

# TATIARA DISTRICT COUNCIL BORDERTOWN RECREATIONAL PRECINCT MASTER PLAN SUMMARY REPORT

BORDERTOWN



*Tatiara*  
the good country

**TREDWELL**

## Acknowledgments

Tredwell would like to thank the following people and/or organisations for their contribution to the development of the Tatiara District Council Bordertown Recreation Precinct Master Plan Report:

- Anne Champness - Chief Executive Officer, Tatiara District Council
- Kingsley Green - Director Corporate & Community Services, Tatiara District Council
- User Group and Club Representatives
- Community Representatives

Tredwell acknowledges the Cannawigra, Tatiara and Wirrega people as the traditional custodians of this land and acknowledges their continuing connection to land and community. We pay our respects to the people, to their culture and to their Elders, past and present.

Revision	Date	Details	Authorised
R0	05/07/2022	Summary Report	Neil Tredwell
R1	20/07/2022	Summary Report	Neil Tredwell

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For further information:

Tredwell Management Services

**TREDWELL**

T: (08) 82346387

E: admin@tredwell.com.au

W: www.tredwell.com.au

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## Project Background and Objectives

Like many other regional municipalities, the Tatiara District Council has a significant investment in its recreation assets which have been built over decades and are dispersed throughout the towns and districts. Maintenance and development has often been ad-hoc, and the facilities have rarely been designed for multi-use. In addition, the way the community has participated and volunteered in recreation and sport has changed over time and there is a need to look at smarter ways to use, build and maintain recreation and sporting infrastructure. The Council has identified in its strategic plan that there is a need to develop master plans for key sporting precincts including the Bordertown Recreation Precinct.

The master plan contains an executive summary, background and site analysis, consultation findings and concept design plan which has been developed in collaboration with the Project Manager/Team and key stakeholders. The master plan has been prepared in accordance with Council's current resourcing strategy and desired direction.

## Project Methodology

A four-stage methodology has been undertaken to ensure that all of the project requirements outlined in the project brief are addressed. The four stages are:

- Stage 1: Background Research and Context
- Stage 2: Needs, Gaps and Opportunities
- Stage 3: Concept Design
- Stage 4: Master Plan Report

## Literature Review

A wide range of strategic documents and policy positions are relevant to the development of sport, recreation and open space facilities of this nature.

Various national, state and local level documents were reviewed, with key visions, strategies and policies relevant to the future development of the Bordertown Recreation Precinct outlined.

The following documents were reviewed in the development of the MSRG Master Plan:

### National Level Documents:

- Federal Government - Sport 2030, Sport Australia

### State Level Documents

- South Australia Recreation and Sport Facility Hierarchy Model
- Game On: Getting South Australia moving
- State Sport and Recreation Infrastructure Plan

### Local Level Documents

- Tatiara Strategic Plan 2020-30
- Limestone Coast Regional Public Health and Wellbeing Plan 2021-2026
- Tatiara District Council Economic Development and Tourism Strategy

## Bordertown Recreation Precinct

Bordertown is located 270km south east of Adelaide along the South Australian and Victorian border. In 2021 the rural agricultural town was home to 3,095 people. The main recreation hub within Bordertown is the Bordertown Recreation Precinct (BRP) which is located in the centre of town on either side of Naracoorte Road. The BRP is surrounded by residential housing and educational facilities and is within walking distance to a large portion of town.

The BRP is a district sized facility and is home to the following clubs and associations:

- Bordertown Football Club
- Bordertown and District Basketball Association
- SSAA Keith Shooting Club
- Bordertown Hockey Club
- Bordertown KNT Netball Club
- Bordertown Girl Guides
- Bordertown Scouts Club
- Bordertown Cricket Club
- Bordertown Spring Festival and Show

The precinct is also supported by numerous other recreational facilities located throughout town including the karting track, speedway, racecourse, lawn bowls, tennis club and swimming centre.

The BRP's clubs and representatives have requested the development of a master plan that provides a more holistic and strategic approach to future developments. Tredwell have developed a flexible, multi-use sporting hub concept design that provides a range of modern shared and accessible sporting services for existing and future user groups, clubs and the broader community.



Bordertown Recreation Precinct context map

### Demographic Analysis

In the 2021 Census, there were 3,095 people in Bordertown (State Suburbs). Of these 51.4% were male and 48.6% were female. Aboriginal and/or Torres Strait Islander people made up 1.6% of the population.

The median age of people in Bordertown (State Suburbs) was 40 years compared with 41 years for South Australia. Children aged 0-14 years made up 17.1% of the population and people aged 65 years and over made up 20.1% of the population.

In Bordertown (State Suburbs) 18.5% of people were attending an educational institution. Of these, 35% were in primary school, 18.8% in secondary school, and 15.4% in a tertiary or other institution.

The most common ancestries in Bordertown (State Suburbs) were Australian 39.1%, English 35.3%, German 9.0%, Scottish 7.3% and Irish 6.4%. In Bordertown (State Suburbs), 73.3% of people were born in Australia. The most common countries of birth were Philippines 3.2%, Malaysia 3.0%, Afghanistan 2.2%, New Zealand 1.4%, and China 1.3% (excludes SARs and Taiwan).

The median weekly personal income for people aged 15 years and over in Bordertown (State Suburbs) was \$819 compared with \$734 for South Australia.

Of the families in Bordertown (State Suburbs), 38.6% were couple families with children, 47.2% were couple families without children and 12.9% were one parent families.

From 2016 to 2021 the population grew in the Bordertown area by 4.8% which is higher than that of the Limestone Coast Statistical area which grew by 3.9%.

SEIFA Index of Disadvantage for the RDA Limestone Coast Region in 2016 was 956 although this is likely to be higher in Bordertown which is a prosperous agricultural area.

### Community Sporting Hubs

Community expectations and demand for accessible, integrated and well-designed sporting facilities are increasing across South Australia and the nation. National and State Governments, as well as other funding bodies, are encouraging the development of multi-use, shared and co-located facilities to achieve various policy objectives and high returns on investment. A Community Sporting Hub is a model where progressive sports clubs cooperate to achieve best-practice outcomes for their members and the wider community, they are normally developed at a regional, state and/or national level.

Community hubs are conveniently located public places valued as places facilitating access to a wide range of community activities, programs, services and events. They can be a single building or several buildings with associated outdoor social meeting areas to deliver services and activities. Community hubs can be cost effective in delivering a range of community services, sharing resources

and linking other activity areas, audiences and target groups.

Typically a community hub would:

- Provide for a compatible range of services/ functions that are co-located.
- Provide facilities used by a diverse range of community organisations, agencies and groups on both permanent and casual basis
- Provide opportunities for the co-location of key service delivery
- Be located within or close to population centres and in close proximity to public transport
- Be economically viable and provide opportunities for community partnerships where resources are shared and efficiencies can be demonstrated
- Possibly include health and aged care, family and children's services, social and recreation and lifelong learning

Multi-sport hubs are a variation of community hubs, multi-use and shared use community facilities. Multi-sport hubs utilise a range of shared sporting services within one combined location under a single management arrangement. This provides a more effective and viable operation.

## Existing Site Plan

This plan identifies the current facilities and infrastructure located at the BRP.

**Northern Precinct**

- ① Main entry
- ② Exit
- ③ Shooting Club
- ④ Bordertown oval (AFL)
- ⑤ Timekeepers box
- ⑥ Grandstand and clubrooms
- ⑦ Change rooms
- ⑧ Gym
- ⑨ Canteen/Bar
- ⑩ Show Society building
- ⑪ Alternate access
- ⑫ Scout and guides hall
- ⑬ Netball courts
- ⑭ Netball facilities
- ⑮ Former pony club facilities
- ⑯ Event space

**Southern Precinct (Virgo Park)**

- ① Main access and car park
- ② Basketball stadium
- ③ Cricket and hockey clubrooms
- ④ Cricket training nets
- ⑤ Virgo Oval (cricket and hockey)
- ⑥ Playground
- Site Boundary



## 04 Stakeholder Consultation Findings

### User Group Membership

The below table summarises the total number of club memberships across all sporting clubs and user groups currently utilising the BRP. The data clearly shows growth in membership numbers for all clubs and user groups from 2017 to 2021 (excluding hockey which remained consistent).

In 2017 the total overall membership numbers across all clubs and user groups came to 1,005 members. The 2020/2021 membership numbers for all clubs and user groups comes to a total of 1,074 which is an increase of 84 members (+7%) total across all clubs withing a 3 year period.

The Bordertown and District Basketball Association did not provide 2024 predicted numbers but if they were to continue to increase at a rate of 15% as they did from 2017 to 2021 then their total in 2024 would be 507 members which would bring

the total predicted membership numbers for all clubs in 2024 to 1,246. This is an estimated overall increase of 241 members (+24%) from 2017 to 2024.

The combined total number of volunteers the clubs/organisations have helping out on a regular basis is 259 volunteers which shows the passion and willingness the community have to help with the running of the clubs and organisations.

The consistent increase in membership numbers across all clubs highlights the importance of ensuring the provision of sufficient facilities to cater to the rapidly growing sports clubs and user groups now and into the future.

User Group	2017 Membership Numbers	2021 (or 2020) Membership Numbers	Predicted 2024 Membership Numbers
Bordertown Football Club	300	340	380
Bordertown and District Basketball Association	384	441	507
Bordertown Hockey Club	50	50	60
Bordertown Girl Guides	10	18	26
Bordertown KNT Netball Club	144	117	135
Bordertown Cricket Club	100	85	115
SSAA Keith Shooting Club Inc.	17	23	23
<b>TOTAL</b>	<b>1,005</b>	<b>1,074</b>	<b>1,246</b>

### Stakeholder Consultation

A key part of the master plan development process is the stakeholder engagement and consultation. As part of the initial stages of the project Tredwell conducted a wide range of consultation processes including on online survey and workshop with the user groups. A summary of the key findings from these consultations with each of the user groups is included here.



### Existing Clubs and User Groups

#### Bordertown Football Club

The following items were raised as items the Bordertown Football Club would like to be improved at the site:

- Desperately in need for new time keeper facilities/box
- Change rooms need individual showers installed to facilitate female players
- Clubrooms need major upgrade, particularly the ceilings which need replacing
- Develop a multi-use clubrooms/change rooms that could be shared by all clubs and be used year round
- Change rooms and showers need upgrading.
- Grandstand condition is satisfactory but needs repairs as water leaks into the clubrooms ceiling

#### Bordertown and District Basketball Association

The following items were raised as items the BDBA would like to be improved at the site:

- Insulation to stadium to improve heating and cooling
- Solar panels to stadium to improve energy efficiency
- New guttering

#### Bordertown Hockey Club

The following items were raised as items the Bordertown Hockey Club would like to be improved at the site:

- Field drainage
- Field fenced off
- Solar power
- Shelter for wet days

#### Bordertown KNT Netball Club

The following items were raised as items the Netball Club would like to be improved at the site:

- Upgrade of courts
- Upgrade ancillary buildings including repairing flooding issues, expansion of store room and new verandah
- Upgrade clubrooms
- Road surface finish throughout the BRP needs to be upgraded to bitumen
- Entrance from Naracoorte Road is poor

#### Bordertown Girl Guides

The following items were raised as items the Girl Guides would like to be improved at the site:

- New larger and more modern stove and general kitchen renovations
- Improved outdoor lighting to camping/fire area
- New verandah
- Heating and cooling of hall

#### Bordertown Spring Festival and Show

The following items were raised as items the Netball Club would like to be improved at the site:

- Upgrade Show Society building or relocate the Show Society
- Improve outdoor power sources for show activities

#### Bordertown Cricket Club

The following items were raised as items the Cricket Club would like to be improved at the site:

- Improve carparking within and access into Virgo Park
- Improve landscaping around site
- Improve pedestrian safety in carparking area in Virgo Park
- Install new fence to the south of carpark in Virgo Park to restrict vehicle access onto oval

#### Bordertown Scouts

The Bordertown Scouts undertook the community online survey but due to not currently being located at the site did not identify any upgrades or issues with their current facilities.

#### SSAA Keith Shooting Club Inc.

The SSAA Keith Shooting Club Inc. identified that they require general upgrades across their facility.

## Master Plan

Three draft concept master plan options were developed including 'Option 1 - Conservative Vision', 'Option 2 - Moderate Vision' and 'Option 3 - Grand Vision'. These master plan options provide three varying options which have considered all site analysis information, current trends, club and user group input and guiding principles. The draft concept master plans were issued and presented to all key stakeholders for feedback, including the Project Manager, user groups and clubs.

An additional three concept master plans were then developed (options 3.1, 3.2 and 3.3) which addressed all feedback gathered from the review period of the draft master plan. This has ensured the development of an additional three highly considered master plan options that effectively cater to Bordertown's local and district users and sporting clubs for future generations to come.



*“The Bordertown Recreation Precinct will become a flexible, multi-use sporting hub that provides a range of modern shared and accessible sporting services for existing and future user groups, clubs and the broader community”*

## Guiding Principles

When planning to meet future community infrastructure needs, developing strategies and projects for delivery, a number of common principles apply to ensure the long term viability, suitability and ease of access for the facility and service users. The general principles and approaches to the development of community facilities are outlined below and guide the design and development of the BRP Master Plan.

### **Hierarchy of development:**

The key to a successful network of facilities is the organisation of facilities within a hierarchy framework.

### **Catering for a defined catchment:**

Ideally, facilities should be central to a catchment with equitable access.

### **Accessibility:**

Should be readily accessible to people of all abilities and be compliant with the requirements of the Disability Discrimination Act 1992 and Australian Standards 1428.

### **Equity:**

Should be readily accessible by all members of the community irrespective of age, mobility, sexual orientation, gender, cultural background or religious belief.

### **Visible:**

Facilities are generally located to promote visibility and accessibility to maximise use and services to meet identified social needs.

### **Location:**

As a general principle, community facilities should ideally be located within 400 metres walking distance of a regular public transport stop.

### **Co-location:**

The focus is on integrated/co-located facilities, programs and services to maximise opportunity, use and benefit.

### **Service integration:**

Design community buildings to enable the sharing of resources and increase the level of service integration.

### **Flexibility of use:**

Facilities should be designed, built and managed to maximise flexibility in use (particularly multiple uses), so they can respond and adapt as needs change.

### **Social connectivity:**

Programs, activities and services offered should respond to the needs and interests of the people who live and work nearby and should foster long term social benefits for the community.

### **Design:**

The design should be presented as a reflection of local culture.

### **Adaptation:**

Community facilities should be of sufficient size and design to enable expansion/adaptation (both internally and externally). Future-proof community infrastructure to ensure it can respond to changing demographic and technical requirements.

## Final Master Plan Options

Three Final Master Plan Options were developed for the Bordertown Recreation Precinct including option 3.1, 3.2 and 3.3. These options are included on the following pages with supporting 3d perspectives. The final concepts were developed from feedback received on the draft concepts which were presented to the sites key stakeholders and user groups. The draft master plans and summary of draft feedback can be found in the full report.

## Final Master Plan - Option 3.1

Option 3.1 provides an inclusive multi-use hub located on the sites western boundary which effectively caters to all clubs and user groups. The existing clubrooms including the blockwork additions to the rear and sides of the grandstand will be demolished and a new two-storey multi-use clubroom building will be developed. It will include new storage facilities, unisex AFL standard changerooms, public toilets, umpire changerooms, foyer, office space, function area, balcony and medical rooms.

The southern end of the main AFL oval has been rotated to the east which has freed up a large portion of land in the sites south-western corner next to the gun club. The netball courts have been relocated to this new area which allows for a more user friendly and connected interface with new proposed multi-use clubrooms. The netball courts in this option are all outdoor courts line-marked with both netball and tennis.

The heritage grandstand will be retained and refurbished. The existing gym, canteen and bar will also be retained as they provide effectively for the user groups currently.

The main entrance has been relocated to the southern boundary on Victoria Parade to allow for the reconfiguration of the site and address traffic issues on Naracoorte Road. New formalised roads and parking areas have been included across the site with a drop-off bay located close to the new multi-use facility.

A grand pedestrian entrance has been included on Naracoorte Road which leads to the new multi-

use facility and a plaza area has been provided at the rear of the building to provide open space for events and large game days.

The Show Society building will be demolished as these facilities will be catered to within the new multi-use facility. The existing changerooms have been proposed to be converted into storage.

A new timekeepers box will be installed, outdoor power sources will be improved across the site and the events space access roads and carparking will be improved in the eastern section of the site.

The Scouts and Guides Hall will be improved through the installation of heating and cooling, outdoor lighting and new verandah.

Virgo Park will undergo improvements to the basketball stadiums heating and cooling, guttering, and will have new guttering and solar panels installed. Solar panels will also be installed to the roof of the hockey and cricket clubrooms to improve power efficiencies.

Virgo Park's playing fields will have upgrades to its irrigation and drainage and a temporary hockey backstop will be installed to the northern and southern ends of the pitch. A new shade shelter will be installed to the west of the playing fields and a new playspace will be installed in place of the existing to provide a more enticing and valuable play experience for Bordertown's younger population.

Wayfinding, carparking, pedestrian access and safety will also be improved at Virgo Park.

### Final Master Plan - Option 3.2

Master Plan option 3.2 retains the same general layout as option 3.1 with the relocation of the netball courts to the south-eastern corner of the site and incorporating the clubrooms into the new multi-use facility. This option also includes the relocation of the main entrance and exit point onto Victoria Parade along the sites southern boundary, and new formalised roads and carparking areas across the site.

The major difference provided in this option in comparison to option 3.1 is the inclusion of indoor courts. The two northern netball courts of the four have been proposed to be indoor. These courts will feature both netball and basketball linemarking, with the two outdoor courts featuring netball and tennis linemarking.

The new indoor facility will provide year round training opportunities for netball, allow for games to take place in all weather conditions and provide over-flow courts for Bordertown Basketball during busy periods. The indoor courts will also be able to be utilised to hold community events.

This option provides the same grand pedestrian entrance from Naracoorte Road and new plaza area to the rear of the multi-use facility for events and gatherings.

This option provides the same improvements provided in master plan option 3 for Virgo Park.

### Final Master Plan - Option 3.3

Master Plan option 3.3 is included on the following pages and is identical to option 3.2 with the exclusion of the new indoor facility, which proposes an indoor cricket training facility in-place of one of the multi-use courts. This was requested as part of the Bordertown Cricket Clubs feedback on the draft master plan options as it will provide year round and all weather training for the Bordertown Cricket Club.

The new indoor cricket nets will feature four lanes 3.6m wide by 27m long by 4.5m high.

## LEGEND - OPTION 3.1 - GRAND VISION

### Northern Precinct

- ① Relocate main access gate to Victoria Parade
  - ② New internal roads
  - ③ New formalised carparking area
  - ④ New drop-off bay
  - ⑤ Four new outdoor multi-use sports courts
  - ⑥ Develop new two storey multi-use clubrooms including storage facilities, unisex AFL standard changerooms, public toilets, umpire changerooms, foyer, office space, function area, medical rooms and viewing balcony
  - ⑦ New entrance plaza
  - ⑧ New terraced viewing stairs and plaza
  - ⑨ New time keeper box and facilities
  - ⑩ Retain and refurbish heritage grandstand including half hipped galvanised iron roof and the open tiered bench seating and aluminium tiered seating
  - ⑪ Convert existing change rooms to storage
  - ⑫ Retain existing gym
  - ⑬ Retain existing canteen/bar
  - ⑭ Demolish existing Show Society building and integrate into new multi-use clubrooms
  - ⑮ Upgrade Guide and Scout Hall kitchen and heating/cooling
  - ⑯ Improve outdoor lighting to camping and fire area and install new verandah at Guide and Scout Hall
  - ⑰ Rotate existing AFL ovals southern end to the east and increase size to 120m x 185m
  - ⑱ Retain and upgrade existing Gun Club
  - ⑲ Enhance events spaces entry and exit points, access ways and carparking
  - ⑳ Improve outdoor power sources for show activities
  - ㉑ Improve wayfinding signage across the site
- Site boundary



**TREDWELL**  
MANAGEMENT

Tredwell Management Services  
209b Henley Beach Road  
Torrensview, SA 5031  
Phone: 08 8234 6387

Client  
**Tatiara District Council**  
43 Stoddart St  
Bordertown SA 5206

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Project  
**BORDERTOWN RECREATION PRECINCT MASTER PLAN**  
Naracorte Road  
Bordertown SA 5206  
Drawing Title  
**FINAL CONCEPT PLAN OPTION 3.1 - GRAND VISION**

Drawn:  
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Checked:  
NT

Scale 1:2000 @ A4  
0 20 40m



Rev.	Date	Description

**FINAL CONCEPT**

Drawing No.  
**BMP\_01**  
Revision  
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## LEGEND - OPTION 3.1 - GRAND VISION

### Southern Precinct (Virgo Park)

- ① Install insulation to stadium to improve heating and cooling
  - ② Upgrade guttering of stadium
  - ③ Install solar panels to stadium
  - ④ Install solar panels to hockey and cricket clubrooms
  - ⑤ Improve field drainage
  - ⑥ Install temporary hockey backstops at either end of the hockey pitch (north and south)
  - ⑦ Install new shade shelter
  - ⑧ Improve wayfinding signage across the site
  - ⑨ Improve carparking and access from Naracoorte Road
  - ⑩ Improve pedestrian safety around carparking area
  - ⑪ New fence to south of carpark to restrict vehicle access onto oval
  - ⑫ Upgrade playground
- Site boundary

Victoria Parade

Virgo Street

Elizabeth Avenue

Naracoorte Road

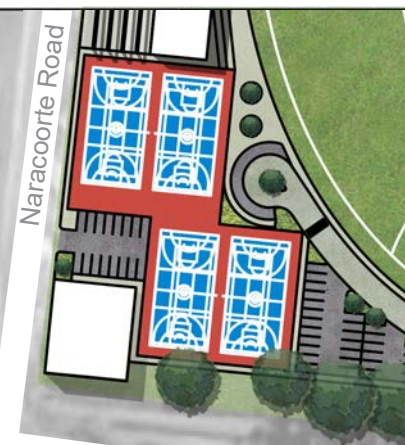
Venn Avenue

Third Street

Second Street

First Street

Venn Avenue



Victoria Parade

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**TREDWELL**  
MANAGEMENT

Tredwell Management Services  
209b Henley Beach Road  
Torrensview, SA 5031  
Phone: 08 8234 6387

Client  
**Tatiara District Council**  
42 Woodwell St.  
Berri SA 5268

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Project  
**BORDERTOWN RECREATION PRECINCT MASTER PLAN**  
Naracoorte Road,  
Berri SA 5268  
Drawing Title  
**DRAFT CONCEPT PLAN OPTION 3.1 VIRGO PARK -  
GRAND VISION**

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**DRAFT CONCEPT**

Drawing No.  
**BMP\_01**  
Revision  
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## OPTION 3.1 - GRAND VISION

ARCHITECTURETHAT!

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bordertown oval facility- masterplan feasibility  
AT!0027 SK05  
high-level vision option -outdoor netball courts on west of oval- view from oval  
01 mar 22



## OPTION 3.1 - GRAND VISION

ARCHITECTURETHAT!

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bordertown oval facility- masterplan feasibility  
**AT!0027 SK06**  
 high-level vision option -outdoor netball courts on west of oval- view from street  
**01 mar 22**

## LEGEND - OPTION 3.2 - GRAND VISION

### Northern Precinct

- ① Relocate main access gate to Victoria Parade
  - ② New internal roads
  - ③ New formalised carparking area
  - ④ New drop-off bay
  - ⑤ Two new full sized outdoor multi-use sports courts
  - ⑥ Two new full sized indoor multi-use sports courts
  - ⑦ Develop new two storey multi-use clubrooms including storage facilities, unisex AFL standard changerooms, public toilets, umpire changerooms, foyer, office space, function area, medical rooms and viewing balcony
  - ⑧ New entrance plaza
  - ⑨ New terraced viewing stairs and plaza
  - ⑩ New time keeper box and facilities
  - ⑪ Retain and refurbish heritage grandstand including half hipped galvanised iron roof and the open tiered bench seating and aluminium tiered seating
  - ⑫ Convert existing change rooms to storage
  - ⑬ Retain existing gym
  - ⑭ Retain existing canteen/bar
  - ⑮ Demolish existing Show Society building and integrate into new multi-use clubrooms
  - ⑯ Upgrade Guide and Scout Hall kitchen and heating/cooling
  - ⑰ Improve outdoor lighting to camping and fire area and install new verandah at Guide and Scout Hall
  - ⑱ Rotate existing AFL ovals southern end to the east and increase size to 120m x 185m
  - ⑲ Retain and upgrade existing Gun Club
  - ⑳ Enhance events spaces entry and exit points, access ways and carparking
  - ㉑ Improve outdoor power sources for show activities
  - ㉒ Improve wayfinding signage across the site
- Site boundary



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209b Henley Beach Road  
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Phone: 08 8234 6387

Client  
**Tatiara District Council**  
43 Stroud St  
Bordertown SA 5206

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Project  
**BORDERTOWN RECREATION PRECINCT MASTER PLAN**  
Naracoorte Road  
Bordertown SA 5206  
Drawing Title  
**FINAL CONCEPT PLAN OPTION 3.2 - GRAND VISION**

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NT

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Rev.	Date	Description

**FINAL CONCEPT**

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**BMP\_01**  
Revision  
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## LEGEND - OPTION 3.2 - GRAND VISION

### Southern Precinct (Virgo Park)

- ① Install insulation to stadium to improve heating and cooling
  - ② Upgrade guttering of stadium
  - ③ Install solar panels to stadium
  - ④ Install solar panels to hockey and cricket clubrooms
  - ⑤ Improve field drainage
  - ⑥ Install temporary hockey backstops at either end of the hockey pitch (north and south)
  - ⑦ Install new shade shelter
  - ⑧ Improve wayfinding signage across the site
  - ⑨ Improve carparking and access from Naracoorte Road
  - ⑩ Improve pedestrian safety around carparking area
  - ⑪ New fence to south of carpark to restrict vehicle access onto oval
  - ⑫ Upgrade playground
- Site boundary



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Project  
**BORDERTOWN RECREATION PRECINCT MASTER PLAN**  
Naracoorte Road,  
Berri SA 5268

Drawing Title  
**DRAFT CONCEPT PLAN OPTION 3.2 VIRGO PARK -  
GRAND VISION**

Drawn:  
AP  
Checked:  
NT

Scale 1:2000 @ A4  
0 20 40m



Rev.	Date	Description

**DRAFT CONCEPT**

Drawing No.	Revision
<b>BMP_01</b>	-

**TREDWELL**



## OPTION 3.2 - GRAND VISION

ARCHITECTURETHAT!

**TREDWELL**  
MANAGEMENT

bordertown oval facility- masterplan feasibility  
**AT!0027 SK08**  
 high-level vision option -2 indoor courts on west of oval- view from oval  
**01 mar 22**



## OPTION 3.2 - GRAND VISION

ARCHITECTURETHAT!

**TREDWELL**  
MANAGEMENT

bordertown oval facility- masterplan feasibility  
**AT!0027 SK07**  
 high-level vision option -2 indoor courts on west of oval- view from street  
**01 mar 22**

## LEGEND - OPTION 3.3 - GRAND VISION

### Northern Precinct

- ① Relocate main access gate to Victoria Parade
  - ② New internal roads
  - ③ New formalised carparking area
  - ④ New drop-off bay
  - ⑤ Two new full sized outdoor multi-use sports courts
  - ⑥ One new full sized indoor multi-use sports court and four indoor cricket training nets
  - ⑦ Develop new two storey multi-use clubrooms including storage facilities, unisex AFL standard changerooms, public toilets, umpire changerooms, foyer, office space, function area, medical rooms and viewing balcony
  - ⑧ New entrance plaza
  - ⑨ New terraced viewing stairs and plaza
  - ⑩ New time keeper box and facilities
  - ⑪ Retain and refurbish heritage grandstand including half hipped galvanised iron roof and the open tiered bench seating and aluminium tiered seating
  - ⑫ Convert existing change rooms to storage
  - ⑬ Retain existing gym
  - ⑭ Retain existing canteen/bar
  - ⑮ Demolish existing Show Society building and integrate into new multi-use clubrooms
  - ⑯ Upgrade Guide and Scout Hall kitchen and heating/cooling
  - ⑰ Improve outdoor lighting to camping and fire area and install new verandah at Guide and Scout Hall
  - ⑱ Rotate existing AFL ovals southern end to the east and increase size to 120m x 185m
  - ⑲ Retain and upgrade existing Gun Club
  - ⑳ Enhance events spaces entry and exit points, access ways and carparking
  - ㉑ Improve outdoor power sources for show activities
  - ㉒ Improve wayfinding signage across the site
- Site boundary



**TREDWELL**  
MANAGEMENT

Tredwell Management Services  
209b Henley Beach Road  
Torrensview, SA 5031  
Phone: 08 8234 6387

Client  
**Tatiara District Council**  
43 Moorilla Road  
Bordertown SA 5286

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Project  
**BORDERTOWN RECREATION PRECINCT MASTER PLAN**  
Drawing Title  
**FINAL CONCEPT PLAN OPTION 3.3 - GRAND VISION**

Drawn:  
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NT  
Scale 1:2000 @ A4  
0 20 40m



Rev.	Date	Description

**FINAL CONCEPT**

Drawing No.  
**BMP\_01**  
Revision  
-

## LEGEND - OPTION 3.3 - GRAND VISION

### Southern Precinct (Virgo Park)

- ① Install insulation to stadium to improve heating and cooling
  - ② Upgrade guttering of stadium
  - ③ Install solar panels to stadium
  - ④ Install solar panels to hockey and cricket clubrooms
  - ⑤ Improve field drainage
  - ⑥ Install temporary hockey backstops at either end of the hockey pitch (north and south)
  - ⑦ Install new shade shelter
  - ⑧ Improve wayfinding signage across the site
  - ⑨ Improve carparking and access from Naracoorte Road
  - ⑩ Improve pedestrian safety around carparking area
  - ⑪ New fence to south of carpark to restrict vehicle access onto oval
  - ⑫ Upgrade playground
- Site boundary



**TREDWELL**  
MANAGEMENT

Tredwell Management Services  
209b Henley Beach Road  
Torrensview, SA 5031  
Phone: 08 8234 6387

Client  
**Tatiara District Council**  
43 Woodwell St.  
Berri SA 5268

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Project  
**BORDERTOWN RECREATION PRECINCT MASTER PLAN**  
Naracoorte Road,  
Berri SA 5268

Drawing Title  
**DRAFT CONCEPT PLAN OPTION 3.3 VIRGO PARK -  
GRAND VISION**

Drawn:  
AP  
Checked:  
NT

Scale 1:2000 @ A4  
0 20 40m



Rev.	Date	Description

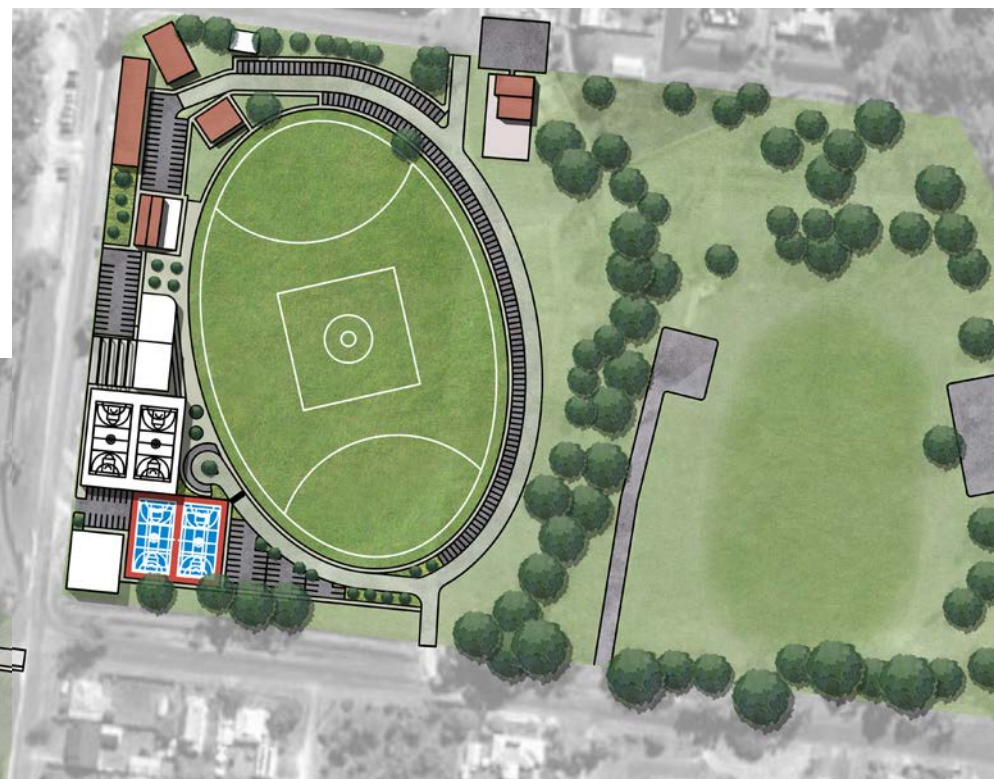
**DRAFT CONCEPT**

Drawing No.	Revision
<b>BMP_01</b>	-

**TREDWELL**

## Preferred Option

The three final concept designs were issued to the clubs and user groups for final comment and to select their preferred option. The majority of clubs identified option 3.2 as their preferred option and this has been used to develop the Staging and Action Plan.



## Cost Estimates Summary

Rider Levett Bucknall provided high-level cost estimates for the construction of master plan options 3.1, 3.2 and 3.3. The cost estimate summary is located to the right and provides the total costs for each option. The full cost estimate report is included as an appendix in Section 14 of the full document.

As evident in the cost estimate summary, option 3.1 came in significantly cheaper than the other two options due to the northern precinct not including a new indoor facility. The southern precinct (Virgo Park) remains consistent across all three options due to the options containing no differences in design.

Options 3.2 and 3.3 came in at a similar cost due to the only difference being the inclusion of the new indoor cricket net in-place of one of the multi-use courts in option 3.3.

The total costs provided include design and construction contingencies, and professional fees for construction and design. These total costs exclude GST.

Due to the covid-19 pandemic it is important to note that costs have increased significantly over the past year due to material supply chain issues, skills shortages and general inflation.

## BORDERTOWN & MUNDULLA BORDERTOWN RECREATION PRECINCT MASTER PLAN



### LOCATION SUMMARY

GFA: Gross Floor Area  
Rates Current At May 2022

Ref	Location	GFA m <sup>2</sup>	GFA \$/m <sup>2</sup>	Total Cost \$
<b>2</b>	<b>BORDERTOWN MASTER PLAN</b>			
<b>O1</b>	<b>Option 3.1</b>			
O1S	Opt. 3.1 - South Precinct			2,532,943.17
O1N	Opt. 3.1 - Northern Precinct			11,704,863.00
	<b>O1 - Option 3.1</b>			<b>14,237,806.17</b>
<b>O2</b>	<b>Option 3.2</b>			
O2S	Opt. 3.2 - South Precinct			2,532,943.16
O2N	Opt. 3.2 - Northern Precinct			16,939,433.00
	<b>O2 - Option 3.2</b>			<b>19,472,376.16</b>
<b>O3</b>	<b>Option 3.3</b>			
O3S	Opt. 3.3 - South Precinct			2,532,943.17
O3N	Opt. 3.3 - Northern Precinct			16,923,823.00
	<b>O3 - Option 3.3</b>			<b>19,456,766.17</b>

### MARGINS & ADJUSTMENTS

No allowance for Goods and Services Tax

Excl.

## Staging Plan (Option 3.2 - Preferred Option)

### Northern Precinct

#### Stage One (1-2 Years)

- 16 Upgrade Guide and Scout Hall kitchen and heating/cooling
- 17 Improve outdoor lighting to camping and fire area and install new verandah at Guide and Scout Hall
- 13 Retain existing gym
- 14 Retain existing canteen/bar

#### Stage Two (3-4 Years)

- 18 Rotate existing AFL ovals southern end to the east and increase size to 120m x 185m
- 10 New time keeper box and facilities
- 1 Relocate main access gate to Victoria Parade
- 2 New internal roads
- 3 New formalised carparking area
- 4 New drop-off bay

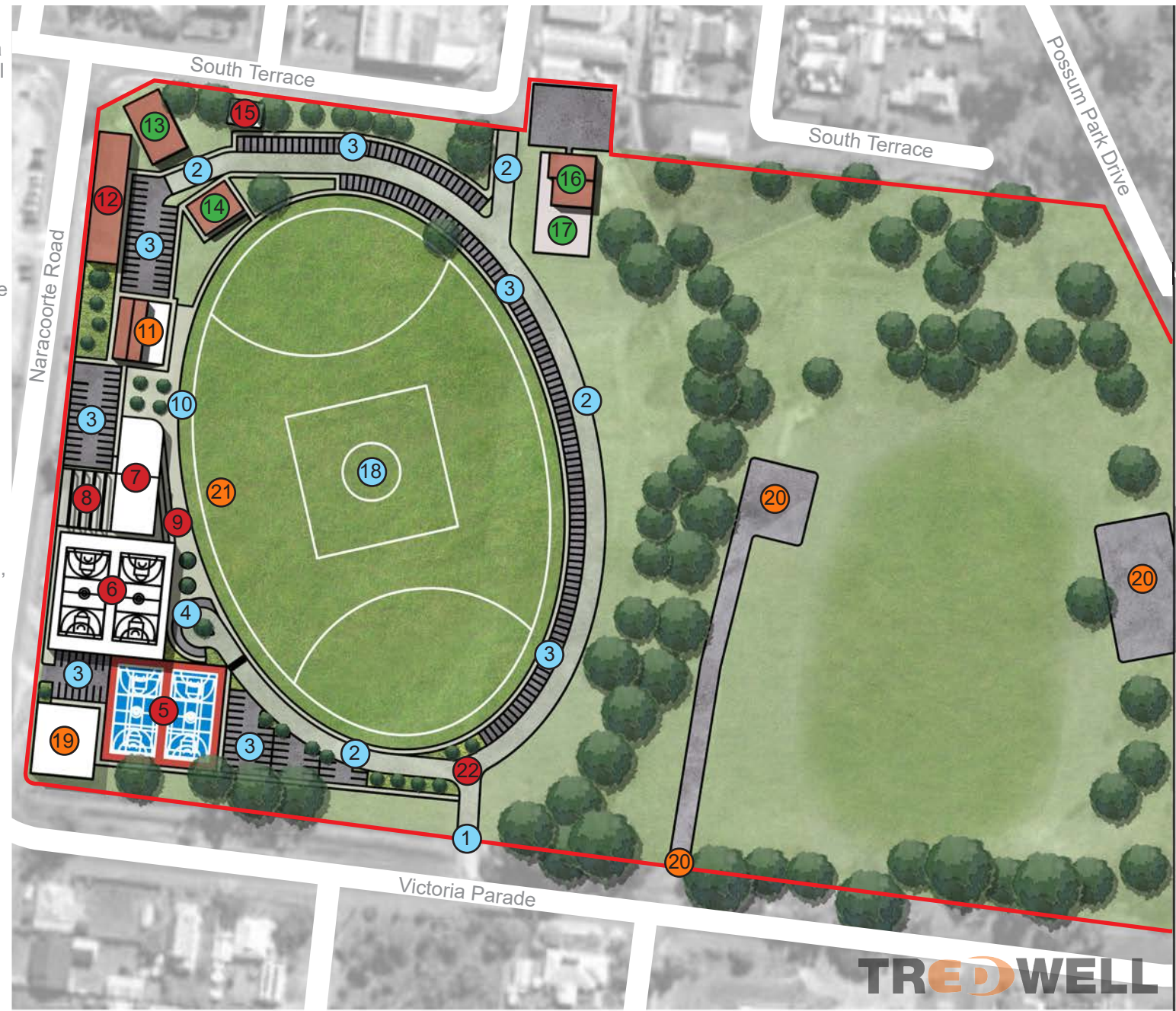
#### Stage Three (5-6 Years)

- 11 Refurbish heritage grandstand including half hipped galvanised iron roof and the open tiered bench seating and aluminium tiered seating
- 19 Upgrade existing Gun Club
- 20 Enhance events spaces entry and exit points, access ways and carparking
- 21 Improve outdoor power sources for show activities

#### Stage Four (7-10 Years)

- 7 Develop new two storey multi-use clubrooms including storage facilities, unisex AFL standard changerooms, public toilets, umpire changerooms, foyer, office space, function area, medical rooms and viewing balcony
- 8 New entrance plaza
- 9 New terraced viewing stairs and plaza
- 5 Two new full sized outdoor multi-use sports courts
- 6 Two new full sized indoor multi-use sports courts
- 12 Convert existing change rooms to storage
- 22 Improve wayfinding signage across the site
- 15 Demolish existing Show Society building

## 07 Staging and Action Plan



## 07 Staging and Action Plan

### Staging Plan (Option 3.2 - Preferred Option)

#### Southern Precinct (Virgo Park)

##### Stage One (1-2 Years)

- 5 Improve field drainage
- 6 Install temporary hockey backstops at either end of the hockey pitch (north and south)
- 7 Install new shade shelter

##### Stage Two (3-4 Years)

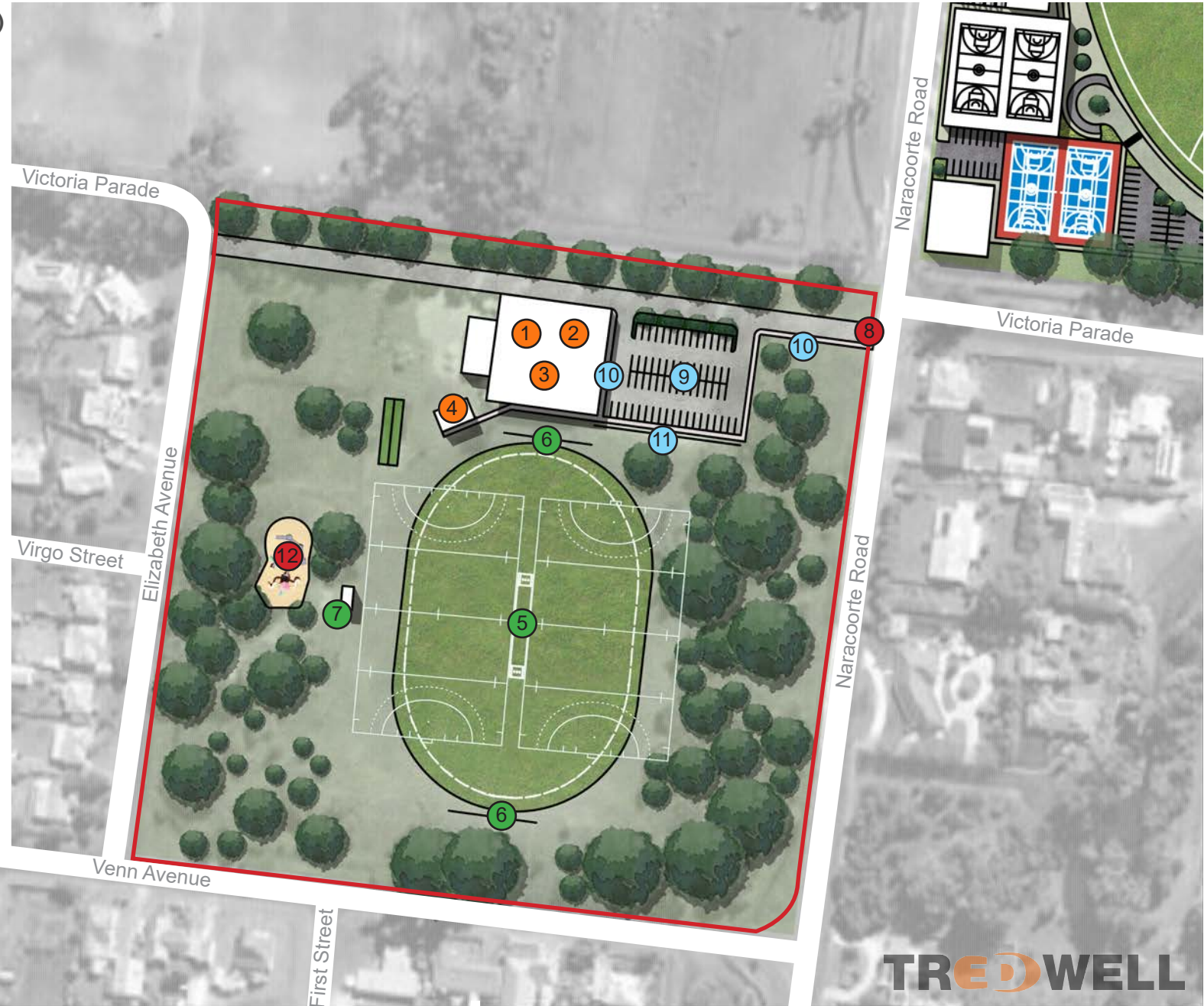
- 9 Improve carparking and access from Naracoorte Road
- 10 Improve pedestrian safety around carparking area
- 11 New fence to south of carpark to restrict vehicle access onto oval

##### Stage Three (5-6 Years)

- 1 Install insulation to stadium to improve heating and cooling
- 2 Upgrade guttering of stadium
- 3 Install solar panels to stadium
- 4 Install solar panels to hockey and cricket clubrooms

##### Stage Four (7-10 Years)

- 8 Improve wayfinding signage across the site
- 12 Upgrade playground



## Action Plan

**Cost Range:** Low = <\$100k Medium = \$100-\$500k High = \$500k+

Precinct	Actions	Timeframes	Lead Partners	Other Partners	Cost Range
North	A1: Upgrade Guide and Scout Hall kitchen and heating/cooling	Year 1 (Stage 1)	Bordertown Girl Guides, Bordertown Scouts Club	Tatiara District Council, Contractors	Low
South	A2: Improve field drainage	Year 1 (Stage 1)	Bordertown Hockey Club, Bordertown Cricket Club	Tatiara District Council, Consultants, Landscape/Civil, Contractors	Medium
North	A3: Improve outdoor lighting to camping and fire area and install new verandah at Guide and Scout Hall	Year 2 (Stage 1)	Bordertown Girl Guides, Bordertown Scouts Club	Tatiara District Council, Contractors	Low
South	A4: Install temporary hockey backstops at either end of the hockey pitch (north and south)	Year 2 (Stage 1)	Bordertown Hockey Club	Tatiara District Council, Contractors	Low
South	A5: Install new shade shelter	Year 2 (Stage 1)	Bordertown Hockey Club, Bordertown Cricket Club	Tatiara District Council, Contractors	Low
North	A6: Rotate southern end of existing AFL oval to the east and increase size to 120m x 185m	Year 3 (Stage 2)	Bordertown Football Club	Tatiara District Council, Architect, Landscape Architect, Consultants, Builders, Landscape/Civil, Contractors	Medium
South	A7: Improve carparking and access from Naracoorte Road and improve pedestrian safety around carparking area	Year 3 (Stage 2)	Bordertown and District Basketball Association, Bordertown Hockey Club, Bordertown Cricket Club	Tatiara District Council, Landscape Architect, Consultants, Landscape/Civil, Contractors	Medium
North	A8: New time keeper box and facilities	Year 4 (Stage 2)	Bordertown Football Club	Tatiara District Council, Contractors	Low

## 07 Staging and Action Plan

North	A9: New internal roads, New formalised carparking area and new drop-off bay	Year 4 (Stage 2)	Bordertown Football Club, SSAA Keith Shooting Club, Bordertown KNT Netball Club, Bordertown Girl Guides, Bordertown Scouts Club, Bordertown Spring Festival and Show	Tatiara District Council, Landscape Architect, Consultants, Landscape/Civil, Contractors	Low
South	A10: New fence to south of carpark to restrict vehicle access to oval	Year 4 (Stage 2)	Bordertown Hockey Club, Bordertown Cricket Club	Tatiara District Council, Contractors	Low
North	A11: Upgrade existing Gun Club	Year 5 (Stage 3)	SSAA Keith Shooting Club	Tatiara District Council, Architect, Consultants, Builders	Low
South	A12: Install insulation to stadium to improve heating and cooling, upgrade guttering of stadium and Install solar panels to stadium	Year 5 (Stage 3)	Bordertown and District Basketball Association	Tatiara District Council, Consultants, Contractors	Medium
South	A13: Install solar panels to hockey and cricket clubrooms	Year 5 (Stage 3)	Bordertown Hockey Club, Bordertown Cricket Club	Tatiara District Council, Consultants, Contractors	Low
North	A14: Refurbish heritage grandstand including half hipped galvanised iron roof and the open tiered bench seating and aluminium tiered seating	Year 6 (Stage 3)	Tatiara District Council, Bordertown Football Club	Architect, Landscape Architect, Consultants, Builders, Contractors	Medium
North	A15: Enhance events spaces entry and exit points, access ways and carparking	Year 6 (Stage 3)	Bordertown Spring Festival and Show	Tatiara District Council, Landscape Architect, Landscape/Civil, Contractors	High
North	A16: Improve outdoor power sources for show activities	Year 6 (Stage 3)	Bordertown Spring Festival and Show	Tatiara District Council, Consultants, Contractors	Low

## 07 Staging and Action Plan

North	A17: Develop new two storey multi-use clubrooms including storage facilities, unisex AFL standard changerooms, public toilets, umpire changerooms, foyer, office space, function area, medical rooms and viewing balcony.  Develop new entrance plaza and new terraced viewing stairs and plaza.	Year 7 (Stage 4)	All clubs and user groups	Tatiara District Council, Architect, Landscape Architect, Consultants, Builders, Landscape/ Civil, Contractors	High
North	A18: Develop two new full sized outdoor multi-use sports courts	Year 8 (Stage 4)	Bordertown KNT Netball Club, Bordertown and District Basketball Association	Tatiara District Council, Architect, Landscape Architect, Consultants, Builders, Landscape/ Civil, Contractors	High
North	A19: Develop two new full sized indoor multi-use sports courts	Year 9 (Stage 4)	Bordertown KNT Netball Club, Bordertown and District Basketball Association	Tatiara District Council, Architect, Landscape Architect, Consultants, Builders, Landscape/ Civil, Contractors	High
North	A20: Convert existing change rooms to storage	Year 9 (Stage 4)	All clubs and user groups	Tatiara District Council, Architect, Consultants, Builders, Contractors	Medium
North	A21: Improve wayfinding signage across the site	Year 9 (Stage 4)	Bordertown Football Club, SSAA Keith Shooting Club, Bordertown KNT Netball Club, Bordertown Girl Guides, Bordertown Scouts Club, Bordertown Spring Festival and Show	Tatiara District Council, Landscape Architect, Graphic Designer, Contractors	Low

## 07 Staging and Action Plan

South	A22: Improve wayfinding signage across the site	Year 9 (Stage 4)	Bordertown and District Basketball Association, Bordertown Hockey Club, Bordertown Cricket Club	Tatiara District Council, Landscape Architect, Graphic Designer, Contractors	Low
North	A23: Demolish existing Show Society building	Year 10 (Stage 4)	Tatiara District Council	Builders, Landscape/Civil, Contractors	Low
South	A24: Upgrade playground	Year 10 (Stage 4)	All clubs and user groups, broader community	Tatiara District Council, Consultants, Landscape/Civil, Contractors	Medium

## Economic Modelling Summary

The economic impact modelling has been based on the cost estimates developed by Rider Levett Bucknall for the final concept design options 3.1, 3.2, and 3.3.

REMPPLAN Economy modelling was utilised which provides valuable insights into the performance of key sectors in regional economies such as Tatiara District Council, and delivers estimates regarding employment, output, wages and salaries, and value add. All REMPLAN Economy data is underpinned by the latest data from the Australian Bureau of Statistics (ABS).

The Impact Summary tables for options 3.1, 3.2 and 3.3 have been provided alongside and the full REMPLAN reports have been included in the appendices of the full report.

‘Output’ refers to the overarching economic metric which includes all other metrics.

‘Employment (Jobs)’ refers to the number of jobs created due to the construction and ongoing running of the new facility.

‘Wages and Salaries’ refers to the amount of expected wages and salaries to be paid out to employees due to the development of the facility.

‘Value-added’ refers to the marginal economic value that is added by the master plan against the costs of inputs.

### Economic Modelling - Option 3.1 Impact Summary

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
<b>Output (\$M)</b>	\$14.241	\$7.649	\$2.453	\$24.343
<b>Employment (Jobs)</b>	26	23	9	58
<b>Wages and Salaries (\$M)</b>	\$2.104	\$1.540	\$0.493	\$4.137
<b>Value-added (\$M)</b>	\$4.703	\$2.790	\$1.451	\$8.944

### Economic Modelling - Option 3.2 Impact Summary

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
<b>Output (\$M)</b>	\$18.902	\$10.610	\$3.364	\$32.876
<b>Employment (Jobs)</b>	35	33	13	81
<b>Wages and Salaries (\$M)</b>	\$2.840	\$2.157	\$0.676	\$5.674
<b>Value-added (\$M)</b>	\$6.002	\$3.835	\$1.990	\$11.827

### Economic Modelling - Option 3.3 Impact Summary

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
<b>Output (\$M)</b>	\$18.872	\$10.594	\$3.359	\$32.825
<b>Employment (Jobs)</b>	35	33	13	81
<b>Wages and Salaries (\$M)</b>	\$2.835	\$2.154	\$0.675	\$5.665
<b>Value-added (\$M)</b>	\$5.992	\$3.829	\$1.987	\$11.808

Tredwell Management Services



T: (08) 82346387

E: [admin@tredwell.com.au](mailto:admin@tredwell.com.au)

W: [www.tredwell.com.au](http://www.tredwell.com.au)