 2025) Australia's first comprehensive facilities guidelines, designed to address the state's critical court shortage and to support local governments and sporting associations with future indoor stadium planning and development projects. New participation data reveals the extent of basketball infrastructure shortfalls across Victoria, which suggests:



Victoria requires

220 additional courts

immediately to meet current demand.



The development of

22 courts

is needed each year until 2030 to keep pace with the growth of basketball participation.



Currently

25% of scheduled games

become manufactured byes due to insufficient court availability, which is resulting in less participation each week.

The design guidelines should be referenced to meet the minimum standards for contemporary basketball venue construction, design and redevelopment.

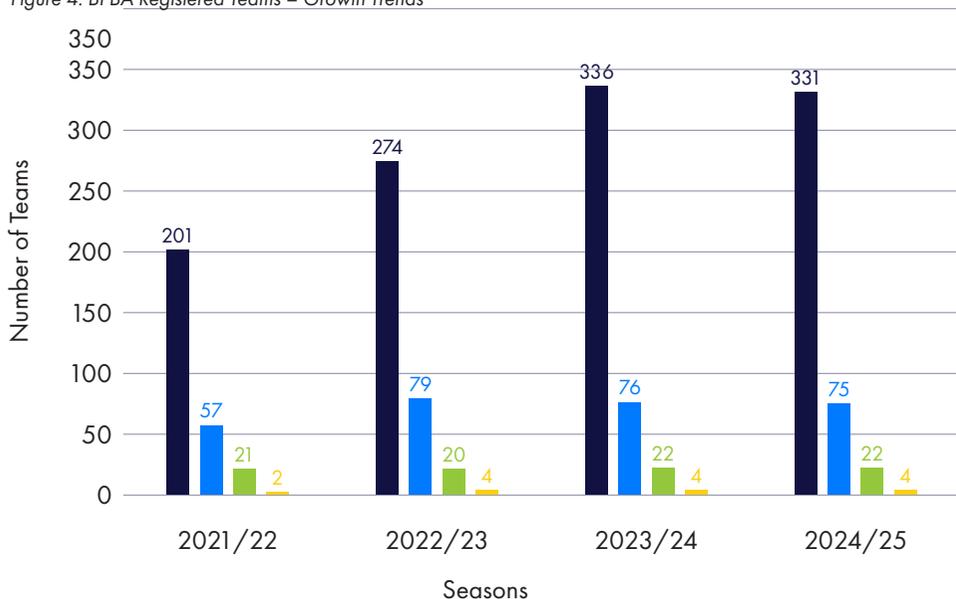
Bellarine Peninsula Basketball Association Review

The BPBA operates from the Bellarine Sports Centre, located at Bellarine Secondary College, Drysdale. The facility has three indoor courts, and a Joint Use Agreement (JUA) between BPBA, the school and the Department of Education is in place to manage BPBA's access arrangements.

The review of their participation data identified that:

- BPBA has a JUA with Bellarine Secondary College for use of the Bellarine Sports Centre from 4pm to 10pm Monday to Friday, 9am to 10pm Saturdays and 9am to 7.30pm on Sundays.
- In total the BPBA access up to 13 courts across the 10 different venues each week for domestic and representative team competitions and training. Important to note that 5 of the 13 courts used by the BPBA are located outside of the catchment area, so many participants are travelling long distances each week to access courts. The number of teams competing within the association has increased by 54% since 2020/21, increasing from 281 teams to 432 teams in 2023/24.
- This growth is attributed to the significant increase in participants, which has grown from 1,809 total participants in 2020/21 to 3,238 participants in 2023/24. Most participants are players, with junior domestic competitions being the largest program. The growth in teams over the last four years is displayed in the graph below.

Figure 4: BPBA Registered Teams – Growth Trends



■ Junior Domestic Teams ■ Senior Domestic Teams ■ Junior Rep Team ■ Senior Rep Team

The review of the BPBA financial reporting reveals the following:



The total income generated in the past four years has increased by 106% from \$640,187 in 2020/21 to \$1,318,590 in 2023/24. The three main income streams are game fees, registrations and the Bellarine Storm representative program.

\$640,187 in 2020/21 **+106%** **\$1,318,590** in 2023/24



The operating expenditure has followed a similar trend, increasing by 136% from \$561,811.21 in 2020/21 to \$1,328,199.86 in 2023/24

\$561,811.21 in 2020/21 **+136%** **\$1,328,199.86** in 2023/24



Increases in major expenses such as wages, referees, rent, canteen stock, and competition expenses reflect the sustained growth of the Association and the rising costs to service the high demand.

Stakeholder Engagement

Following are the key findings that were evident from the key stakeholder engagement:

- There is strong support for the Bellarine Sports Centre expansion from the City of Greater Geelong, Bellarine Secondary College and Basketball Victoria.
- The high demand and growth in basketball is being constrained by the lack of additional indoor courts on the Bellarine Peninsula.
- BPBA has had to place a limit on the number of junior representative teams, which is limiting some participant access to development pathways.
- BPBA cannot expand its Big V programs without the availability of more courts and a higher quality show court.
- BPBA aspires to join the NBL1 competition but requires a more contemporary facility that is compliant with Basketball Facility Guidelines and meets minimum standards for a show court.
- The western expansion concept designs were identified as the preferred option for the Business Case analysis, due to less impacts for the school and BPBA access during the construction phase.



Planning Considerations

Transfer of Land

The City of Greater Geelong (City) has the discretion to transfer land within the Drysdale Sporting Precinct to Department of Education Land, but would require:

- Agreement of land transfer by the City and Department of Education.
 - Community Joint Use Agreement Proposal.
 - Negotiation and fulfillment of a contract.
- Council endorsement of a report for land transfer.
- The transferred land to be used for its intended purposes for community sport and recreation and providing ongoing community benefits.

Road Realignment

The plans for the extension of Peninsula Drive and the upgrade of Belchers Road as per the alignment proposed in the Drysdale Sports Precinct Master Plan are still current and supported by City.

The challenges in the delivery of this upgrade that may impact on the proposed Master Plan and subsequent expansion of the stadium include:

- The upgrade of the road is critical with the increased development of the site.
- The road upgrade will consider parking for BPBA users.
- The site is within a mapped area of Aboriginal cultural heritage sensitivity as such a Cultural Heritage Management Plan will be required.
- The delivery of the road, or even the basketball stadium, will require the revocation of the current licence agreement for two private water mains that service properties on Belchers Road.

Joint Use Proposal

A Joint Use Proposal has been developed by Bellarine Secondary College and the BPBA to seek initial support for the Indoor Stadium expansion from the Victoria School Building Authority (VSBA). If funded, the VSBA would manage the construction phase of the expansion project.

WHAT IS PROPOSED?

The expanded Bellarine Sports Centre will provide for competition, training, high performance and event needs for the Bellarine Peninsula communities.

The business case has analysed two options for the facility expansion. They include a two-court and a three-court expansion design.

The proposed expansion areas will seamlessly integrate the existing three court facility at Bellarine Secondary College with two or three new fully compliant courts. The development will also add significant seating capacity to the venue, plus associated support infrastructure.

Key Components – Facility Expansion Areas



Two options - 2 new or 3 new fully compliant basketball courts



Show court configuration



Spectator seating – 500 fixed seats and 1,000 retractable seats



Function room overlooking show court



New amenities and change rooms



New entry, foyer, breakout areas and storage



New café and administration areas.

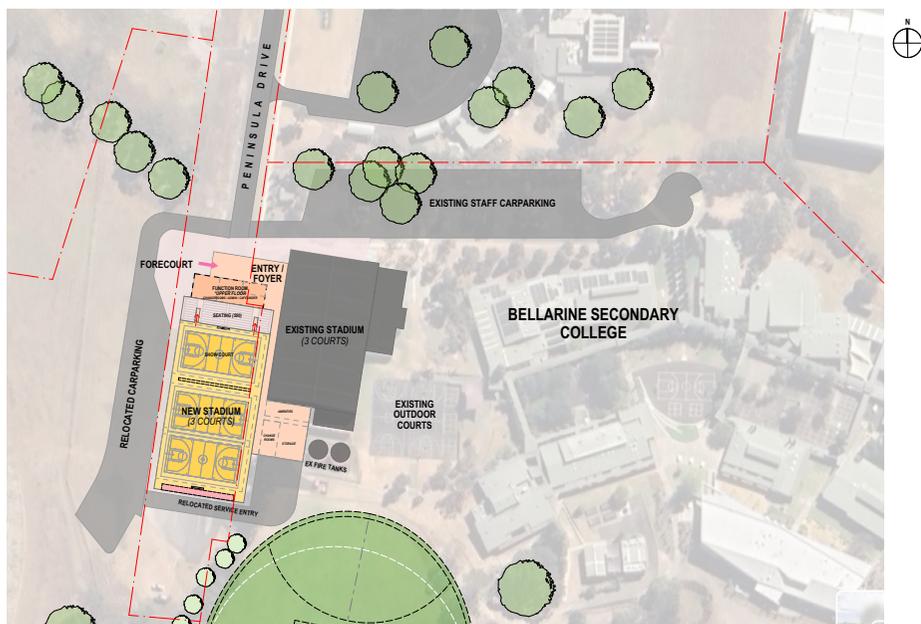


Concept Plan Options

The following site master plans show the positioning of the new expansion areas on the western side of the existing three court stadium on the Bellarine Secondary College campus.

Site Master Plan Options

Three Court Expansion Option – Site Master Plan



HB HB Arch architecture & planning
 Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of HB Arch.

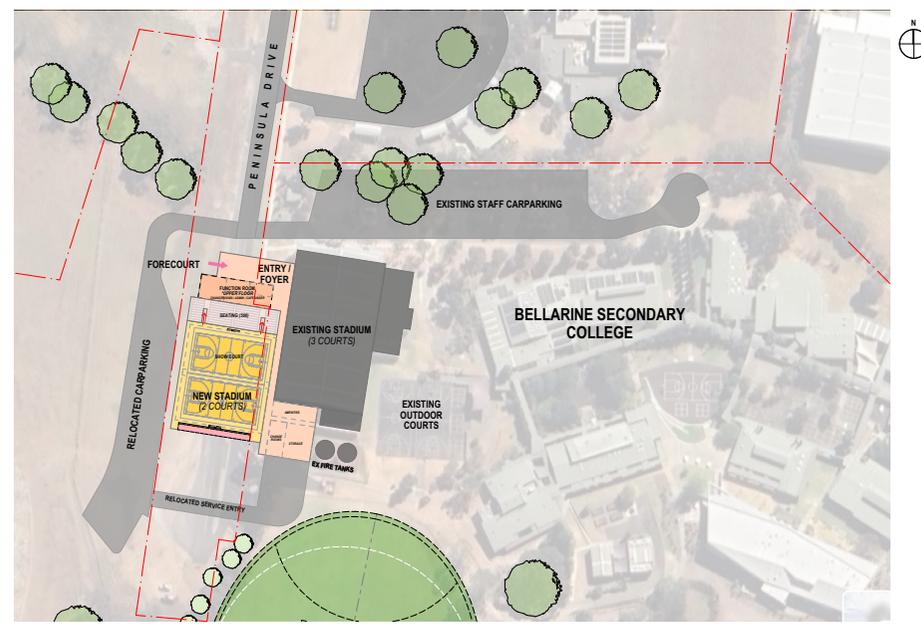
Bellarine High Ball Stadium

Stadium Masterplan - 3-Court Expansion Siting

Client City of Greater Geelong
 Scale 1:1000 @A3
 20/08/2025 Feasibility | Rev D

A1

Two Court Expansion Option – Site Master Plan



HB HB Arch architecture & planning
 Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of HB Arch.

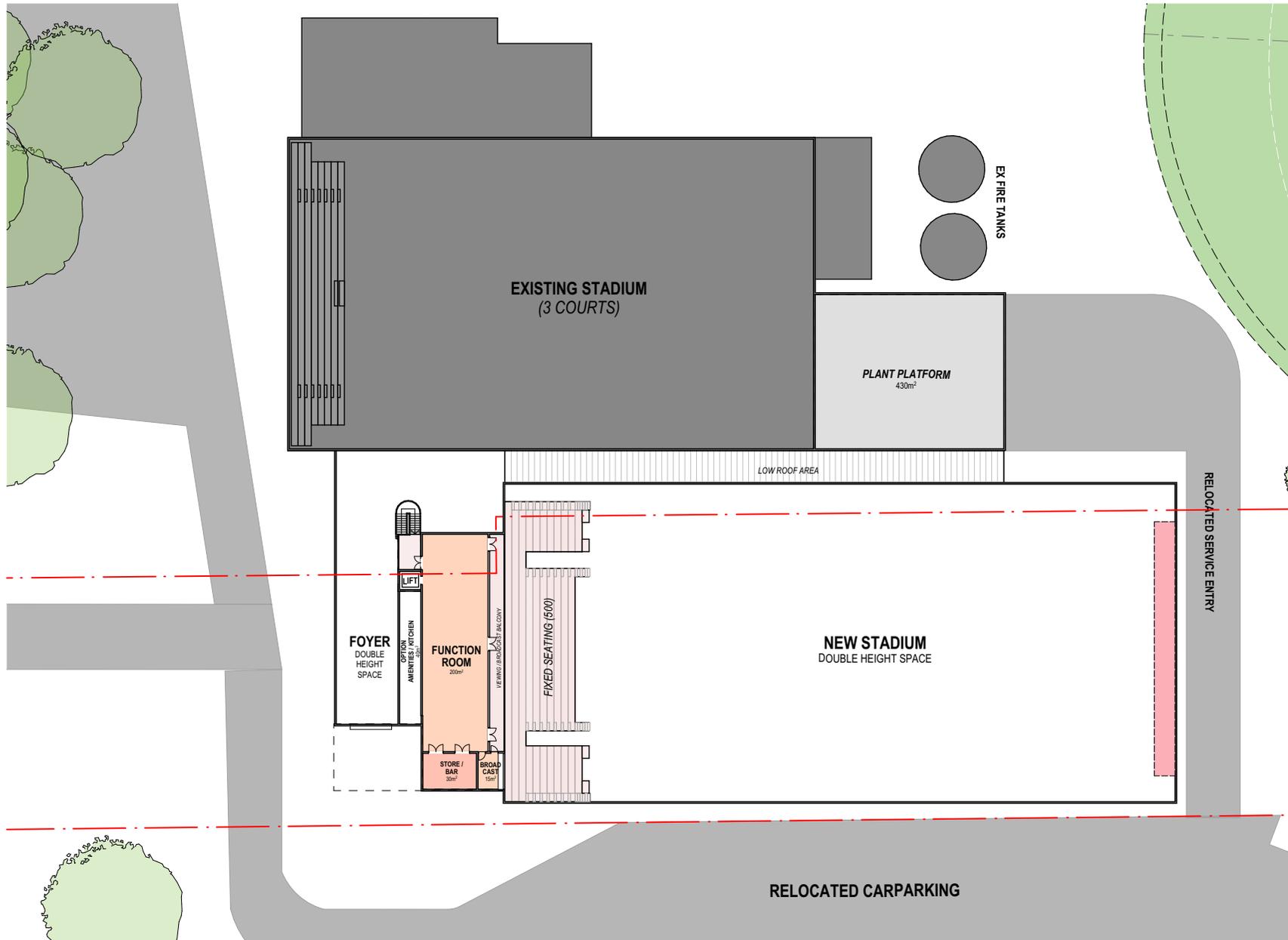
Bellarine High Ball Stadium

Stadium Masterplan - 2-Court Expansion Siting

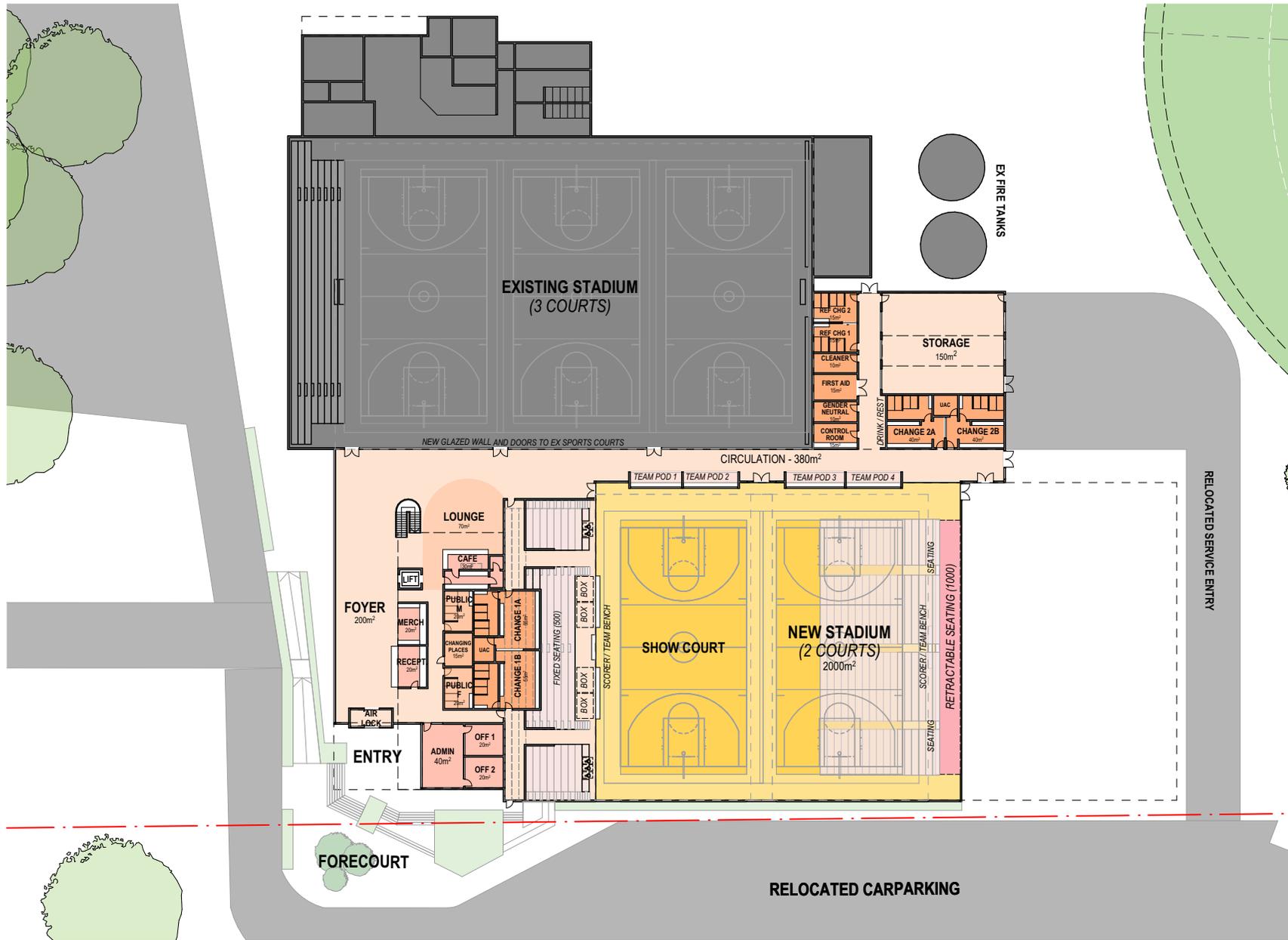
Client City of Greater Geelong
 Scale 1:1000 @A3
 20/08/2025 Feasibility | Rev D

A4

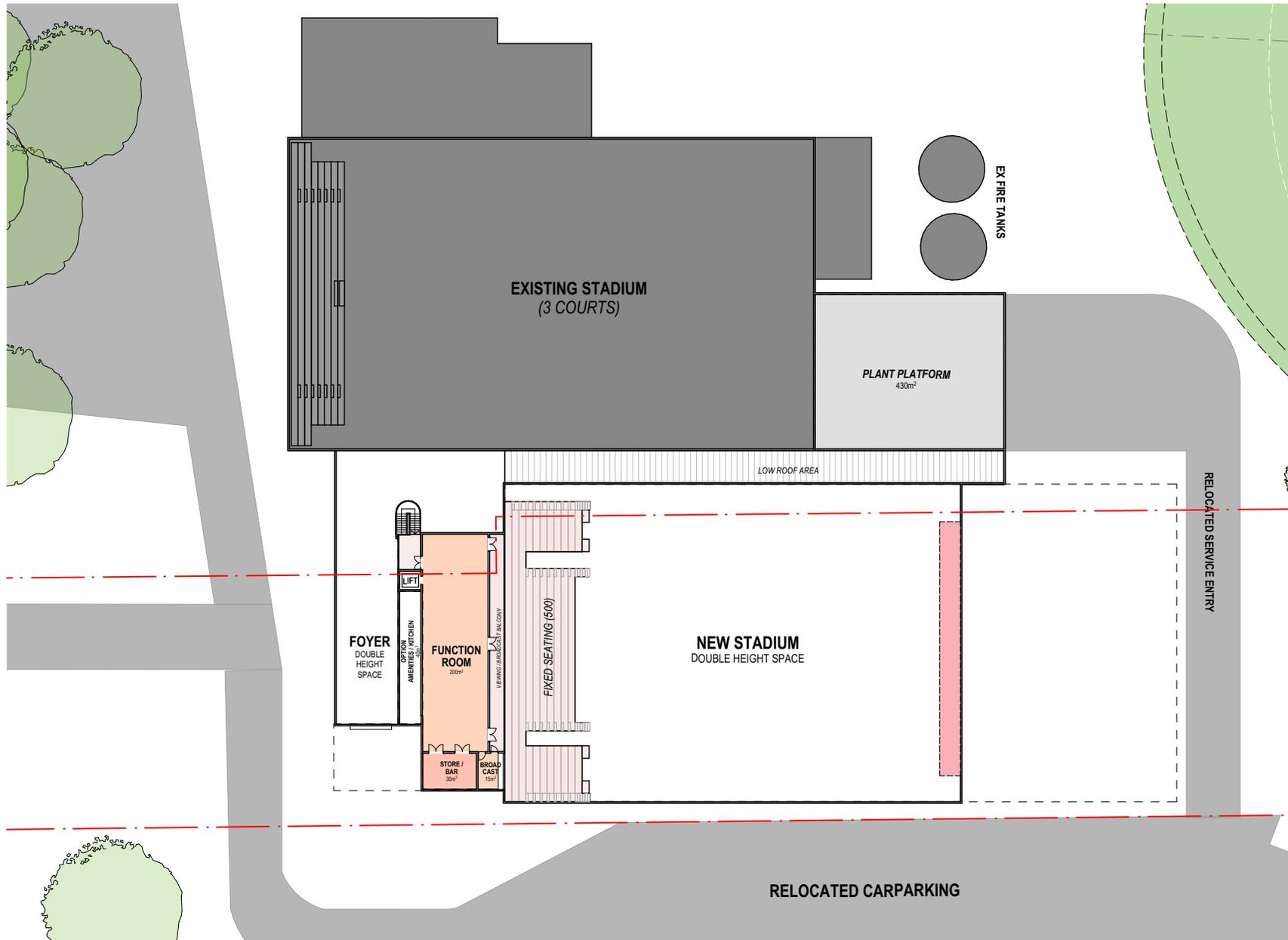
Three Court Expansion – Level One



Two Court Expansion - Ground Floor



Two Court Expansion - Level One



3D Render - Showcourt Image



3D Render - Retractable Seating Image



3D Render - External Image



WHAT WILL THE FACILITY COST?

Cost Plans

Quantity surveyors developed a capital cost report based on the two court and three court expansion concept design options. The cost plan considers the following:

- New building works.
- Works to existing stadium to integrate to the two buildings.
- External works and services.

The table below provides a high-level summary of the indicative cost plan.

Table 1: Indicative Capital Cost Estimate – October 2025

Cost Item	Two Court Expansion Option Cost Estimate	Three Court Expansion Option Cost Estimates
Total construction cost	\$29,036,998	\$32,903,858
Subtotal including contingencies and escalation	\$ 37,562,261	\$ 42,564,431
Subtotal other costs	\$ 3,828,739	\$ 4,303,569
Total Project Costs	\$ 41,391,000	\$46,868,000



WHAT ARE SOCIAL AND ECONOMIC BENEFITS?

Financial Operational Model

To understand the full operating performance for the facility, once the two and three court expansion areas are added, a financial operational model has been developed using assumptions agreed with BPBA.

The following table provides a high-level summary of the 10-year average financial projections for the association management model scenarios for a fully integrated five court and six court facility.

Table 2: Financial Models Summary – 10-Year Averages

Performance Indicator	Five Court Base Case 10 Year Averages	Six Court Base Case 10 Year Averages
Visitations	118,007	136,501
Revenue	\$1,288,788	\$1,489,804
Expenditure	\$1,014,562	\$1,073,677
Operational Performance (Net Result)	\$274,226	\$416,126

Note:

Does not include development costs such as capital cost repayments, depreciation, land tax, and Council rates.

The high-level summary shown in Table 2 provides the range of forecasted 10-year average performance outputs for the five court and six court base case models. The ranges of the key performance metrics are explained below:



118,007 – 136,501

The average annual visitations range from 118,007 (five court model) to 136,501 (six court model).



\$1,228,788 – \$1,489,804

The average annual total revenue ranges from \$1,228,788 (five court model) to \$1,489,804 (six court model).



\$1,014,562 – \$1,073,677

The average annual total expenditure ranges from \$1,014,562 (five court model) to \$1,073,677 (six court model).



Benefits Assessment Model

For accuracy with developing the high-level Benefits Assessment Modelling, refinements were made to the 10-year financial operational models to align the two court and three court expansion areas only with the capital costs for the two options.

Benefits Assessment Model Outputs

The following table provides a summary of the modelling outputs for the two court and three court expansion options.

Table 3: Benefits Assessment Model Outputs

Benefit Assessment Output	Measure	Two Court Expansion Option	Three Court Expansion Option
Social Impacts	Annual Average Visitations	53,802	78,676
	Total Visitations – 10 years	538,023	786,764
Construction Phase Impacts	Direct Construction Jobs	58.48	66.76
	Indirect Construction Jobs	14.62	16.57
	Total Construction Jobs	73.10	82.84
	Direct Manufacturing Jobs	23.41	26.53
	Indirect Manufacturing Jobs	5.85	6.63
	Total Manufacturing Jobs	29.27	33.17
	Total Jobs	102.37	116.00
	Regional Income Generated from Wages	\$12,704,653.68	\$14,396,534
Ongoing Operational Phase	Direct Operational Jobs	1.80	2.35
	Average Annual Regional Economic Benefit	\$418,811	\$578,060
	Total Regional Economic Benefit – 10 years	\$4,188,111	\$5,780,602
Ongoing Impact	Total Primary Benefits – 10 years	\$16,892,765	\$20,177,136
	Total Secondary Benefits – 10 years	\$90,334,081.85	\$132,097,662
Benefit Cost Analysis	Benefit Cost Ratio (4% Discount Rate)	0.91	0.93
	Net Present Value – Total Benefits (4% Discount Rate)	\$34,063,015	\$39,748,000

Benefit Cost Analysis

The high-level benefits cost analysis indicates the facility expansion project is estimated to deliver a Benefit-Cost Ratio of 0.93 (4% discount rate) for the three-court expansion or 0.91 (4% discount rate) for the two-court expansion.



