GOOLWA OVAL SPORTING PRECINCT MASTER PLAN

KEY FINDINGS & FINAL REPORT

November 2019

ALEXANDRINA

insideEDGE
sport and leisure planning

JPE

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The Goolwa Oval Sporting Precinct Master Plan Final Report provides an overview of current site issues and challenges and explores a range of potential improvement opportunities to meet the needs and demands of current and future stakeholders.

Key strategic focus areas for Goolwa Oval have been identified through extensive research, analysis, facility investigation, and stakeholder and community consultation.

This report also provides an overview of the background and key project drivers leading to the development of the Master Plan. A summary of local demographics and facility condition and compliance information have also been included as evidence to support proposed strategic directions.

A detailed summary of internal and external stakeholder consultation activities and findings is also provided.

To help Council achieve this vision a set of development principles have been proposed to guide Council's future investment into the improvement, enhancement and development of site facilities, infrastructure and landscape elements at Goolwa Oval.

1 | PROJECT BACKGROUND AND KEY DRIVERS

In 2016, Council completed a Master Planning process for the establishment of a regional recreation and open space hub with two concepts developed on land located immediately north of the Township, upon Glendale Grove, Goolwa. Due to slower than anticipated growth in this area, the Master Plan has not progressed any further.

To ensure all options are considered, Council has commissioned the development of a Master Plan on the existing Goolwa Oval complex – with a view to upgrade that complex for the next 10 to 20 year term.

Goolwa Township is located on the Fleurieu Peninsula and adjacent to the River Murray. Goolwa and the greater district service a population of approximately 26,500 people. The Council district overall captures approximately 1800 square kilometres.

Goolwa is one of two main regional service centres in the Council area, the other being Strathalbyn. Goolwa is well loved for its location by the River Murray and the sea, its rich indigenous and European history, and its strong local culture. Goolwa has experienced significant growth rates in recent years, and it is anticipated that by 2021 there will be approximately 10,000 people living in the township and on nearby Hindmarsh Island.

With these growth projections, and in particular the increasing number of younger and older local residents, Alexandrina Council is presented with many challenges and also opportunities in the future provision and management of recreational facilities.

Council has come some way in addressing this challenge through the production of a strategic plan for Goolwa entitled G02030 and a subsequent follow up report that specifically addressed open space and is entitled the *Goolwa Open Space and Recreation Strategy*. From these reports it has been identified that the community of Goolwa and its surrounding catchment requires a dedicated, multi-use and integrated recreational precinct.

The purpose of the Goolwa Oval Sporting Precinct Master Plan is to undertake targeted stakeholder engagement to develop a well-considered Master Plan for the Goolwa Oval that:

- Takes into consideration the needs, aspirations and future growth of existing sporting clubs and associations, and other relevant stakeholders for the next 10 to 20 years;
- Delivers a multi-functional shared sporting facility, with both male & female dedicated change / toilet facilities;
- Delivers facilities that will attract club, association, representative, State and other sporting and community events;
- Incorporates the recommendations of the Goolwa Stormwater Plan 2012; and
- Places Council in a favourable position to submit a funding application to the South Australian State Governments Grassroots Football, Cricket, and Netball Facility Program.

The Goolwa Oval Sporting Precinct Master Plan should aim to include;

- An integrated, multi-use sporting clubroom facility that caters for football, cricket, netball, tennis, hockey and other ancillary sports;
- Multi-use sporting clubroom facility options to be explored, including consideration being given to the Ausco modular building facilities;
- Upgraded & expanded tennis and netball playing courts;
- Upgraded & expanded cricket playing and training infrastructure;
- New dedicated lighting for all facilities;
- Provision of open green space containing gazebos, BBQ and seating furniture (where practicable);
- Dedicated visitor car-parking;
- Specific sports precinct signage; and
- Ancillary items as required.

2 | PROJECT METHODOLOGY

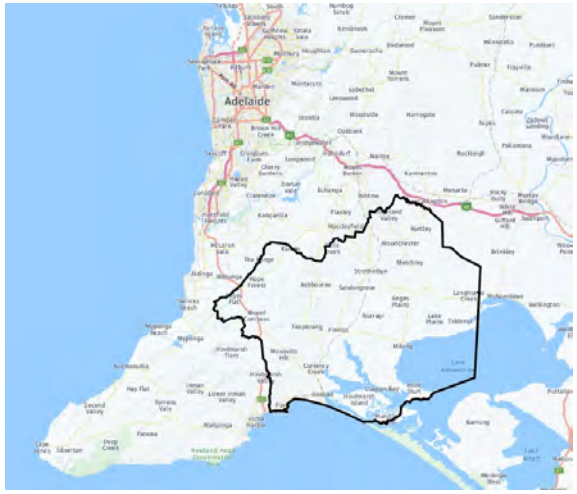
The Goolwa Oval Sporting Precinct Master Plan has been undertaken in four key stages, commencing in December 2018, with the Final Master Plan completed and endorsed in October 2019.

STAGE 1 | Project background & analysis	STAGE 2 | Stakeholder Engagement	STAGE 3 | Master Plan Development	STAGE 4 | Final Master Plan & Grant Submission
December 2018	**December 2018**	**February 2019**	**October 2019**
• Project commencement • Site inspections • Strategic Background review	• Site user workshop and survey • Consultation with the relevant State Sporting Bodies	• Master Plan visioning workshop • Draft Goolwa Oval Sporting Precinct Master • Council briefing • Stakeholder and community consultation	• Council briefing • Final Master Plan • Cost estimates • Council endorsement

3 | THE SITE

The project study area is confined to the Goolwa Oval Sporting Precinct, which is located in the Goolwa Town Centre within the Alexandrina Council area. It should be noted that the Bowling Club has not been included in the scope of this project but has been consulted to ensure any impacts are minimised.

The Goolwa Recreation Grounds Committee Inc holds the formal lease with Council for the use of the oval and surrounds for community sport and recreation.



Alexandrina Council Area

4 | INTRODUCING THE SITE USERS

The existing site users of the Goolwa Oval Precinct were consulted and involved throughout the development of the Master Plan. A summary of each site user and their membership is outlined below.

Goolwa Port Elliot Football Club
- 325 registered players
- 109 senior male players
- 31 senior female players
- 140 junior male players
- 45 junior female players
- Over the next 5 years player numbers expected to increase by up to 20%

Goolwa Tennis Club
- 100 registered players
- 34 senior male players
- 26 senior female players
- 22 junior male players
- 18 junior female players
- Over the next 5 years player numbers expected to increase more than 20%

Goolwa Lions Club
- 35 members
- The Lions Club of Goolwa was chartered back in 1979, and has been committed to serving our community ever since
- They use the site to hold their auctions and book shop

Goolwa Cricket Club
- 94 registered players
- 60 senior male players
- 4 senior female players
- 25 junior male players
- 5 junior female players
- Over the next 5 years player numbers expected to increase by up to 10%

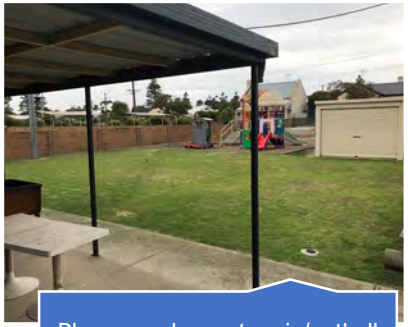
Goolwa Netball Club
- 170 registered players
- 70 senior female players
- 100 junior female players
- Over the next 5 years player numbers expected to increase by up to 20%

Goolwa Hockey Club
- 67 registered players
- 10 senior male players
- 22 senior female players
- 15 junior male players
- 20 junior female players
- Over the next 5 years player numbers expected to increase by up to 20%

Goolwa Croquet Club
- 18 registered players
- 3 senior male players
- 15 senior female players
- Over the next 5 years player numbers expected to increase by up to 20%

5 | EXISTING SITE PLAN & CONDITION

Tennis/netball courts



Playground near tennis/netball courts

Tennis/netball clubroom

Cricket training facility

Player amenities

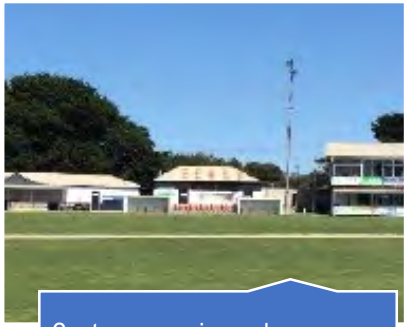
Football/cricket clubroom

Massage room

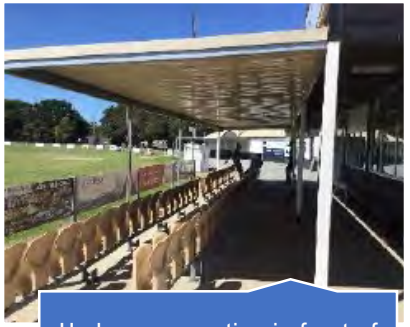
Stair access to the clubroom

Outdoor maintenance shed

Public toilet block located behind the clubroom



Canteen, umpires, changeroom and clubroom buildings



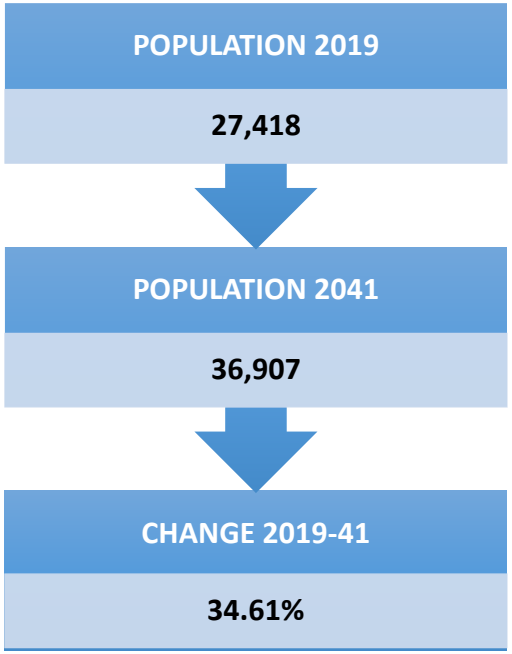
Undercover seating in front of the clubroom

6 | THE ALEXANDRINA COMMUNITY

The information below provides a summary of current and future demographic information and population projections for the Alexandrina Council. This information will help shape the recommendations for the Goolwa Oval Sporting Precinct Master Plan and the importance of providing accessible, informal and targeted sport, recreation and leisure opportunities for the current and future community.

POPULATION AND AGE:

- The Census usual resident population of the Alexandrina Council in 2016 was 25,873, living in 15,402 dwellings with an average household size of 2.26
- 48.7% of the population are male with the remaining 51.3% being female. 89.7% of residents are Australian citizens.
- 1.5% of the population identify as being Aboriginal or Torrens Strait Islander which is lower than the Regional SA average of 4.1%
- Analysis of the age groups of Alexandrina Council in 2016 compared to Regional SA shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).
- Overall, 18.9% of the population was aged between 0 and 17, and 36.8% were aged 60 years and over, compared with 21.3% and 29.2% respectively for Regional SA.
- From 2011 to 2016, Alexandrina Council's population increased by 2,179 people (9.2%). This represents an average annual population change of 1.77% per year over the period.
- The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:
  - Seniors (70 to 84) (+998 people)
  - Empty nesters and retirees (60 to 69) (+559 people)
  - Older workers and pre-retirees (50 to 59) (+346 people)
  - Elderly aged (85 and over) (+247 people)
- The Alexandrina Council population forecast for 2019 is 27,418 and is forecast to grow to 36,907 by 2041.



Source: forecast.id.

7 | STAKEHOLDER CONSULTATION

In order to identify and understand the scale and depth of site issues and functional constraints at the Goolwa Oval Sporting Precinct, and to highlight future usage needs and requirements, preliminary consultation with site users and stakeholders was conducted in December 2018. Key stakeholders included in the development and identification of Master Plan issues and opportunities included site sporting and community clubs and relevant peak sporting bodies. A summary of findings can be found on the following pages.

SITE STRENGTHS

- Central location – close to town and easy for kids to access
- NW/SE aspect – good viewing
- Carparking for Lions club adequate
- Surface of oval, court upgrade, playground facilities
- Clubs working together well, overcome disadvantage of poor facilities
- Safe and contained site
- All key sports are in the same location which is good for families
- Site hosts community groups such as lions and meals on wheels.
- Oval good facility for community events
- Multi-purpose/community use
- Flexibility of land/expansion

SITE ISSUES AND CONSTRAINTS

- Facilities and amenities are insufficient and outdated with high maintenance costs / facilities aren't efficient
- Facilities and amenities do not comply with the relevant sports facility guidelines
- Poor disabled access
- Toilets need upgrading/ no disabled toilet
- Poor public lighting/oval lighting
- Grounds and security fencing
- Trees

SITE ISSUES AND CONSTRAINTS cont.

- Viewing elevations
- Parking
- Changerooms
- Lack of storage for equipment and oval maintenance equipment
- Croquet has no dedicated playing area – uses the main oval
- Car Parking across the site / bowling club area especially when the oval is in use
- Location of playground and size
- Dust from driveway around the oval / driveway very narrow in places
- Unsafe building – asbestos, stairs, roof and ceiling
- Lack of toilets – sceptic not standard
- Water retention area a risk for children
- Not enough courts to meet current and future growth for netball and tennis
- Wear and tear on oval due to high usage/drainage
- Current space badly planned, does not allow for growth/expansion / poor use of space
- Clubs are losing players due to better facilities elsewhere
- No all-weather purpose spectator viewing areas/facilities
- Don't have best purpose, united /financial or governance structure for future planning, fundraising or maintenance
- Car safety, walkways / crowd safety

PRIORITIES AND OPPORTUNITIES FOR THE SITE

- Unisex changerooms (flexible in design i.e. 2 large ones that can turn into 4 smaller ones)
- Football facilities that comply with the current facilities guidelines (i.e. trainers, umpire rooms, storage, coaches boxes)
- Warm up space for AFL
- Centralised playground
- Adequate storage (individual clubs and oval maintenance equipment)
- Undercover viewing outside/ inside viewing behind glass
- Solar/rainwater tanks
- Large social space in the shared facility for approx. 250 people but with the option to spilt the rooms to make smaller
- Upgrade lighting for both AFL/Cricket
- Electronic scoreboard
- Flexible spaces that can be hired out for revenue/commercial opportunities
- Gym
- New cricket nets that have power and lights
- Group all courts together and have a total of 8 courts (including 1 show court)
- Shade over the courts preferable
- Dedicated croquet greens with bench seating
- Improved entry and exit – add in a second option
- Improve car parking
- Improve signage especially on the main street

Each site user was asked to provide their top 3 priorities they would like to see as part of the development of the Master Plan. The responses are outlined in the adjacent table. Please note that the Goolwa Lions Club did not provide a response.

Football Club:
1. Cost effective building to ensure we get all the necessary extras e.g. Lights, nets behind goals, scoreboard
2. Facilities that are disability friendly and able to cater for people of all ages and genders
3. Having hockey off the main oval and to a standalone facility with synthetic surface

Cricket Club:
1. A separate clubrooms as we currently have with better viewing facilities
2. New practice facilities in new area of oval complex (completed before current nets removed)
3. Temporary building available during construction. Storage facilities put in early in construction phase

Hockey Club:
1. Own club rooms/facilities
2. Own Pitch/es
3. Synthetic Playing surface

Netball Club:
1. Additional courts, at a quality to host regional comps and increase weeknight participation
2. Club facilities, toilets, change rooms, ambulant access
3. Ability to be self sustaining and create a sporting club focus to generate shared income

Tennis Club:
1. Under cover courts shared with netball with 1 show court
2. 8 courts (1 extra than we currently have)
3. Shared use facility building

Croquet Club:
1. Improved playing/court surfaces (2)
2. Storage shed for equipment.
3. Up graded toilets

8 | FACILITY COMPLIANCE

This section of the report considers current hierarchy levels and facility development guidelines recommended by the relevant sport facility guidelines and provides an overview of compliance for all on and off field facilities at Goolwa Oval specific to each sport. Green boxes denote compliance and red non-compliance against sporting guidelines and hierarchy levels. Hockey and Croquet were not assessed due to non-permanent infrastructure at the site. Full audit reports can be found in appendix 1.

CRICKET

Pitches and playing field compliance

Venue class	Required field orientation	Actual field orientation	Minimum field dimensions	Actual field dimensions	Min. pitch width	Actual pitch width
Community Club (home ground)	North / South	North / South	50m radius	55m	2.4 - 2.8m	1.98m

Outdoor training facility compliance

Required net orientation	Actual net orientation	Minimum no. of pitches (synthetic)	Actual no. of pitches (synthetic)	Minimum pitch width	Actual pitch width
North / South	North West / South East	3	3	2.4m	1.83m

FOOTBALL

Oval and Main pavilion

Venue class	Oval Length (135-185m)	Oval width (110 – 155m)	3m boundary run off	Number of change rooms	Actual number of change rooms	Required change room size	Actual change room size	Required amenity size	Actual amenity size	Amenity guideline	Actual amenity
Local	165m	115m	Yes	2	2	45-55m2.	<45m2	25 m2.	<24 m2.	Lockable shower cubicles	No

TENNIS

Run off compliance						
Venue class	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts
Local	5.48m	6.57m	3.05m	4.5m	3.66m	7.7m

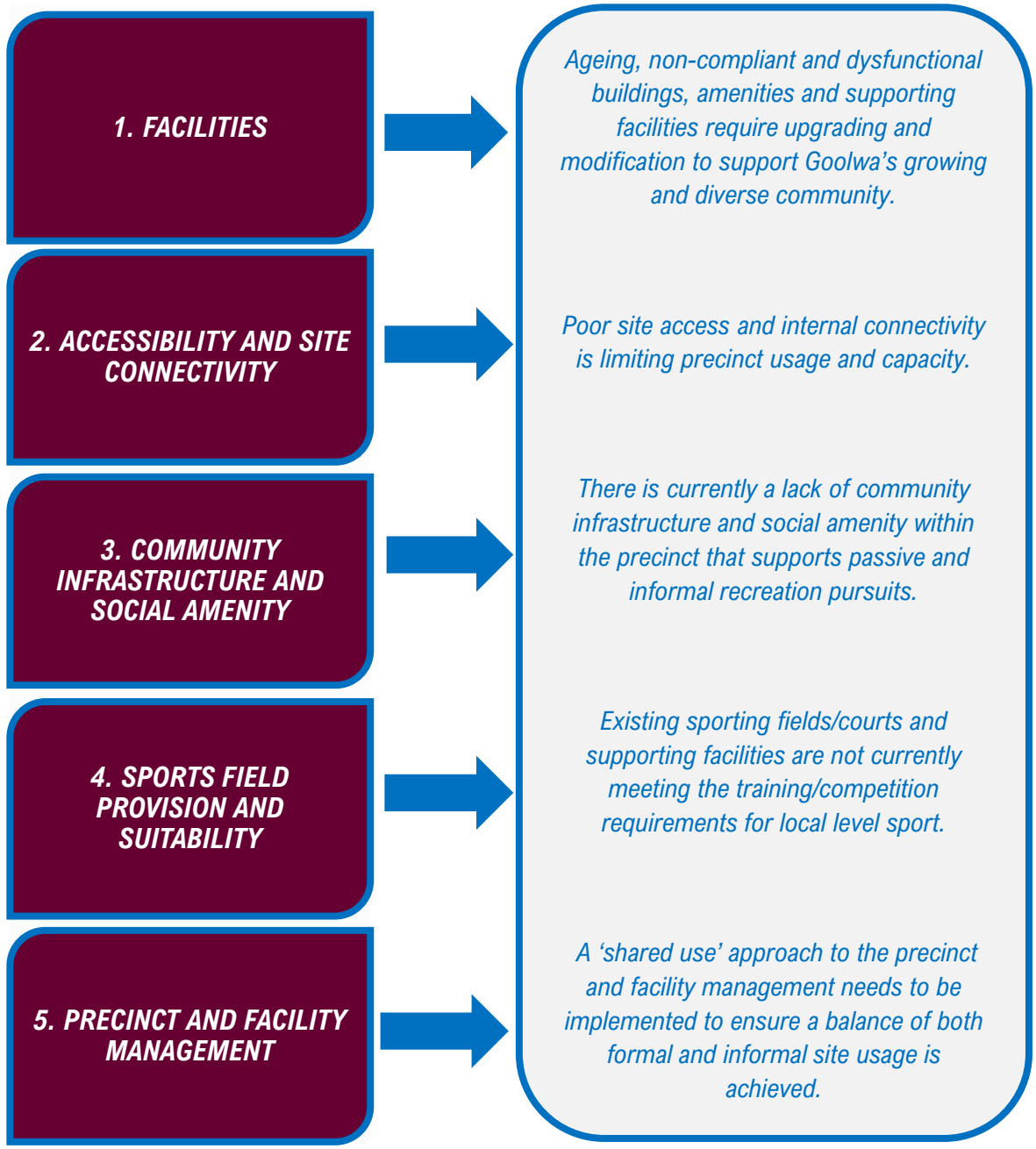
NETBALL

Run Off Compliance								
Venue class	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts	Required court orientation	Actual court orientation
Local	3.05m	>3.05m	3.05m	< 3.05m	3.66m	<3.66m	North/ South	North/ South

9 | KEY MASTER PLAN THEMES

To assist Council and stakeholders achieve the future vision for Goolwa Oval Sporting Precinct, the following development principles are proposed. These principles have been developed based on discussions with Council, site users and facility condition inspections.

The following five themes will help guide the future planning and design of the Goolwa Oval Sporting Precinct Master Plan.



10 | THE DRAFT MASTER PLAN

The Master Plan has been designed to cater for the site users, with the aim to develop a plan that will provide a coordinated and strategic planning approach to the provision and development of sport and recreation infrastructure at Goolwa Oval Sporting Precinct. The Master Plan reflects a long-term vision for the site, responding to the needs of both the site users and the community. The Master Plan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of the Council and other key stakeholders.

In summary the Goolwa Oval Precinct Master Plan proposes to provide:

- a new centralised multi-purpose community sporting facility that caters for all site users and includes unisex changerooms, community social spaces, player and spectator amenities, storage and more.
- 4 new tennis and netball courts
- new public amenities such as shade structures, seating and playspace
- a fitness track around the retention basin which includes fitness equipment and interpretative art
- a new Lions Club Bookshop
- a new cricket practice facility
- enhanced multi-purpose green space areas with new trees and vegetation
- formalised road and path networks throughout the site
- New lighting for the precinct sports fields, courts and surrounds

Due to insufficient space for additional hockey pitches within the precinct, it is recommended that further investigations and planning be undertaken to provide suitable playing fields for the Goolwa Hockey Club at an alternative location long term. This should include the feasibility into a synthetic pitch.

DRAFT MASTER PLAN

LEGEND

- FOOTBALL
- CRICKET
- PRACTICE NETS
- HOCKEY
- NETBALL
- TENNIS
- LAWN BOWLS
- CROQUET
- SHARED IRRIGATED OPEN SPACE
- PLAYGROUND
- SEATING
- SHELTER
- PUBLIC ART TRAIL
- FITNESS TRACK WITH STATIONS
- WETLAND / RETENTION BASIN
- LIONS SHED
- CAR PARKING
- PEDESTRIAN ENTRY
- CYCLIST ENTRY
- VEHICLE ENTRY
- LIGHTING UPGRADE / CCTV

- SCOPE BOUNDARY
- FENCELINE
- GATEWAY
- RAILWAY LINE

11 | COMMUNITY CONSULTATION ON DRAFT MASTER PLAN

Between the 5 September 2019 and 3 October 2019, Council undertook engagement with the community on the Goolwa Oval Sporting Precinct Master Plan.

Alexandrina Council collected views of the community via:

- Council's online MySay Alexandrina website
- Drop-in session held at the Goolwa Oval Clubrooms on 19 September 2019
- Email and post submissions

Static displays of the draft Master Plan were also displayed in the foyer of Councils Administration building and the Goolwa Oval Clubrooms.

Approximately 30 people attended the drop-in session held at the Goolwa Oval Clubrooms on 19 September 2019. Another 142 responses were received during the community consultation period via the MySay Alexandrina website.

75.4% of respondents outlined that they were either satisfied or very satisfied with the Draft Master Plan overall, with another 10.5% being neutral (14% dissatisfied or very dissatisfied).

A summary of the comments received during the consultation period are outlined in the adjacent table as well as the response and/or recommended change to the Master Plan.

The Consultation Summary Report can be found in appendix 2 for more information.

ISSUES	RESPONSE
Provision of car parking.	Additional car parking will be provided off site with pedestrian linkages to the oval provided. Users of the facility are encouraged to watch sport from the new building rather than their cars. Recommend that the construction of the new car park be included in the first stage of the project.
Allocation of playing surfaces for Hockey.	There is insufficient space for additional hockey pitches within the precinct. Further planning needs to be undertaken for the provision of hockey fields for the Goolwa Hockey Club. Recommend that further investigations and planning be undertaken to provide suitable playing fields for the Goolwa Hockey Club.
Size of the Lions Shed.	The actual size and layout of the Lions Shed will be finalised as part of the detailed design on the facilities.
Provision of storage for Cricket.	30m^2 of storage is allowed for within the new building for the cricket club. External storage will also be provided near the outdoor training nets.
Cricket balls being hit in the water from the cricket nets.	There is approximately 80-100m run off from the southern side of cricket nets to the water. Fencing may need to be installed along the lake edge in this location. This will be picked up as part of detailed design.
Provision of Public Toilets close to the Netball / Tennis courts.	There are existing public toilets on the eastern side of the oval. These toilets will remain in place. The furthest court to the new clubroom facility is less than 150m.
How will the facility be managed?	Council and user groups will determine how this facility will be managed this will be resolved prior to work commencing on the project.
How will clubs generate income if they haven't got their own bar / canteen.	How clubs generate income will be determined through the management model.
Display of club memorabilia.	The display of club memorabilia will be in the new building and will be decided by the clubs.

12 | FINAL MASTER PLAN

LEGEND

- FOOTBALL
- CRICKET
- PRACTICE NETS
- HOCKEY
- NETBALL
- TENNIS
- LAWN BOWLS
- CROQUET
- SHARED IRRIGATED OPEN SPACE
- PLAYGROUND
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- PUBLIC ART TRAIL
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- VEHICLE ENTRY
- LIGHTING UPGRADE / CCTV

- SCOPE BOUNDARY
- FENCELINE
- GATEWAY
- RAILWAY LINE

13 | A STAGED APPROACH

The Goolwa Oval Sporting Precinct Master Plan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of Council and other key stakeholders.

A staged approach for the development and implementation of key Master Plan actions is recommended. This approach will provide Council with the opportunity to allocate funding across a number of financial years, in line with the proposed sequence of works, and investigate relevant external funding applications to support recommendations.

Implementation and delivery of proposed facility components will be dependent on the level and timing of available funding, and Council's capacity to fund works outside of annual operational budget.

Proposed actions have been allocated a level of priority within each of the three stages of development and are based on their relative impact on delivering the desired outcomes and timings.

It should be acknowledged that priorities can change and are based on funding availability. The presentation of new or unknown opportunities or changes in community demands can also alter priorities.

The Master Plan works have been costed at approximately $11 million. Full QS costings can be found in appendix 3.

Stage 1: Tennis/Netball Courts incl lights, New Cricket Training Nets & storage, irrigated Croquet fields/AFL warm up area

Stage 2: AUSCO Community Facility which includes, player, official and spectator amenities, canteen, bar and community social space, Lions book shop.

Stage 3 – Wetland area, roadways, pathways, car parking, playspace, oval improvements and lighting

14 | APPENDICES

APPENDIX 1 | SPORTS FACILITY AUDIT REPORTS

AFL SA Facility Audit

Document number	001103
Site name	GOOLWA OVAL
Site name and location	Goyder Street GOOLWA SA 5214
Original auditor	Scott Patching
Club name (Primary club)	Goolwa/Pt Elliot
Other AFL user	
Other user	
Commission or Region	SA - Fleurieu
AFL Football Development Region	
LGA	Alexandrina Council
State electorate	Hammond
Federal electorate	Mayo
Is there a written lease for the venue tenure?	Yes
Is female football played at this venue (junior and/or senior female football)?	Yes
Has this venue been used as an AFL pre-season venue before?	No
Is this venue being actively considered as an AFL Pre-Season venue?	No
Original audit date	04 Nov 2016
Last modified	12 Oct 2018 by Casey Grice

Site summary

Total number of change facilities	2
Total number of playing fields	1
Total number of netball courts	3

Site Football Rating Based on Hierarchy

Hierarchy level (based on primary level of use)	Local club level	
Ratings	Rating Based on Hierarchy Level - Football: 58 Rating Required Based on Hierarchy Level: 104	Facility Percentage 55.77%

Facility Investment

Upgrade	Value	Year	Funding Partners / Amount Invested
No Facility investments have been made			

Facility Audit Report

Change facilities

Rating out of 50 (calculated for home and away change facilities only)	13
Change facilities	Yes
Number of player change facilities	2
Home change room	
Change room size	Less than 45m2
Amenities (player/toilets/showers)	20m2-24m2
Massage/strapping room	Yes
Size of strapping room	15m2
Doctors room	No
Size of doctors room	
Number of showers	1
Shower type	Open
Pan toilets	1 pan toilet

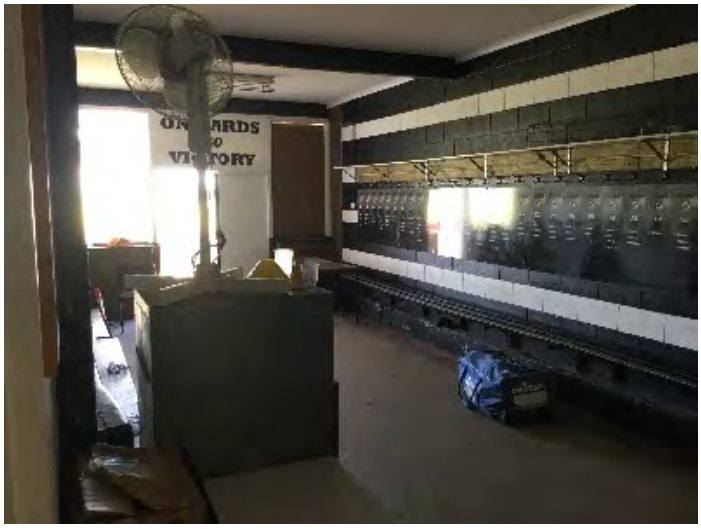
Is the change room suitable for females to change in (ie lockable shower cubicles and pan toilets)	No
Rate overall condition of these club player facilities	Very Poor (significant quality issues identified - needs immediate attention)
List any other player facilities that should be provided	
Any other comments regarding the condition of the Home Club Player Facilities that you would like to provide?	

Basin and doorway to cricket club in home change rooms

Massage room from entrance

Massage room

Trainers storage



Home change room from massage room entrance

Home change from entrance

Home shower tower

Home urinal

Home shower basin

Home pan toilet

Away change room

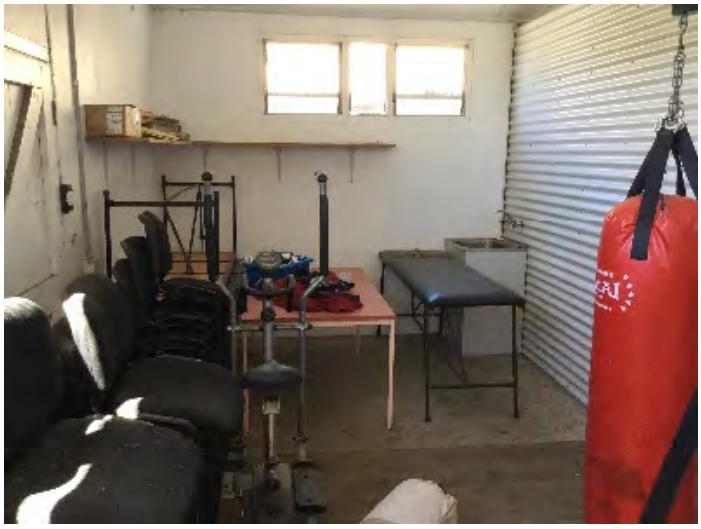
Change room size	45m2-55m2

Amenities (player/toilets/showers)	Less than 24m2
Massage/strapping room	No
Size of strapping room	
Doctors room	No
Size of doctors room	
Number of showers	4
Shower type	Open
Pan toilets	1 pan toilet
Is the change room suitable for females to change in (ie lockable shower cubicles and pan toilets)	No
Rate overall condition of these club player facilities	Poor (multiple quality issues identified - is reaching end of life)
List any other player facilities that should be provided	
Any other comments regarding the condition of the Away Club Player Facilities that you would like to provide?	

Away toilet

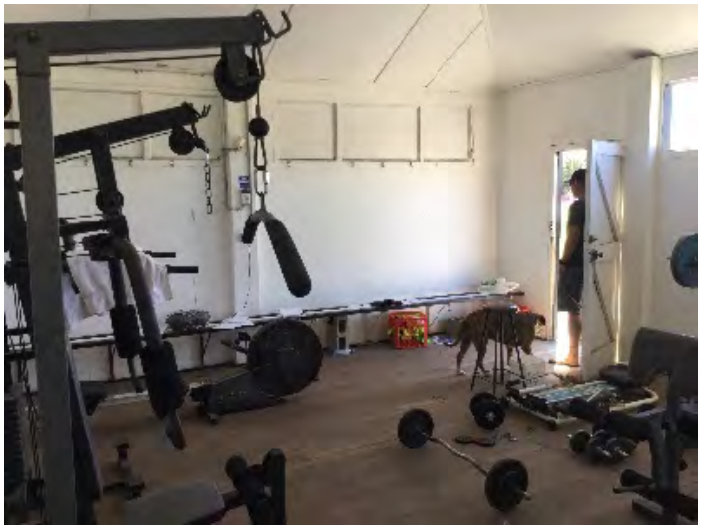
Away shower x 4

Away shower reverse angle



Away strapping area and benches. Showers behind corrugated iron wall.

Away room from entrance



Away room from shower area

Umpire facilities	
Rating out of 12 (calculated for main umpires room only)	5
Umpires Rooms	Yes
Number of umpires rooms	1
Umpires room 1	
Size of Umpires Room	20m2-25m2
Number of showers	2
Shower type	Open
Pan toilets	No pan toilets

Is the umpires change facility suitable for females to change in (ie lockable shower cubicles, has a separate change area for females and pan toilets)?	No
Any other comments regarding the condition of the umpires rooms that you would like to provide?	
Rate overall condition of Umpire Facilities	Poor (multiple quality issues identified - is reaching end of life)

Umpires room from external door facing north

2 x open showers behind wall

Umpires room from external door facing south

External view of umpire room and canteen building

Player support facilites

Rating out of 2	0
Gymnasium / fitness room	No

Kitchen / kiosk	
Rating out of 4	1
Is there a kitchen/kiosk area?	Yes
How many kitchen/kiosk areas are there?	1
Kitchen/kiosk area 1	
Kitchen / Kiosk Area	Less than 20m2
Kitchen, kiosk and/or bar servery	Internal servery only
Separate kitchen storeroom	No separate kitchen storeroom

Pavilion / clubrooms	
Rating out of 25	5
Does the facility have a main pavilion?	Yes
Number of pavilions	1
Unique pavilion name if known	
Does the main pavilion have an accessible entry	No
First aid or medical room for general public access	No separate first aid or medical room is available for general public access
Is there a defibrillator machine?	No
Administration area / office	Less than 15m2
Social / Community / Multi-purpose room size	150m2-199m2
Bar	
Public Toilets (provided within the pavilion / clubrooms)	Male Female
Third umpire / match referee room	No
Timekeeper / referee room	Yes
Internal storage area	No internal storage
External storage area	No external storage

Cleaners storeroom	No
Utilities / plant room	No
Memorabilia / honour board display	Yes
Rate overall condition of general facilities within the main pavilion	Very Poor (significant quality issues identified - needs immediate attention)
Any other comments regarding the main pavilion that you would like to provide?	

Outdoor BBQ shed adjoining away change rooms

Downstairs cricket club and match day bar

Cricket club and match day bar from entrance looking south

Cricket and match day bar servery

Bar internal view

Bar internal view facing oval

Stairs to entrance - not accessible

Shot of club rooms, football upstairs, cricket and match day bar downstairs

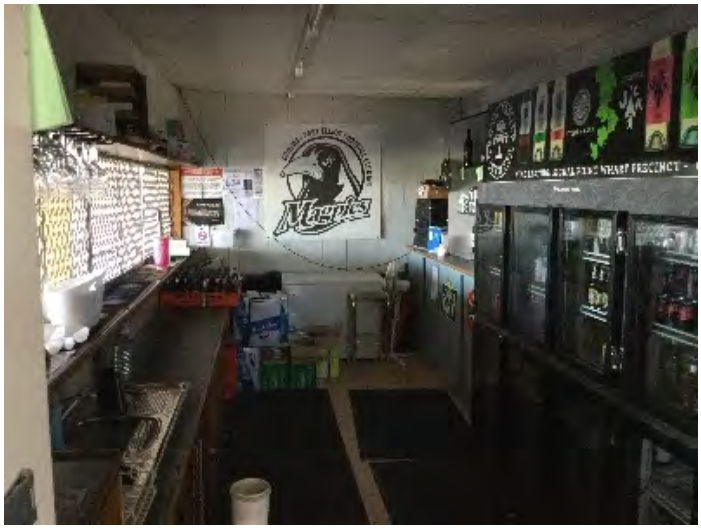
Football club from entrance facing south east

Bar and kitchen serveries

Kitchen servery to the right of entrance door

Kitchen from servery

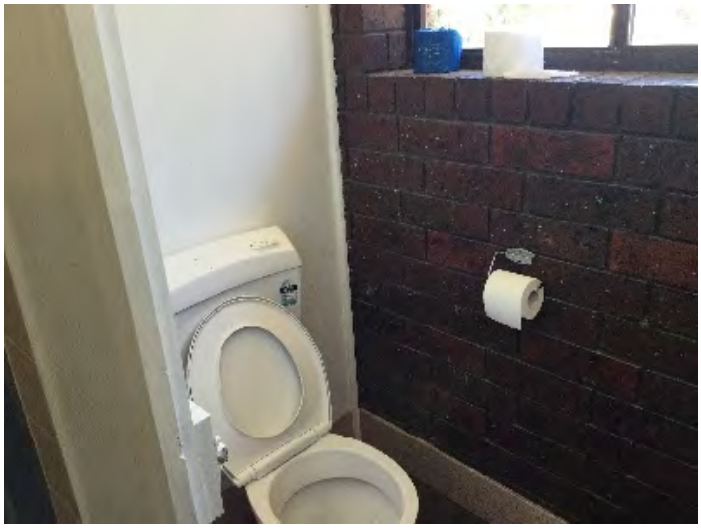
Club rooms from southern wall



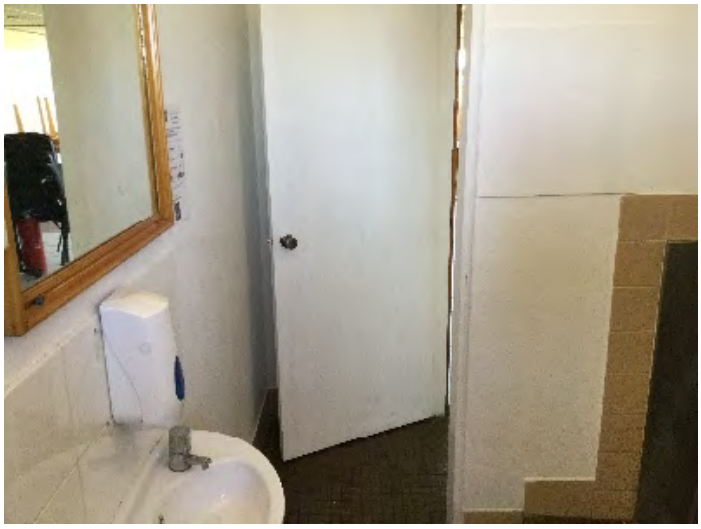
Football club bar

Upstairs male toilet entrance

Urinal



Single pan toilet



Basin and entrance doorway

Office/storage area

Football club honour boards

Timekeepers area on balcony

Playing field	
Playing field	Yes
Number of playing fields?	1

Playing field 1	
Unique playing field name	
How many change rooms are located at the oval?	2
Length of playing field (can be done via Nearmaps or Google Earth)	160m
Width of playing field (can be done via Nearmaps or Google Earth)	116m-125m
Turf Profile	Mixed Sand and Soil
Drainage	No drainage provided
Playing field surface type	Mix of grass species
Centre cricket wicket profile?	Synthetic pitch
How is the cricket wicket covered during football season?	Turf
Are there synthetic areas along the boundary lines or centre square?	No
Does the product comply with AFL requirements (shock pads, rubber infill, pile length appropriate)	
Is there hybrid turf (reinforced natural grass) along the boundary lines or centre square?	No
Does the product comply with AFL requirements (shock pads, installation stable, pile length appropriate)	
Irrigation	Automatic irrigation system
Oval surface condition	Good condition (some wear)
Any other comments regarding the condition of the oval surface that you would like to provide?	
Water	Non potable water
Rainwater tanks	Internal water savings
Is recycled or grey water available?	Yes
Is the oval fenced?	Yes
Boundary run off	Meets 3m Local/Community standard
Comments	

Centre wing facing south

Bare patch by club rooms on western wing

More typical bare patches across oval

Cricket pitch

Area around pitch

Playing field amenities 1	
Coaches box HOME	Forms part of the interchange bench
Interchange Bench HOME	4.8m long x 1.2m wide (accommodates 8 people)

Coaches Box AWAY	Forms part of the interchange bench
Interchange Bench AWAY	4.8m long x 1.2m wide (accommodates 8 people)
Estimate goal and point post height	12m x 8m posts (State)
Interchange steward bench	No interchange stewards bench present
Scoreboard	Manual
Playing field lighting	Less than 50 lux
Number of floodlight poles	4
Average number of fitting / lamps per pole	2
Outdoor ground maintenance / equipment storage	30m - 34m

Comments

Away bench on left and home on right. Seating between for trainers

Light tower

Typical light fittings on towers

Northern goal posts

Northern goal posts

Scoreboard

Buildings from left canteen/umpires, away changerooms and bbq, 2 storey club rooms

Outdoor maintenance equipment shed

Rain water tank to service home change rooms

Rain water tank to service away change rooms

Supporting amenities

Rating out of 15	11

Is there a designated disabled area in the car park?	No
How many car parking spaces are there? (formal and informal car parking)	100 or more
How adequate is the car park for club needs?	Adequate for home and away season only
Is there a game clock? (It may form part of the Scoreboard)	No
Is there a siren?	Yes
Is there a public address system?	Yes
Is there fencing around the site that supports the ability to play finals at the site?	Yes
External covered viewing area	100m2 - 149m2
Is there spectator seating / grandstand?	Yes weather protected
Is there an accessible covered viewing area for spectators?	Yes
Capacity of spectator seating - number of seats. (Provide estimate of number of seats).	50 - 99
How adequate is the spectator seating / grandstand?	Adequate
Comments	

Undercover area in front of canteen

Covered seating and undercover verandah in front of club rooms

Public toilets located behind club rooms

Does the site have netball courts or facilities?	Yes

Netball facilities	
Rating out of 10	4
Player Change Rooms	Yes
Netball player change room showers	2 showers
Toilets	Male Female
Secure umpires area	No
Rate overall condition of netball player change facilities	Poor (multiple quality issues identified - is reaching end of life)

Any other comments regarding the condition of the netball facilities that you would like to provide?	

Netball courts	
Rating out of 31 (calculated for main netball court only)	14
Netball courts	Yes
How many netball courts do you have? You will be required to complete a separate audit for each court.	3
Netball court 1	
Court type	Outdoor
Court lighting	Outdoor: 100 lux (low level / training)
Netball court surface	Hot mix asphalt
Estimated court surface age	Older than 10 years
Court linemarking condition	Poor quality (worn lines/unclear)
Rate Overall Court Condition	Poor quality (multiple quality issues identified - court is reaching end of life)
Goal posts	Fitted into ground using sleeves
Court run off (minimum requirements are: Goals/Sidelines: 3.05m AND between courts 3.65m)	Does not meet minimum run off requirements
Player / spectator facilities (choose all relevant answers)	Separate bench areas for players
Comments	
Netball court 2	
Court type	Outdoor
Court lighting	Outdoor: 100 lux (low level / training)
Netball court surface	Hot mix asphalt
Estimated court surface age	Older than 10 years
Court linemarking condition	Poor quality (worn lines/unclear)

Rate Overall Court Condition	Poor quality (multiple quality issues identified - court is reaching end of life)
Goal posts	Fitted into ground using sleeves
Court run off (minimum requirements are: Goals/Sidelines: 3.05m AND between courts 3.65m)	Does not meet minimum run off requirements
Player / spectator facilities (choose all relevant answers)	Separate bench areas for players

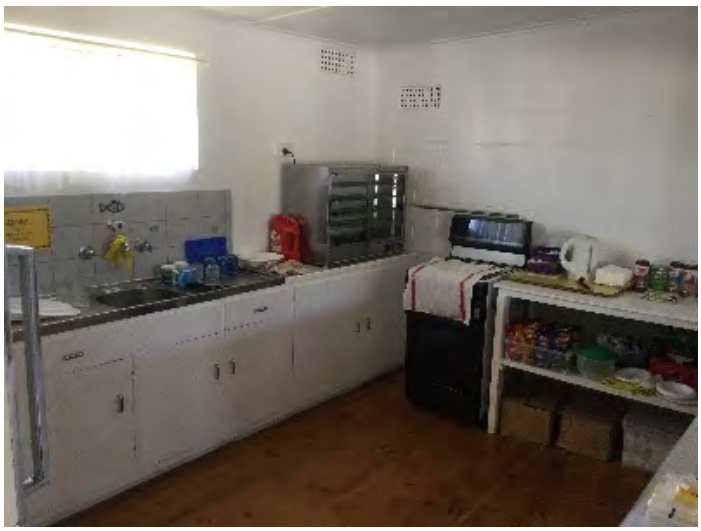
Comments

Court 1 with player benches

Netball court 3	
Court type	Outdoor
Court lighting	Outdoor: 100 lux (low level / training)
Netball court surface	Hot mix asphalt
Estimated court surface age	Older than 10 years
Court linemarking condition	Poor quality (worn lines/unclear)
Rate Overall Court Condition	Poor quality (multiple quality issues identified - court is reaching end of life)
Goal posts	Fitted into ground using sleeves
Court run off (minimum requirements are: Goals/Sidelines: 3.05m AND between courts 3.65m)	Does not meet minimum run off requirements
Player / spectator facilities (choose all relevant answers)	Separate bench areas for players

Comments

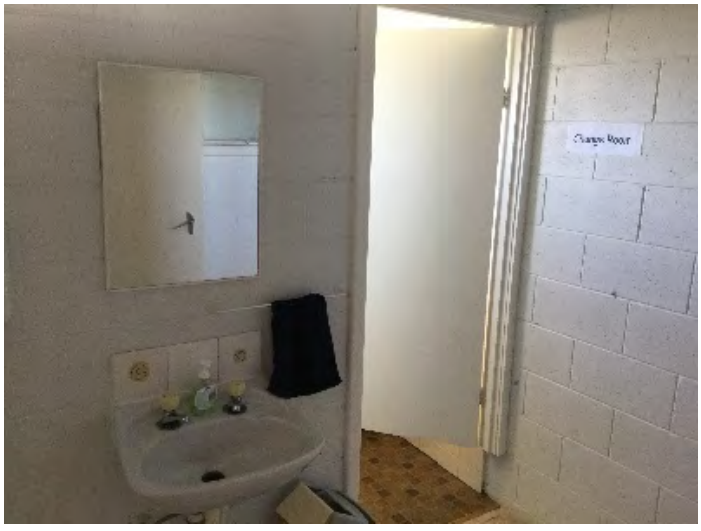
Court 2



Netball/tennis kitchen area

Netball rooms from eastern wall

Netball rooms from western wall



Netball shower cubicle

Netball toilet

Rating summary				
Section	**Question**	**Provision**	**Rating based on hierarchy level**	
Change facilities	Home change room - Number of player change facilities	2	2 / 2	
Change facilities	Home change room - Change room size	Less than 45m2	1 / 2	
Change facilities	Home change room - Size of strapping room	15m2	1 / 1	
Change facilities	Home change room - Size of doctors room		/ 0	
Change facilities	Home change room - Number of showers	1	0 / 1	
Change facilities	Home change room - Shower type	Open	0 / 2	
Change facilities	Home change room - Pan toilets	1 pan toilet	1 / 1	
Change facilities	Home change room - Rate overall condition of these club player facilities	Very Poor (significant quality issues identified - needs immediate attention)	0 / 5	
Change facilities	Away change room - Change room size	45m2-55m2	2 / 2	
Change facilities	Away change room - Size of strapping room		/ 1	
Change facilities	Away change room - Size of doctors room		/ 0	
Change facilities	Away change room - Number of showers	4	1 / 1	
Change facilities	Away change room - Shower type	Open	0 / 2	
Change facilities	Away change room - Pan toilets	1 pan toilet	1 / 1	
Change facilities	Away change room - Rate overall condition of these club player facilities	Poor (multiple quality issues identified - is reaching end of life)	2 / 5	
Player support facilities	Size of gymnasium/fitness room		/ 0	
Umpire facilities	Size of Umpires Room	20m2-25m2	1 / 1	
Umpire facilities	Number of showers	2	2 / 2	
Umpire facilities	Shower type	Open	0 / 2	
Umpire facilities	Pan toilets	No pan toilets	0 / 1	
Umpire facilities	Rate overall condition of Umpire Facilities	Poor (multiple quality issues identified - is reaching end of life)	2 / 5	
Kitchen / kiosk	Kitchen / Kiosk Area	Less than 20m2	1 / 2	
Pavilion / clubrooms	Does the main pavilion have an accessible entry	No	0 / 1	
Pavilion / clubrooms	First aid or medical room for general public access	No separate first aid or medical room is available for general public access	0 / 0	

Pavilion / clubrooms	Is there a defibrillator machine?	No	0 / 1	
Pavilion / clubrooms	Administration area / office	Less than 15m2	1 / 1	
Pavilion / clubrooms	Social / Community / Multi-purpose room size	150m2-199m2	2 / 2	
Pavilion / clubrooms	Bar		/ 1	
Pavilion / clubrooms	Public Toilets (provided within the pavilion / clubrooms)	Male,Female	2 / 3	
Pavilion / clubrooms	Third umpire / match referee room	No	0 / 0	
Pavilion / clubrooms	Timekeeper / referee room	Yes	1 / 1	
Pavilion / clubrooms	Internal storage area	No internal storage	0 / 2	
Pavilion / clubrooms	External storage area	No external storage	0 / 2	
Pavilion / clubrooms	Cleaners storeroom	No	0 / 1	
Pavilion / clubrooms	Rate overall condition of general facilities within the main pavilion	Very Poor (significant quality issues identified - needs immediate attention)	0 / 5	

Hierarchy -Local club level

Playing field	Length of playing field (can be done via Nearmaps or Google Earth)	160m	2 / 2	
Playing field	Width of playing field (can be done via Nearmaps or Google Earth)	116m-125m	2 / 2	
Playing field	Drainage	No drainage provided	0 / 3	
Playing field	Centre cricket wicket profile?	Synthetic pitch	1 / 2	
Playing field	Irrigation	Automatic irrigation system	2 / 2	
Playing field	Oval surface condition	Good condition (some wear)	5 / 5	
Playing field	Is the oval fenced?	Yes	0 / 0	
Playing field	Boundary run off	Meets 3m Local/Community standard	1 / 1	
Playing field	Coaches box HOME	Forms part of the interchange bench	1 / 1	
Playing field	Interchange Bench HOME	4.8m long x 1.2m wide (accommodates 8 people)	2 / 2	
Playing field	Coaches Box AWAY	Forms part of the interchange bench	1 / 1	
Playing field	Interchange Bench AWAY	4.8m long x 1.2m wide (accommodates 8 people)	1 / 2	
Playing field	Estimate goal and point post height	12m x 8m posts (State)	2 / 2	
Playing field	Interchange steward bench	No interchange stewards bench present	0 / 0	
Playing field	Scoreboard	Manual	1 / 1	
Playing field	Playing field lighting	Less than 50 lux	0 / 10	

Playing field	Outdoor ground maintenance / equipment storage	30m - 34m	1 / 1	
Supporting amenities	Is there a designated disabled area in the car park?	No	0 / 0	
Supporting amenities	How adequate is the car park for club needs?	Adequate for home and away season only	1 / 1	
Supporting amenities	Is there a game clock? (It may form part of the Scoreboard)	No	0 / 0	
Supporting amenities	Is there a siren?	Yes	1 / 1	
Supporting amenities	Is there a public address system?	Yes	0 / 0	
Supporting amenities	Is there fencing around the site that supports the ability to play finals at the site?	Yes	0 / 0	
Supporting amenities	Is there spectator seating / grandstand?	Yes weather protected	1 / 1	
Supporting amenities	Is there an accessible covered viewing area for spectators?	Yes	1 / 1	
Supporting amenities	Capacity of spectator seating - number of seats. (Provide estimate of number of seats).	50 - 99	4 / 4	
Total overall rating - football			**58 / 104**	
Percentage based on hierarchy level			**55.77%**	
Netball facilities	Rate overall condition of netball player change facilities	Poor (multiple quality issues identified - is reaching end of life)	4 / 6	
Netball courts	Court lighting	Outdoor: 100 lux (low level / training)	10 / 10	
Netball courts	Rate Overall Court Condition	Poor quality (multiple quality issues identified - court is reaching end of life)	4 / 6	
Netball courts	Court run off (minimum requirements are: Goals/Sidelines: 3.05m AND between courts 3.65m)	Does not meet minimum run off requirements	0 / 1	
Netball courts	Court lighting	Outdoor: 100 lux (low level / training)	10 / 10	
Netball courts	Rate Overall Court Condition	Poor quality (multiple quality issues identified - court is reaching end of life)	4 / 6	
Netball courts	Court run off (minimum requirements are: Goals/Sidelines: 3.05m AND between courts 3.65m)	Does not meet minimum run off requirements	0 / 1	
Netball courts	Court lighting	Outdoor: 100 lux (low level / training)	10 / 10	
Netball courts	Rate Overall Court Condition	Poor quality (multiple quality issues identified - court is reaching end of life)	4 / 6	
Netball courts	Court run off (minimum requirements are: Goals/Sidelines: 3.05m AND between courts 3.65m)	Does not meet minimum run off requirements	0 / 1	

Total overall rating - netball	**18 / 41**	**18 / 23**
Percentage based on hierarchy level		
Combined rating - football and netball	**90 / 226**	**76 / 127**
Facility Percentage	**39.82%**	

Site map

No file uploaded

Aerial image

No file uploaded

Cricket SA Facility Audit

Document number	003587
Audit date	16 Jan 2017
Last modified	06 Apr 2017 by Dominique Lebrun
Site name	Goolwa Oval
Address	Goyder Street GOOLWA SA 5214
Auditor	Amy Fry
Association	
State electorate	Hammond
Federal electorate	Mayo
Ownership	Local Council
Tenure	Multi-year licence
When was the site established for cricket use	Prior to 1970
Hierarchy level (based on primary level of use)	Community club (home ground)
Access	Shared use of site facilities (main ground / playing field and associated amenities) year round
Club status (Junior mixed refers to teams that include both boys and girls)	Junior boys Junior mixed Senior men's
Club name (Primary club)	Goolwa cricket club
Other cricket users	
Other users	
Other sports users	AFL
Cricket region	North East Country (SA)
LGA	Alexandrina Council
Additional comments	

Site summary	
Total number of change facilities	2
Total number of playing fields	1

Change facilities	
Change facilities	Yes
First aid / medical room	No First Aid / Medical Room
Gymnasium / fitness room	No Gymnasium / Fitness Room
Comments	

Number of player change rooms	2
Home club player facilities	
Change room size	40 - 44m2
Number of showers	1
Shower type	Open showers
Toilets	1 pan toilet
Is there an accessible toilet provided within the change room area?	
Rate overall condition of these club player facilities	Very Poor (significant quality issues identified - needs immediate attention)
Comments	

Away club player facilities	
Change room size	50 - 54m2
Number of showers	4
Shower type	Open showers
Toilets	1 pan toilet
Is there an accessible toilet provided within the change room area?	
Rate overall condition of these club player facilities	Poor (multiple quality issues identified - is reaching end of life)
Comments	

Umpire facilities	
Umpires rooms	Yes

Number of umpires rooms	1
Umpires room 1	
Size of umpires room	20 - 24m2
Number of showers	2
Shower type	Open showers
Toilets	No toilets provided
Does the umpire change room provide any of the following features?	
Is the umpires change facility suitable for females to change in (ie lockable shower cubicles, has a separate change area for females and pan toilets)?	No
Third umpire / match referee room	No
Rate overall condition of Umpire Facilities	Poor (multiple quality issues identified - is reaching end of life)

Comments

Pavilion / clubrooms	
Does the facility have a main pavilion?	Yes
Number of pavilions	1
Unique Pavilion name (if known)	
Does the main pavilion have an accessible entry?	No
Inside scorer's viewing area	Weather protected viewing area
Social / Community / Multi-purpose room size	150 - 199m2

Bar / Kiosk	
Kitchen	15 - 19m2
Kitchen, kiosk and/or bar servery	Internal servery only
Separate kitchen storeroom	No separate kitchen storeroom
Administration area / office	10 - 14m2
Public toilets (provided within the pavilion / clubrooms)	Male Female

Internal storage area	No internal storage
External storage area	No external storage
Cleaners storeroom	No
Utilities / plant room	No
Memorabilia / honour board display	Yes
Rate overall condition of general facilities within the main pavilion	Very Poor (significant quality issues identified - needs immediate attention)
Comments	

Playing field	
Playing field	Yes
Number of playing fields?	1
Playing field 1	
Unique playing field name	Brian Durban reserve
Unique ID #	
Enter latitude GPS coordinates	-35.5037

Enter longitude GPS coordinates	138.78031
Playing field dimensions (refer to help icon for minimum and maximum ranges)	55m - 59m
Playing field turf profile	Sand based
Drainage	No drainage provided
Outfield irrigation	Automatic irrigation system
Water availablility	Non potable water
Is recycled, grey or borewater available?	Yes
Playing field surface type	Mix of grass species
Playing field condition rating	Excellent (90-100% grass coverage - well maintained with few obvious imperfections)
Centre cricket wicket type	Synthetic grass 9-11mm pile
If pitch is turf - how many wickets are provided in the square?	
If pitch is turf - do wickets meet the recommended minimum 3.05m in width or greater?	
If pitch is turf - do wickets meet the recommended minimum length of formed pitch and delivery area of 22.56m or greater?	
If pitch is non-turf - width of pitch	1.84m - 2.39m
If pitch is non-turf - Pitch length –(measure from end to end of the formed pitch and delivery / run-up area)	20.13m - 24.99m
Synthetic (or other non-turf) pitch condition	Good condition (some wear)
Estimated remaining life span of synthetic (or other non-turf) pitch	4 - 5 years
Centre wicket orientation	North - South
Pitch safety issues (tick box of relevant issues)	
How is the cricket wicket covered during non-cricket season?	Dirt or soil
Comments	

Is the playing field fenced?	Pipe rail
Fence height	900mm - 1040mm
Fence condition	Good condition (some wear)
Estimated remaining life of playing field fencing	10+ years

Comments

Scoreboard	Permanent Manual
Playing field lighting	Less than 100 lux
Number of floodlight poles	4
Average number of fitting / lamps per pole	2
Average lux in square	
Average lux in outfield	
Light test date:	

Outdoor ground maintenance / equipment storage	30m - 34m
Comments	

Practice facilities	
Does the site have outdoor cricket practice wickets?	Yes
How many separate sets of cricket practice wicket enclosures are provided?	1

Outdoor practice wicket 1

Practice wicket enclosure configuration	Cricket only
If multi-use, which sports are formally catered for	
Practice wicket enclosure dimensions (total length x width of the enclosure area including nets, delivery crease and formal run-ups, if any)	35 x 12
Practice wicket enclosure location	Completely off playing field (including run-ups)
Practice wicket enclosure orientation	North West-South East
Practice wicket enclosure height (to top of side fence)	3.1m to 3.5m
Practice wicket enclosure lighting	No lighting provided
Power available to practice wicket enclosure?	No
Practice wicket enclosure (perimeter) fencing type	Steel mesh
Fence / netting condition rating	Moderate (considerable wear but still playable)
Any other comments regarding the condition of the pitch fencing that you would like to provide?	

Estimated remaining life of enclosure fencing / netting	6 - 10 years
Fence / netting protection	Other protective material
Fence / netting protection rating	Moderate (considerable wear but still playable)
Estimated remaining life of enclosure fence / netting protection	2 - 3 years
Practice wicket enclosure roofing	Partial roofing (to 9m)
Practice wicket enclosure roof type	Flat chain mesh
Estimated remaining life of enclosure roofing	10+ years
Practice wicket enclosure type	Full pad with synthetic pitches
Any other comments or recommendations regarding the practice wicket enclosure that you would like to provide (including any safety or risk issues)?	

Number of practice nets	3
Practice net 1	
Pitch surface	Synthetic 9-11mm pile
Other pitch surface	
Pitch length (dedicated pitch area only, not enclosure)	Full length
Width of pitch (pitch only)	1.83m
Width of total net area (fence to fence)	3.6m - 3.99m
Pitch / side net fencing	Retractable
Net fence condition rating	Good condition (some wear)

Any other comments regarding the condition of the pitch fencing that you would like to provide?	
Immediate pitch surrounds (within the net area)	Grass infill
Pitch safety issues (tick box of relevant issues)	
Pitch condition rating	Moderate (considerable wear but still playable)
Any other comments regarding the condition of the pitch surface that you would like to provide?	
Estimated remaining life of pitch surface	2 - 3 years
Access	Open access
Comments and recommendations (on individual net area) WIDTH OF TOTAL NET AREA TO BE CHECKED	

Practice net 2	
Pitch surface	Synthetic 9-11mm pile
Other pitch surface	
Pitch length (dedicated pitch area only, not enclosure)	Extended beyond full length
Width of pitch (pitch only)	1.83m
Width of total net area (fence to fence)	3.6m - 3.99m
Pitch / side net fencing	Combined fixed and retractable
Net fence condition rating	Good condition (some wear)
Any other comments regarding the condition of the pitch fencing that you would like to provide?	
Immediate pitch surrounds (within the net area)	Full synthetic
Pitch safety issues (tick box of relevant issues)	

Pitch condition rating	Good condition (some wear)
Any other comments regarding the condition of the pitch surface that you would like to provide?	
Estimated remaining life of pitch surface	4 - 5 years
Access	Open access
Comments and recommendations (on individual net area) WIDTH OF TOTAL NET AREA TO BE CHECKED	

Practice net 3	
Pitch surface	Synthetic 9-11mm pile
Other pitch surface	
Pitch length (dedicated pitch area only, not enclosure)	Extended beyond full length
Width of pitch (pitch only)	1.83m
Width of total net area (fence to fence)	3.6m - 3.99m
Pitch / side net fencing	Half pitch
Net fence condition rating	Good condition (some wear)

Any other comments regarding the condition of the pitch fencing that you would like to provide?	
Immediate pitch surrounds (within the net area)	Grass infill
Pitch safety issues (tick box of relevant issues)	
Pitch condition rating	Good condition (some wear)
Any other comments regarding the condition of the pitch surface that you would like to provide?	
Estimated remaining life of pitch surface	4 - 5 years
Access	Open access
Comments and recommendations (on individual net area) WIDTH OF TOTAL NET AREA TO BE CHECKED	

Does the site have an indoor practice facility?	No

Supporting amenities	
Is there a designated site car park?	Yes
How many car parking spaces are there?	100 or more
How adequate is the car park for club needs?	Adequate for home and away season only
External covered viewing area	100 - 149m2
Are there any naturally shaded spectator viewing areas available?	
Is dedicated spectator seating provided?	Yes weather protected (with grandstand)
If spectator seating provided - Capacity of spectator seating (number of seats)	50 - 99
Social outdoor area	Both shaded and unshaded area

Spectator toilets	Both internal and external spectator toilets available
Other site amenities	Netball courts Tennis courts Playground Walking trails/paths Waste disposal (bin) area Other sports grounds / playing fields Other community facility/ies Venue signage
Public transport within 500m walk	Bus stop Train station

Comments

APPENDIX 2 | CONSULTATION SUMMARY REPORT

GOOLWA OVAL SPORTING PRECINCT MASTER PLAN

CONSULTATION SUMMARY REPORT

October 2019

ALEXANDRINA

insideEDGE
sport and leisure planning

JPE

INTRODUCTION

Between the 5 September 2019 and 3 October 2019, Council undertook engagement with the community on the Goolwa Oval Sporting Precinct Master Plan. Over the past 10 months, council has been working with the site users to develop a master plan for the Goolwa Oval precinct.

The Master Plan will provide Council with a coordinated and strategic approach to the future redevelopment of the precinct taking into consideration the community's needs now and in the future. The redevelopment of this important community hub is about maximising the opportunities for site users and the broader community to enjoy well-planned, high quality and compliant sports and recreation infrastructure.

The Draft Goolwa Oval Precinct Master Plan proposes to provide:

- a new centralised multi-purpose community sporting facility that caters for all site users and includes unisex changerooms, community social spaces, player and spectator amenities, storage and more;
- 4 new tennis and netball courts;
- new public amenities such as shade structures, seating and playspace;
- a fitness track around the retention basin which includes fitness equipment and interpretative art;
- a new Lions Club Bookshop;
- a new cricket practice facility;
- enhanced multi-purpose green space areas with new trees and vegetation;
- formalised road and path networks throughout the site;
- new lighting for the precinct sports fields, courts and surrounds.

This report provides a summary of the engagement methodology and outcomes received during the consultation period.

ENGAGEMENT METHODOLOGY

Community engagement for this Master Plan ran for 29 days from 5 September 2019 to 3 October 2019.

Alexandrina Council collected views of the community via:

- Council's online MySay Alexandrina website
- Drop-in session held at the Goolwa Oval Clubrooms on 19 September 2019
- Email and post submissions

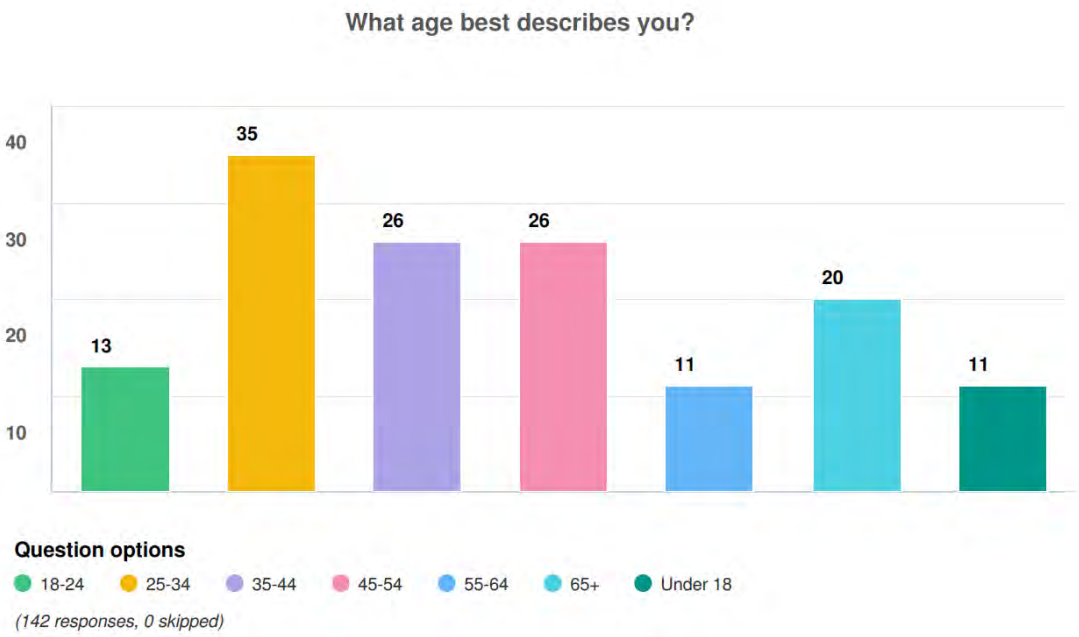
Static displays of the draft Master Plan were also displayed in the foyer of Councils Administration building and the Goolwa Oval Clubrooms.

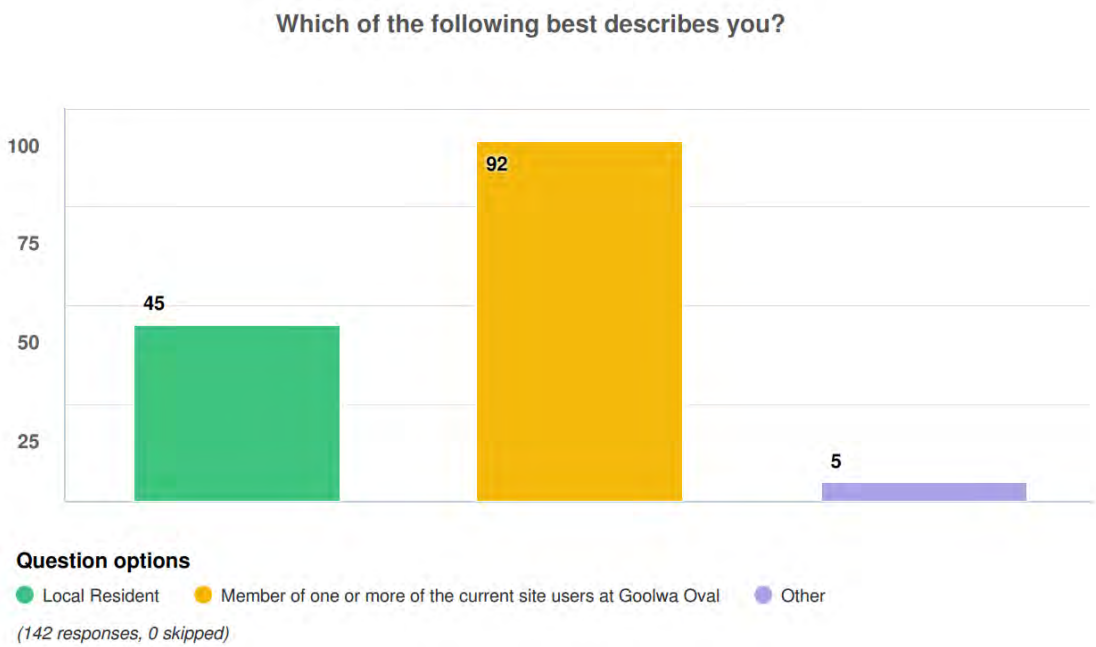
The community were asked whether they were satisfied with the Draft Goolwa Oval Sporting Precinct Master Plan, including opportunity to provide comment. All comments were collated and summarised.

Approximately 30 people attended the drop-in session held at the Goolwa Oval Clubrooms on 19 September 2019. Comments received during this session have been included in the summary of comments table on page 8.

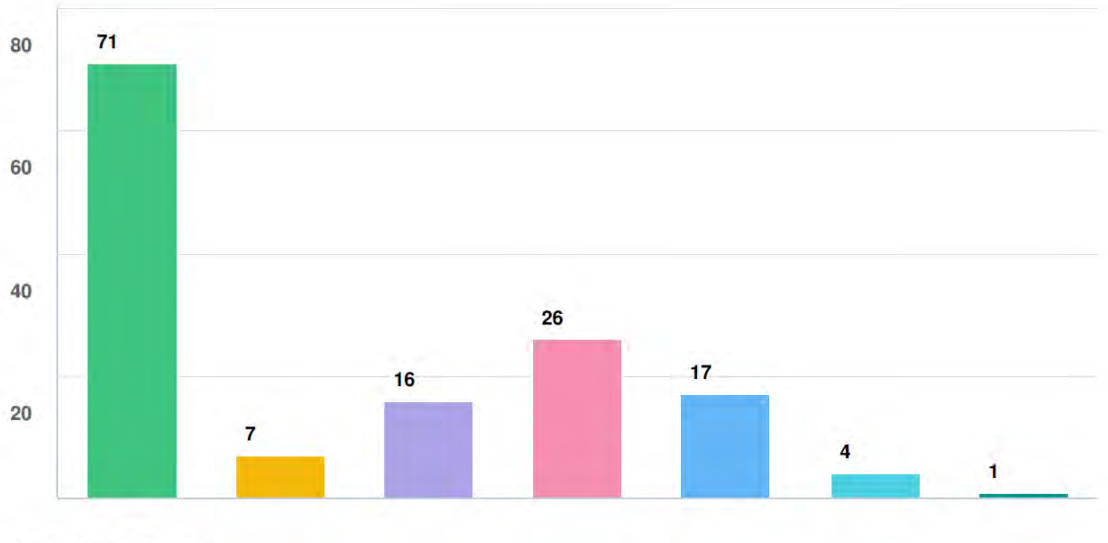
ENGAGEMENT OUTCOMES

A total of 142 responses were received during the community consultation period via the MySay Alexandrina website. A summary of these outcomes are outlined below.



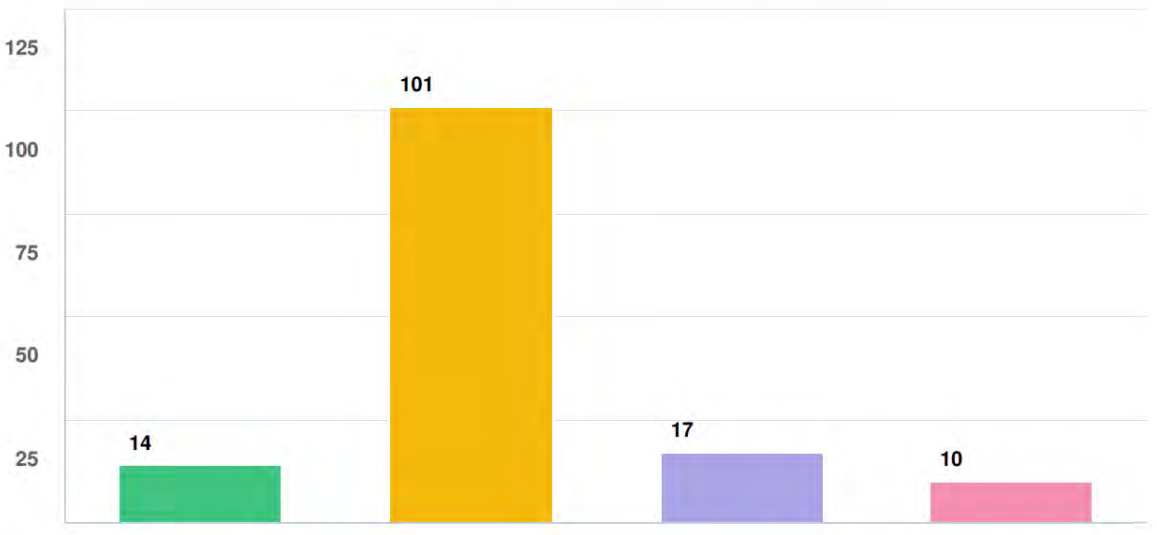


Which one/ones?



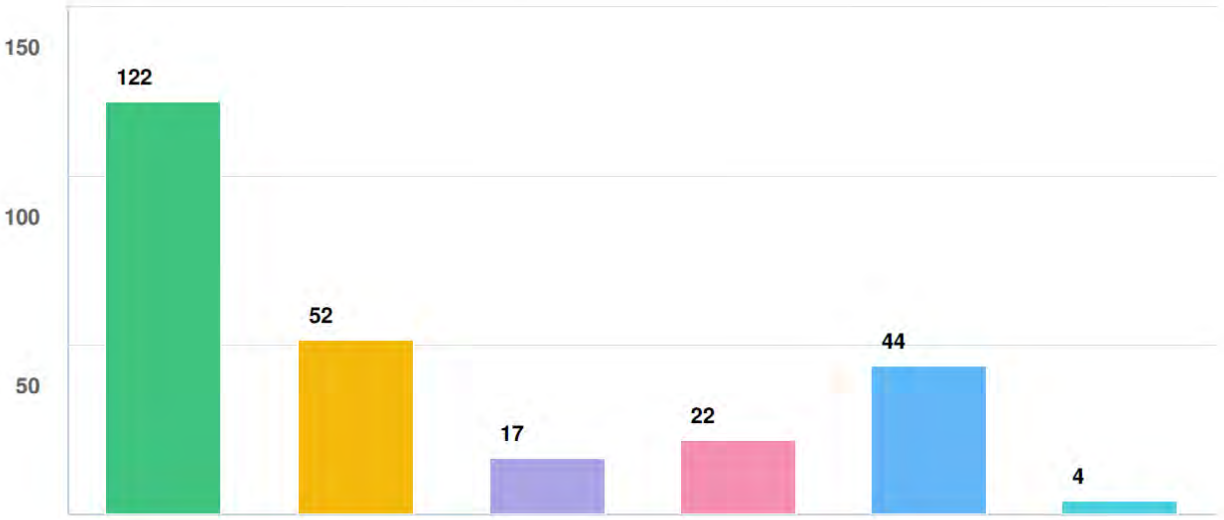
(92 responses, 50 skipped)

How often do you visit/use the Goolwa Oval?



(142 responses, 0 skipped)

How do you use the Goolwa Oval?

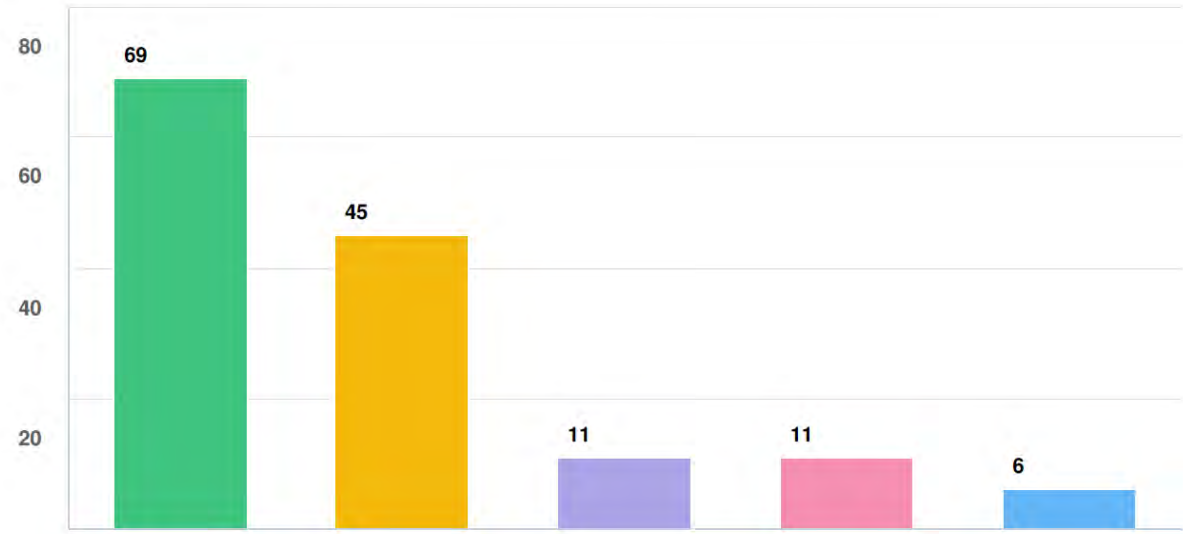


Question options

Sport | Recreation (e.g. walking, walking your dog) | As a thoroughfare | Lions Club activities | Events | Other

(142 responses, 0 skipped)

How satisfied are you that this Master Plan will meet your sporting needs?



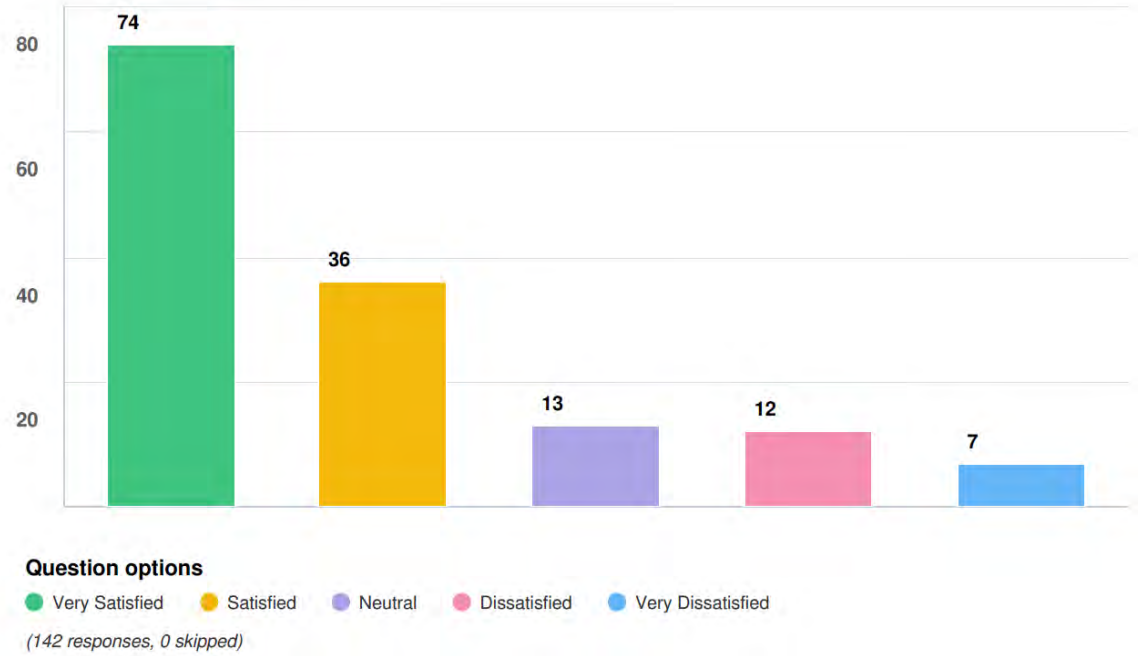
Question options

Very Satisfied | Satisfied | Neutral | Dissatisfied | Very Dissatisfied

(142 responses, 0 skipped)

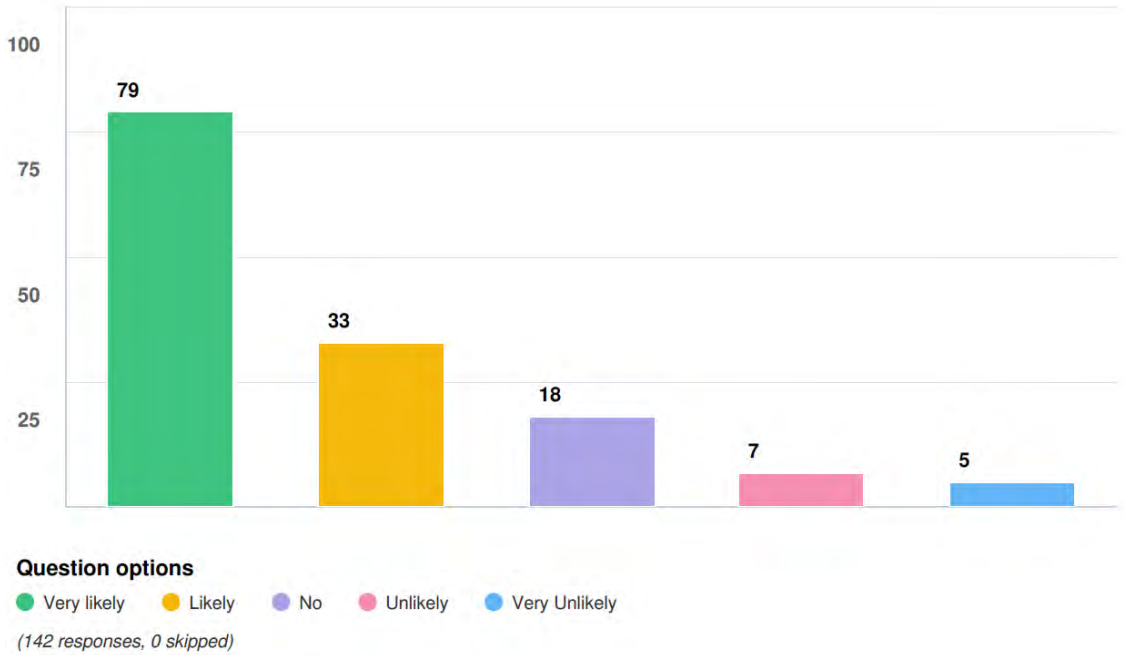
This demonstrates that 80.3**%** of respondents are either satisfied or very satisfied that the master plan will meet their sporting needs.

How satisfied are you that this Master Plan will meet your social and community needs?



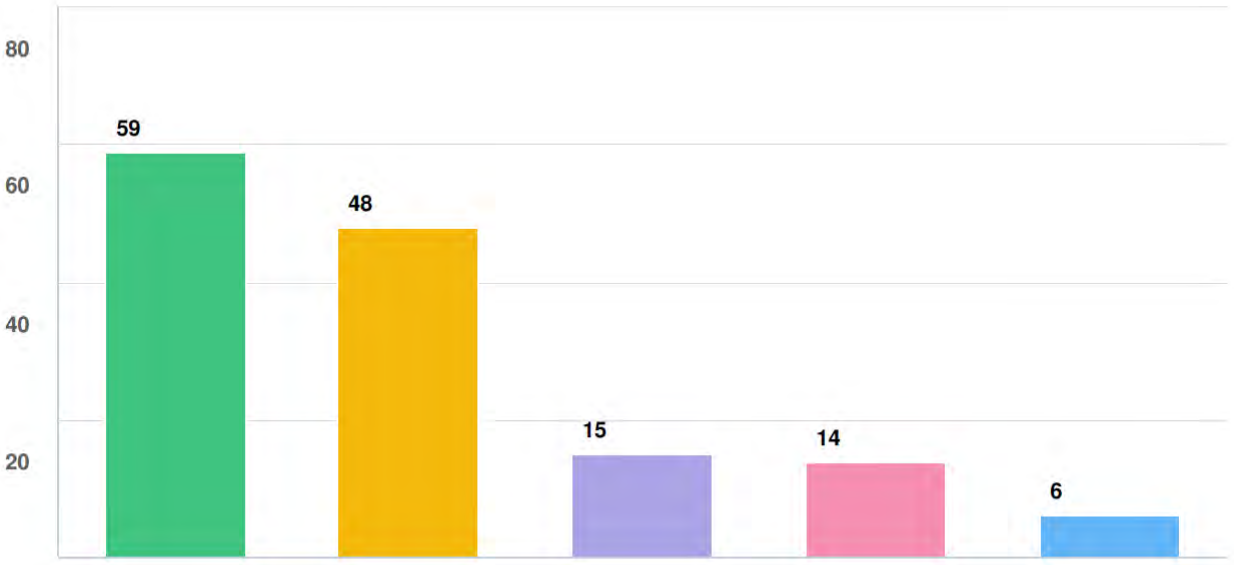
This demonstrates that 77.5**%** of respondents are either satisfied or very satisfied that the master plan will meet their social and community needs.

Will this Master Plan encourage you to play more sport or visit the precinct more often ?



This demonstrates that 78.8**%** of respondents are more likely to play more sport or visit the precinct more often.

How satisfied are you with the Draft Goolwa Oval Master Plan overall?



Question options

Very Satisfied Satisfied Neutral Dissatisfied Very Dissatisfied

(142 responses, 0 skipped)

This demonstrates that 75.4**%** of respondents are either satisfied or very satisfied with the Draft Master Plan overall, with another 10.5% neutral (14% dissatisfied or very dissatisfied).

SUMMARY OF COMMENTS

Respondents were also asked to provide comments to support their answers. A summary of the comments received are outlined below with a response to the comments raised. The below table also includes comments received via the drop-in session.

ISSUES	RESPONSE
Provision of car parking.	Additional car parking will be provided off site with pedestrian linkages to the oval provided. Users of the facility are encouraged to watch sport from the new building rather than their cars. Recommend that the construction of the new car park be included in the first stage of the project.
Allocation of playing surfaces for Hockey.	There is insufficient space for additional hockey pitches within the precinct. Further planning needs to be undertaken for the provision of hockey fields for the Goolwa Hockey Club. Recommend that further investigations and planning be undertaken to provide suitable playing fields for the Goolwa Hockey Club.
Size of the Lions Shed.	The actual size and layout of the Lions Shed will be finalised as part of the detailed design on the facilities.
Provision of storage for Cricket.	$30m^2$ of storage is allowed for within the new building for the cricket club. External storage will also be provided near the outdoor training nets.
Cricket balls being hit in the water from the cricket nets.	There is approximately 80-100m run off from the southern side of cricket nets to the water. Fencing may need to be installed along the lake edge in this location. This will be picked up as part of detailed design.
Provision of Public Toilets close to the Netball / Tennis courts.	There are existing public toilets on the eastern side of the oval. These toilets will remain in place. The furthest court to the new clubroom facility is less than 150m.
How will the facility be managed?	Council and user groups will determine how this facility will be managed this will be resolved prior to work commencing on the project.
How will clubs generate income if they haven't got their own bar / canteen.	How clubs generate income will be determined through the management model.
Display of club memorabilia.	The display of club memorabilia will be in the new building and will be decided by the clubs.

RECOMMENDATION

With majority (85.9%) of respondents neutral or in favour of the proposed Draft Goolwa Oval Sporting Precinct Master Plan, it is recommended that the Master Plan proceed.

APPENDIX 3 | QS COSTINGS

Goolwa Oval Masterplan

Masterplan Estimate - Rev. 3

9th October 2019

CHRIS SALE
consulting

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
	Goolwa Sports Precinct Masterplan				
BE	Basis of Estimate		Note		0
OC	Oval, Clubrooms & Lions Book Shop	26,692	m2	312.27	8,335,000
TC	Tennis Courts	5,906	m2	230.44	1,361,000
WC	Wetland Pathways & Croquet Fields	17,648	m2	28.84	509,000
FC	Future Car Park	3,040	m2	227.30	691,000
	Total Masterplan Cost (Excl. GST)	**50,246**	**m2**	**216.85**	**10,896,000**
	Below Line Item				
WP	Wetland Pathways	2,908	m2	53.30	155,000
	Below the Line Total Cost (Excl. GST)		**Item**		**155,000**

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
BE	**Basis of Estimate**				
	This Masterplan Estimate is for the Masterplan Redevelopment of Goolwa Sports Precinct				
	This Masterplan Estimate is based on the following information:				
	Architectural Concept Documentation by JPE Studio and Inside Edge Planning:				
	- Concept Masterplan Drawing - Received 21st February 2019 - Rev. -				
	- CAD Model - Received 22nd February 2019 - Rev. -				
	- Alexandrina Council Aerial Map of Goolwa Sports Oval - Received 26th February 2019				
	Email Correspondence and Meetings				
	This Masterplan Estimate includes the following items:				
	Design development contingency				
	Builder's preliminaries and margin				
	Construction contingency				
	Professional fees and statutory charges				
	Transformer Upgrade and SAPN works for new sports building and outdoor lighting				
	This Masterplan Estimate specifically excludes the following items which should be considered when assessing the overall project:				
	Works to existing Goolwa Lawn Bowls Club area				
	Works to existing wetlands and retention area				
	Work to existing bitumen tennis court surface (south eastern corner)				
	Escalation				
	GST				
	Land and legal costs				
	Work outside nominated boundaries				
	Out of hours works				

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
	Contaminated soil removal / remediation				
	Rock excavation				
	Compaction Tests				
	Other exclusions as noted throughout Masterplan Estimate				
				Total Basis of Estimate	**$ 0**

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Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
OC	**Oval, Clubrooms & Lions Book Shop**				
	Building Works				
DE	Demolition	26,692	m2	5.84	155,890
BW	Building Works (Clubrooms & Lions Book Shop)	26,692	m2	136.06	3,631,800
	Sub-Total	**26,692**	**m2**	**141.90**	**3,787,690**
	External Works				
XP	Site Preparation	26,692	m2	5.00	133,460
XR	Roads, Footpaths & Paved Areas	26,692	m2	32.11	857,199
XN	Boundary Walls, Fencing & Gates	26,692	m2	7.28	194,370
XB	Outbuildings & Covered Ways	26,692	m2	3.18	85,000
XL	Landscaping & Improvements	26,692	m2	10.53	281,004
XF	External Fitments	26,692	m2	2.86	76,250
XK	External Stormwater Drainage	26,692	m2	2.06	55,000
XE	External Electrical Services	26,692	m2	32.22	860,000
XH	External Hydraulic Services	26,692	m2	0.75	20,000
BW	Builder's Work in Connection	26,692	m2	0.67	18,000
	Sub-Total	**26,692**	**m2**	**238.57**	**6,367,974**
CT	Design Development Contingency (5%)		Item		319,000
PR	Builder's Preliminaries & Margin (11%)		Item		535,000
	Total Builder's Cost	**26,692**	**m2**	**270.57**	**7,221,974**
	Other Project Costs				
CT	Construction Contingency (5%)		Item		362,000
PF	Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)		Item		497,026
AR	Artwork & Signage		Item		11,000
LL	Locality Loading (3%)		Item		243,000
ES	Escalation		Item		Excl.
	Total Project Cost (Excl. GST)	**26,692**	**m2**	**312.27**	**8,335,000**
				Total Oval, Clubrooms & Lions Book Shop	**$ 8,335,000**

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Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
TC	**Tennis Courts**				
	External Works				
DE	Demolition	5,906	m2	8.26	48,775
XP	Site Preparation	5,906	m2	15.00	88,590
XR	Roads, Footpaths & Paved Areas	5,906	m2	53.82	317,855
XN	Boundary Walls, Fencing & Gates	5,906	m2	10.87	64,204
XB	Outbuildings & Covered Ways	5,906	m2	10.16	60,000
XL	Landscaping & Improvements	5,906	m2	3.43	20,230
XF	External Fitments	5,906	m2	5.08	30,000
XK	External Stormwater Drainage	5,906	m2	3.39	20,000
XE	External Electrical Services	5,906	m2	64.34	380,000
XH	External Hydraulic Services	5,906	m2	0.00	Excl.
BW	Builder's Work in Connection	5,906	m2	1.35	8,000
	Sub-Total	**5,906**	**m2**	**174.34**	**1,029,654**
CT	Design Development Contingency (5%)		Item		52,000
PR	Builder's Preliminaries & Margin (11%)		Item		88,000
	Total Builder's Cost	**5,906**	**m2**	**184.50**	**1,089,654**
	Other Project Costs				
CT	Construction Contingency (5%)		Item		59,000
PF	Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)		Item		82,346
AR	Artwork & Signage		Item		2,000
LL	Locality Loading (3%)		Item		40,000
ES	Escalation		Item		Excl.
	Total Project Cost (Excl. GST)	**5,906**	**m2**	**230.44**	**1,361,000**
				Total Tennis Courts	**$ 1,361,000**

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Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
WC	**Wetland Pathways & Croquet Fields**				
	External Works				
DE	Demolition	17,648	m2	4.95	87,385
XP	Site Preparation	17,648	m2	1.93	34,000
XR	Roads, Footpaths & Paved Areas	17,648	m2	0.00	Incl.
XN	Boundary Walls, Fencing & Gates	17,648	m2	3.40	60,000
XB	Outbuildings & Covered Ways	17,648	m2	0.00	Excl.
XL	Landscaping & Improvements	17,648	m2	8.69	153,290
XF	External Fitments	17,648	m2	2.01	35,500
XK	External Stormwater Drainage	17,648	m2	0.00	Excl.
XE	External Electrical Services	17,648	m2	0.00	Excl.
	Sub-Total	**17,648**	**m2**	**20.98**	**370,175**
CT	Design Development Contingency (5%)		Item		19,000
PR	Builder's Preliminaries & Margin (11%)		Item		32,000
	Total Builder's Cost	**17,648**	**m2**	**23.87**	**421,175**
	Other Project Costs				
CT	Construction Contingency (5%)		Item		22,000
PF	Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)		Item		30,825
AR	Artwork & Signage		Item		20,000
LL	Locality Loading (3%)		Item		15,000
ES	Escalation		Item		Excl.
	Total Project Cost (Excl. GST)	**17,648**	**m2**	**28.84**	**509,000**
				Total Wetland Pathways & Croquet Fields	**$ 509,000**

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
FC	**Future Car Park**				
	External Works				
DE	Demolition	3,040	m2	3.29	10,000
XP	Site Preparation	3,040	m2	10.00	30,400
XR	Roads, Footpaths & Paved Areas	3,040	m2	150.00	456,000
XL	Landscaping & Improvements	3,040	m2	1.64	5,000
XK	External Stormwater Drainage	3,040	m2	6.58	20,000
XE	External Electrical Services	3,040	m2	0.00	Excl.
	Sub-Total	**3,040**	**m2**	**168.22**	**511,400**
CT	Design Development Contingency (5%)		Item		27,000
PR	Builder's Preliminaries & Margin (11%)		Item		44,000
	Total Builder's Cost				
	Other Project Costs				
CT	Construction Contingency (5%)		Item		30,000
PF	Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)		Item		42,600
AR	Artwork & Signage		Item		5,000
LL	Locality Loading (3%)		Item		21,000
ES	Escalation		Item		Excl.
	Total Project Cost (Excl. GST)	**3,040**	**m2**	**224.01**	**681,000**
				Total Future Car Park	**$ 691,000**

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019
GFA:	50,245 m2		

Code	Description	Quantity	Unit	Rate	Total
WP	**Wetland Pathways**				
	External Works				
XP	Site Preparation	2,908	m2	5.00	14,540
XR	Roads, Footpaths & Paved Areas	2,908	m2	35.00	101,780
	Sub-Total	**2,908**	**m2**	**40.00**	**116,320**
CT	Design Development Contingency (5%)		Item		6,000
PR	Builder's Preliminaries & Margin (11%)		Item		10,000
	Total Builder's Cost	**2,908**	**m2**	**45.50**	**132,320**
	Other Project Costs				
CT	Construction Contingency (5%)		Item		7,000
PF	Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)		Item		10,680
LL	Locality Loading (3%)		Item		5,000
ES	Escalation		Item		Excl.
	Total Project Cost (Excl. GST)	**2,908**	**m2**	**53.30**	**155,000**
				Total Wetland Pathways	**$ 155,000**
				Total Project Cost	**$ 11,051,000**

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019

Oval, Clubrooms & Lions Book Shop

Code	Description	Quantity	Unit	Rate	Total
DE	**Demolition**				
	Building Works				
1	Demolish existing sports building and shelters including all disconnections and capping of services :[7 no]	1,021	m2	60.00	61,260
2	Allowance for asbestos removal within buildings and shelters		Item		20,000
	External Works				
3	Remove existing bitumen pavement around oval including associated kerbing, etc.	5,463	m2	10.00	54,630
	General				
4	Allowance for sundry demolition works including signage, external fitments, etc. (assumed minor)		Item		20,000
				Sub-Total Demolition	**155,890**
BW	**Building Works (Clubrooms & Lions Book Shop)**				
	Clubrooms				
5	Ausco Modular Clubroom and Changeroom facility as per Ausco Modular Goolwa Oval Facilities report dated 12th April 2019		Item		2,831,800
6	Allowance for items excluded by Ausco Modular, including: - concrete pathways (only limited amount included in Ausco price) - services site connections greater than 10m - external lighting - security system		Item		50,000
7	Allowance for loose furniture, fittings and equipment including kitchen and bar equipment, furniture, AV equipment, etc.		Item		300,000
	Lions Book Shop				
8	Single storey Lions Book Shop building including office, kitchenette and toilet	100	m2	3,500.00	350,000
9	Allowance for loose furniture, fittings and equipment including kitchenette equipment, furniture, AV equipment, etc.		Item		100,000
				Sub-Total Building Works (Clubrooms & Lions Book Shop)	**3,631,800**
XP	**Site Preparation**				

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Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019

Oval, Clubrooms & Lions Book Shop

Code	Description	Quantity	Unit	Rate	Total
10	Site preparation including clearing site, detailed excavation and fill to achieve design levels and spreading excess topsoil across site or imported fill where required	26,692	m2	5.00	133,460
11	No allowance for contaminated soil removal / remediation		Note		Excl.
12	No allowance for rock excavation		Note		Excl.
				Sub-Total Site Preparation	**133,460**
XR	**Roads, Footpaths & Paved Areas**				
	New Carpark				
13	Bitumen carpark including prepared sub-base, concrete kerbing, etc.	3,408	m2	95.00	323,760
14	Allowance for carpark sundries including crossovers, pram ramps, wheel stops, linemarking, traffic signage, bollards, etc.		Item		80,000
	Pathways				
15	Exposed aggregate concrete pavement including subbase and excavation to design depths	3,617	m2	120.00	434,040
	Centralised Playground				
16	Mulch softfall including timber edging to perimeter	235	m2	40.00	9,399
17	Rubber softfall on and including prepared sub-base	40	m2	250.00	10,000
				Sub-Total Roads, Footpaths & Paved Areas	**857,199**
XN	**Boundary Walls, Fencing & Gates**				
	Fencing				
18	New perimeter metal fence including footings	564	m	180.00	101,520
19	Boundary fence to perimeter of oval including footings	445	m	130.00	57,850
	Gates				
20	New double vehicle gate to vehicle entry points including hardware	2	No	10,000.00	20,000
21	New single pedestrian gate to pedestrian and cyclist entry including hardware	1	No	5,000.00	5,000
22	Relocate existing pedestrian boulevard entry gate including brick pillars	1	No	10,000.00	10,000
				Sub-Total Boundary Walls, Fencing & Gates	**194,370**

Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019

Oval, Clubrooms & Lions Book Shop

Code	Description	Quantity	Unit	Rate	Total
XB	**Outbuildings & Covered Ways**				
23	5m x 5m Landmark shelter including footings, etc.	2	No	15,000.00	30,000
24	5m x 10m Storage shed including concrete slab, power, etc. (Stratco type or similar)	2	No	27,500.00	55,000
				Sub-Total Outbuildings & Covered Ways	**85,000**
XL	**Landscaping & Improvements**				
	Oval				
25	Top dressing of existing turf oval with mixture of sandy loam, fertiliser and seeds	16,714	m2	1.00	16,714
26	Allowance to upgrade existing irrigation system to oval		Item		40,000
27	Allowance for behind-goal netting including posts, frames and netting		Item		65,000
28	Allowance for electronic scoreboard including framing and all electrical connections		Item		45,000
29	No allowance for coaches boxes / dug outs (to be incorporated within new Community Facility)		Note		Excl.
30	No allowance for works to existing oval goal posts		Note		Excl.
31	No allowance for works to existing centre cricket pitch		Note		Excl.
32	No allowance to modify existing underground drainage systems to oval		Note		Excl.
	New Turf				
33	No allowance for new turf at Goyder St entrance		Note		Excl.
	Garden Beds				
34	Garden beds including mulch, plantings, drip irrigation, etc.	560	m2	129.80	72,690
35	No allowance for rain gardens or swales		Note		Excl.
	Trees				
36	100L Tree including staking and tieing	48	No	350.00	16,800
37	Irrigation to trees including all connections	48	No	100.00	4,800
38	No allowance for greenwells / tree grates or the like		Note		Excl.
39	No allowance for pruning of existing trees		Note		Excl.

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Masterplan Estimate - Rev. 3

Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
Project No:	182004	**Date:**	9th October 2019

Oval, Clubrooms & Lions Book Shop

Code	Description	Quantity	Unit	Rate	Total
	General				
40	Allowance for sundry feature landscaping including seating walls, etc.		Item		20,000
				Sub-Total Landscaping & Improvements	**281,004**
XF	**External Fitments**				
	Outdoor Furniture				
41	Outdoor bench seating	7	No	2,750.00	19,250
42	Outdoor picnic setting	2	No	3,500.00	7,000
	Centralised Playground				
43	Allowance for playground and nature play items		Item		50,000
				Sub-Total External Fitments	**76,250**
XK	**External Stormwater Drainage**				
44	Allowance to connect new Community Facility building stormwater to existing stormwater drainage infrastructure		Item		35,000
45	Allowance for stormwater drainage to new carpark areas		Item		20,000
				Sub-Total External Stormwater Drainage	**55,000**
XE	**External Electrical Services**				
	Site Infrastructure				
46	Allowance for SAPN modification / augmentation works to site electrical infrastructure including transformers, etc. to accommodate for new changeroom building, outdoor lighting etc.		Item		200,000
	Community Facility				
47	Allowance to connect new Community Facility building to existing electrical services infrastructure		Item		20,000
	External Lighting & Power				
48	Allowance for sports lighting to oval including light towers, cabling, conduits, controllers etc.		Item		300,000
49	Allowance for carpark lighting including light poles, pits, cabling, conduits, switchboards etc.		Item		300,000

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Oval, Clubrooms & Lions Book Shop

Code	Description	Quantity	Unit	Rate	Total
50	Allowance for new CCTV systems to entire precinct including controllers, cabling, security cameras, etc.		Item		20,000
51	Allowance for feature lighting including to entry's, up-lighting, strip lighting, etc.		Item		20,000
				Sub-Total External Electrical Services	**860,000**
XH	**External Hydraulic Services**				
52	Allowance to connect new Community Facility building to existing hydraulic services infrastructure (water, fire and sewer)		Item		20,000
				Sub-Total External Hydraulic Services	**20,000**
BW	**Builder's Work in Connection**				
53	Allowance for builder's work in connection with services		Item		18,000
				Sub-Total Builder's Work in Connection	**18,000**
CT	**Design Development Contingency (5%)**				
54	Allowance for design development contingency (5%)		Item		319,000
				Sub-Total Design Development Contingency (5%)	**319,000**
PR	**Builder's Preliminaries & Margin (11%)**				
55	Allowance for builder's preliminaries and margin (8%)		Item		535,000
				Sub-Total Builder's Preliminaries & Margin (11%)	**535,000**
CT	**Construction Contingency (5%)**				
56	Allowance for construction contingency (5%)		Item		362,000
				Sub-Total Construction Contingency (5%)	**362,000**
PF	**Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)**				
57	Allowance for professional fees (6%)		Item		456,000
58	Allowance for statutory charges (including CITB Levy)		Item		41,000
59	Rounding		Item		26
				Sub-Total Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)	**497,026**
AR	**Artwork & Signage**				
	Signage				
60	Allowance for new vehicle and pedestrian entry signage	4	No	1,500.00	6,000

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Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
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Oval, Clubrooms & Lions Book Shop

Code	Description	Quantity	Unit	Rate	Total
61	Allowance for new wayfinding signage		Item		5,000
	Artwork				
62	No allowance for artwork within Oval and Clubrooms area		Note		Excl.
63	No allowance for digital artwork or signage		Note		Excl.
				Sub-Total Artwork & Signage	**11,000**
LL	**Locality Loading (3%)**				
64	Allowance for locality loading for Goolwa (5% as per DPTI Locality Loading, reduced to 3% to align with Victor Harbor)		Item		243,000
				Sub-Total Locality Loading (3%)	**243,000**
ES	**Escalation**				
65	No allowance for escalation (as advised by JPE 25.02.19)		Note		Excl.
				Sub-Total Escalation	**Excl.**
				Total Oval, Clubrooms & Lions Book Shop	**8,335,000**

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Project:	Goolwa Oval Masterplan	**Estimate:**	Masterplan Estimate - Rev. 3
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Tennis Courts

Code	Description	Quantity	Unit	Rate	Total
DE	**Demolition**				
	Building Works				
66	Demolish existing sports building and shelters including all disconnections and capping of services	181	m2	60.00	10,860
67	Allowance for asbestos removal within buildings and shelters		Item		10,000
	External Works				
68	Demolish existing cricket nets including concrete paving and mesh nets	559	m2	25.00	13,975
69	Demolish existing footpaths and pavements including gravel paths	394	m2	10.00	3,940
70	No allowance for work to existing bitumen tennis court surface (south eastern corner)		Note		Excl.
	General				
71	Allowance for sundry demolition works including signage, external fitments, etc. (assumed minor)		Item		10,000
				Sub-Total Demolition	**48,775**
XP	**Site Preparation**				
72	Site Preparation including clearing site, detailed excavation and fill to achieve design levels and spreading excess topsoil across site or imported fill where required	5,906	m2	15.00	88,590
73	No allowance for contaminated soil removal / remediation		Note		Excl.
74	No allowance for rock excavation		Note		Excl.
				Sub-Total Site Preparation	**88,590**
XR	**Roads, Footpaths & Paved Areas**				
	Tennis Courts				
75	New tennis courts including stabilised layer, sub-base and compacted base course, 30mm thick medium duty wearing course and flexible acrylic surface	2,857	m2	75.00	214,275
76	Allowance for root barrier protection to courts		Item		30,000
77	Allowance for linemarking to all courts		Item		7,500
78	Allowance for outdoor sport fitments including tennis nets and netball posts		Item		35,000
79	No allowance for international competitive grade or plexi-cushioned tennis courts		Note		Excl.

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Tennis Courts

Code	Description	Quantity	Unit	Rate	Total
80	No allowance for work to existing bitumen tennis court surface (south eastern corner)		Note		Excl.
	Pathways				
81	Exposed aggregate concrete pavement including subbase and excavation to design depths to southern side of existing courts	259	m2	120.00	31,080
				Sub-Total Roads, Footpaths & Paved Areas	**317,855**
XN	**Boundary Walls, Fencing & Gates**				
82	Chain link fence to perimeter of new tennis court including all associated gates and footings	229	m	280.00	64,204
83	No allowance for replacement or works to existing fencing around existing courts		Note		Excl.
84	No allowance for retaining walls to tennis court fencing		Note		Excl.
				Sub-Total Boundary Walls, Fencing & Gates	**64,204**
XB	**Outbuildings & Covered Ways**				
85	10m x 5m Custom spectator shelter including framing, footings, etc.	3	No	20,000.00	60,000
				Sub-Total Outbuildings & Covered Ways	**60,000**
XL	**Landscaping & Improvements**				
	New Turf				
86	Turf consisting of topsoil, sandy loam and instant turf	809	m2	20.00	16,180
87	Sub-surface irrigation to new turf areas	809	m2	10.00	Excl.
	Trees				
88	100L Tree including staking and tieing	9	No	350.00	3,150
89	Irrigation to trees including all connections	9	No	100.00	900
90	No allowance for greenwells / tree grates or the like		Note		Excl.
				Sub-Total Landscaping & Improvements	**20,230**
XF	**External Fitments**				
91	Allowance for bench and picnic setting seating to spectator shelters		Item		30,000
				Sub-Total External Fitments	**30,000**

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Tennis Courts

Code	Description	Quantity	Unit	Rate	Total
XK	**External Stormwater Drainage**				
92	Allowance for stormwater drainage to new tennis courts including spoon drains, connections to existing infrastructure, etc.		Item		20,000
				Sub-Total External Stormwater Drainage	**20,000**
XE	**External Electrical Services**				
	Site Infrastructure				
93	SAPN augmentation costs included elsewhere (see Oval & Clubrooms)		Note		Excl.
	External Lighting & Power				
94	Allowance for lighting to new and existing resurfaced courts		Item		350,000
95	Allowance for lighting and power to spectator shelters		Item		30,000
				Sub-Total External Electrical Services	**380,000**
XH	**External Hydraulic Services**				
96	No allowance for drinking fountains or the like		Note		Excl.
				Sub-Total External Hydraulic Services	**Excl.**
BW	**Builder's Work in Connection**				
97	Allowance for builder's work in connection with services		Item		8,000
				Sub-Total Builder's Work in Connection	**8,000**
CT	**Design Development Contingency (5%)**				
98	Allowance for design development contingency (5%)		Item		52,000
				Sub-Total Design Development Contingency (5%)	**52,000**
PR	**Builder's Preliminaries & Margin (11%)**				
99	Allowance for builder's preliminaries and margin (8%)		Item		88,000
				Sub-Total Builder's Preliminaries & Margin (11%)	**88,000**
CT	**Construction Contingency (5%)**				
100	Allowance for construction contingency (5%)		Item		59,000
				Sub-Total Construction Contingency (5%)	**59,000**
PF	**Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)**				

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Tennis Courts

Code	Description	Quantity	Unit	Rate	Total
101	Allowance for professional fees (6%)		Item		75,000
102	Allowance for statutory charges (including CITB Levy)		Item		7,000
103	Rounding		Item		346
	Sub-Total Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)				**82,346**
AR	**Artwork & Signage**				
104	Allowance for signage to tennis courts (assume minor)		Item		2,000
105	No allowance for artwork to tennis courts		Note		Excl.
	Sub-Total Artwork & Signage				**2,000**
LL	**Locality Loading (3%)**				
106	Allowance for locality loading for Goolwa (5% as per DPTI Locality Loading, reduced to 3% to align with Victor Harbor)		Item		40,000
	Sub-Total Locality Loading (3%)				**40,000**
ES	**Escalation**				
107	No allowance for escalation (as advised by JPE 25.02.19)		Note		Excl.
	Sub-Total Escalation				**Excl.**
	Total Tennis Courts				**1,361,000**

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Wetland Pathways & Croquet Fields

Code	Description	Quantity	Unit	Rate	Total
DE	**Demolition**				
	External Works				
108	Demolish existing tennis courts and associated fencing	2,211	m2	35.00	77,385
	General				
109	Allowance for sundry demolition works including signage, external fitments, etc. (assumed minor)		Item		10,000
				Sub-Total Demolition	**87,385**
XP	**Site Preparation**				
110	Cut down existing large tree including grubbing of roots	4	No	1,000.00	4,000
111	Site preparation including clearing site, detailed excavation and fill to achieve design levels and spreading excess topsoil across site or imported fill where required	6,000	m2	5.00	30,000
112	No allowance for contaminated soil removal / remediation		Note		Excl.
113	No allowance for rock excavation		Note		Excl.
				Sub-Total Site Preparation	**34,000**
XR	**Roads, Footpaths & Paved Areas**				
114	Wetland pathways included elsewhere (see Below the Line Items)		Note		Incl.
				Sub-Total Roads, Footpaths & Paved Areas	**Incl.**
XN	**Boundary Walls, Fencing & Gates**				
115	Cricket practice nets including concrete base, steel frame, netting, etc.	4	No	15,000.00	60,000
116	Perimeter fencing included elsewhere (see Oval & Clubrooms)		Note		Incl.
				Sub-Total Boundary Walls, Fencing & Gates	**60,000**
XB	**Outbuildings & Covered Ways**				
117	No allowance for works to existing shelter on edge of detention basin		Note		Excl.
				Sub-Total Outbuildings & Covered Ways	**Excl.**
XL	**Landscaping & Improvements**				
	Croquet Fields				
118	Turf consisting of topsoil, sandy loam and instant turf	4,715	m2	20.00	94,300

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Wetland Pathways & Croquet Fields

Code	Description	Quantity	Unit	Rate	Total
119	Pop-up irrigation to new turf areas	4,715	m2	7.50	35,363
	General Lawn Areas				
120	Hydro seeded turf	2,931	m2	2.50	7,328
121	No allowance for irrigation to hydroseeded turf areas		Note		Excl.
	Trees				
122	100L Tree including staking and tieing	14	No	350.00	4,900
123	Irrigation to trees including all connections	14	No	100.00	1,400
124	No allowance for greenwells / tree grates or the like		Note		Excl.
125	No allowance to make good to existing trees		Note		Excl.
	Wetlands / Detention Basin				
126	Allowance for minor planting to existing wetlands / detention basin		Item		10,000
127	No allowance for works to wetlands / detention basin		Note		Excl.
				Sub-Total Landscaping & Improvements	**153,290**
XF	**External Fitments**				
128	Outdoor bench seating	4	No	2,750.00	11,000
129	Fitness equipment to stations along fitness track	7	No	3,500.00	24,500
				Sub-Total External Fitments	**35,500**
XK	**External Stormwater Drainage**				
130	No allowance to upgrade or modify existing stormwater drainage and works with wetlands / retention basin		Note		Excl.
				Sub-Total External Stormwater Drainage	**Excl.**
XE	**External Electrical Services**				
131	No allowance for lighting to Croquet Fields		Note		Excl.
132	No allowance lighting to pathways		Note		Excl.
				Sub-Total External Electrical Services	**Excl.**
CT	**Design Development Contingency (5%)**				

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Wetland Pathways & Croquet Fields

Code	Description	Quantity	Unit	Rate	Total
133	Allowance for design development contingency (5%)		Item		19,000
	Sub-Total Design Development Contingency (5%)				**19,000**
PR	**Builder's Preliminaries & Margin (11%)**				
134	Allowance for builder's preliminaries and margin (8%)		Item		32,000
	Sub-Total Builder's Preliminaries & Margin (11%)				**32,000**
CT	**Construction Contingency (5%)**				
135	Allowance for construction contingency (5%)		Item		22,000
	Sub-Total Construction Contingency (5%)				**22,000**
PF	**Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)**				
136	Allowance for professional fees (6%)		Item		27,000
137	Allowance for statutory charges (including CITB Levy)		Item		3,000
138	Rounding		Item		825
	Sub-Total Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)				**30,825**
AR	**Artwork & Signage**				
	Signage				
139	Allowance for new wayfinding signage		Item		5,000
	Artwork				
140	New public artwork following art trail (assume small)	3	No	5,000.00	15,000
	Sub-Total Artwork & Signage				**20,000**
LL	**Locality Loading (3%)**				
141	Allowance for locality loading for Goolwa (5% as per DPTI Locality Loading, reduced to 3% to align with Victor Harbor)		Item		15,000
	Sub-Total Locality Loading (3%)				**15,000**
ES	**Escalation**				
142	No allowance for escalation (as advised by JPE 25.02.19)		Note		Excl.
	Sub-Total Escalation				**Excl.**
	Total Wetland Pathways & Croquet Fields				**509,000**

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Future Car Park

Code	Description	Quantity	Unit	Rate	Total
DE	**Demolition**				
143	Sundry allowance for demolition works including clearing of site and infrastructure (assume minor)		Item		10,000
				Sub-Total Demolition	**10,000**
XP	**Site Preparation**				
144	Site Preparation including clearing site, detailed excavation and fill to achieve design levels and spreading excess topsoil across site or imported fill where required	3,040	m2	10.00	30,400
145	No allowance for contaminated soil removal / remediation		Note		Excl.
146	No allowance for rock excavation		Note		Excl.
				Sub-Total Site Preparation	**30,400**
XR	**Roads, Footpaths & Paved Areas**				
147	Bitumen carpark including concrete kerb, wheel stoppers, bollards and traffic linemarking	3,040	m2	150.00	456,000
				Sub-Total Roads, Footpaths & Paved Areas	**456,000**
XL	**Landscaping & Improvements**				
148	Allowance for sections of soft landscaping		Item		5,000
				Sub-Total Landscaping & Improvements	**5,000**
XK	**External Stormwater Drainage**				
149	Allowance for stormwater drainage to new carpark		Item		20,000
				Sub-Total External Stormwater Drainage	**20,000**
XE	**External Electrical Services**				
150	No allowance for lighting to car park		Note		Excl.
				Sub-Total External Electrical Services	**Excl.**
CT	**Design Development Contingency (5%)**				
151	Allowance for design development contingency (5%)		Item		27,000
				Sub-Total Design Development Contingency (5%)	**27,000**
PR	**Builder's Preliminaries & Margin (11%)**				
152	Allowance for builder's preliminaries and margin (8%)		Item		44,000
				Sub-Total Builder's Preliminaries & Margin (11%)	**44,000**

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Future Car Park

Code	Description	Quantity	Unit	Rate	Total
CT	**Construction Contingency (5%)**				
153	Allowance for construction contingency (5%)		Item		30,000
				Sub-Total Construction Contingency (5%)	**30,000**
PF	**Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)**				
154	Allowance for professional fees (6%)		Item		38,000
155	Allowance for statutory charges (including CITB Levy)		Item		4,000
156	Rounding		Item		600
				Sub-Total Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)	**42,600**
AR	**Artwork & Signage**				
157	Allowance for traffic wayfinding signage		Item		5,000
158	No allowance for artwork		Note		Excl.
				Sub-Total Artwork & Signage	**5,000**
LL	**Locality Loading (3%)**				
159	Allowance for locality loading for Goolwa (5% as per DPTI Locality Loading, reduced to 3% to align with Victor Harbor)		Item		21,000
				Sub-Total Locality Loading (3%)	**21,000**
ES	**Escalation**				
160	No allowance for escalation (as advised by JPE 25.02.19)		Note		Excl.
				Sub-Total Escalation	**Excl.**
				Total Below Line Item	

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Wetland Pathways

Code	Description	Quantity	Unit	Rate	Total
XP	**Site Preparation**				
161	Site preparation including clearing site, detailed excavation and fill to achieve design levels and spreading excess topsoil across site or imported fill where required	2,908	m2	5.00	14,540
162	No allowance for contaminated soil removal / remediation		Note		Excl.
163	No allowance for rock excavation		Note		Excl.
				Sub-Total Site Preparation	**14,540**
XR	**Roads, Footpaths & Paved Areas**				
164	Compacted rubble pathway on and including prepared sub-base	2,908	m2	35.00	101,780
165	No allowance for steel edging to compacted rubble pathway		Note		Excl.
				Sub-Total Roads, Footpaths & Paved Areas	**101,780**
CT	**Design Development Contingency (5%)**				
166	Allowance for design development contingency (5%)		Item		6,000
				Sub-Total Design Development Contingency (5%)	**6,000**
PR	**Builder's Preliminaries & Margin (11%)**				
167	Allowance for builder's preliminaries and margin (8%)		Item		10,000
				Sub-Total Builder's Preliminaries & Margin (11%)	**10,000**
CT	**Construction Contingency (5%)**				
168	Allowance for construction contingency (5%)		Item		7,000
				Sub-Total Construction Contingency (5%)	**7,000**
PF	**Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)**				
169	Allowance for professional fees (6%)		Item		9,000
170	Allowance for statutory charges (including CITB Levy)		Item		1,000
171	Rounding		Item		680
				Sub-Total Professional Fees & Statutory Charges (Incl. CITB Levy) (6%)	**10,680**
LL	**Locality Loading (3%)**				
172	Allowance for locality loading for Goolwa (5% as per DPTI Locality Loading, reduced to 3% to align with Victor Harbor)		Item		5,000

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Wetland Pathways

Code	Description	Quantity	Unit	Rate	Total
				Sub-Total Locality Loading (3%)	**5,000**
ES	**Escalation**				
173	No allowance for escalation (as advised by JPE 25.02.19)		Note		Excl.
				Sub-Total Escalation	**Excl.**
				Total Below the Line Total Cost (Excl. GST)	**155,000**
				Total Project Cost	**$ 11,051,000**