

TATIARA DISTRICT COUNCIL MUNDULLA SPORT AND RECREATION GROUNDS MASTER PLAN SUMMARY REPORT



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Acknowledgments

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

- Anne Champness - Chief Executive Officer, Tatiara District Council
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- 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.

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Project Background and Objectives

The Tatiara District Council has identified in its strategic plan that there is a need to develop master plans for key sporting precincts, including the Mundulla Sport and Recreation Grounds (MSRG), also referred to as the Mundulla Showgrounds.

The master plan aims to address the existing MSRG facilities which have been updated irregularly and in an ad-hoc manner, causing them to become tired and out-dated. Council recognises that the way in which the community participate and volunteer 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 master plan for the Showgrounds has been developed in collaboration with the Project Manager/Team and key internal and external stakeholders. It provides an executive summary, background review and site analysis, consultation findings, concept design plan, recommended management model, as well as staging/action plan and cost estimates. The master plan has also been prepared in accordance with the Council's current resourcing strategy and desired direction.

This summary report provides an overview of the key findings and outcomes of the report.

Project Methodology

A four-stage methodology has been utilised 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 Mundulla Sport and Recreation Grounds 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

Mundulla Sport and Recreation Grounds

Mundulla is a unique, small community with a strong community spirit and sporting culture. Despite its close proximity to Bordertown, almost ten times its size, Mundulla has been able to maintain strong and successful sporting clubs, including a women's football team and winning the Limestone Coast's combined 'super league' in 2020.

Mundulla's sport and recreation precinct brings together a large number of sports and activities, and with clubs considering redevelopment of change rooms and clubrooms in recent years, as well as a turf cricket pitch, the development of a Master Plan is timely.

The Mundulla Sport and Recreation Grounds (the Showgrounds) is home to the following clubs and associations:

- Mundulla Sport and Recreation Committee
- Mundulla Agricultural, Horticultural and Floricultural Society
- Mundulla Cricket Club
- Mundulla Football Club
- Mundulla Hockey Club
- Mundulla Netball Club
- Mundulla Show Society
- Mundulla Tennis Club
- South Australian Cutting Horse Association

The adventure playground is a feature at the site, close to public conveniences and picnic and BBQ facilities. It also features camp grounds with camping available for visitors.




Mundulla Sport and Recreation Grounds context map

02 Participation & Population Analysis

Membership and Participation


South Australian Cutting Horse Association

Age Group	Members (2021)
Adult Males	6
Adult Females	15
Junior Males (U18)	1
Junior Females (U18)	5
Total Membership	27



Mundulla Hockey Club

Age Group	Members (2021)
Adult Males	15
Adult Females	16
Junior Males (U18)	3
Junior Females (U18)	2
Total Membership	36



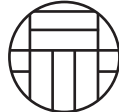
Mundulla Football Club

Age Group	Members (2021)
Adult Males	204
Adult Females	151
Junior Males (U18)	65
Junior Females (U18)	5
Total Membership	425




Mundulla Netball Club

Age Group	Members (2021)
Adult Females	35
Junior Females (U18)	73
Other Members (e.g. social)	8
Total Membership	116



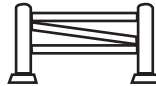
Mundulla Cricket Club

Age Group	Members (2021)
Adult Males	50
Adult Females	3
Junior Males (U18)	30
Junior Females (U18)	11
Other Members (e.g. social)	5
Total Membership	99



Mundulla Show

Age Group	Members (2021)
Adult Males	400
Adult Females	400
Junior Males (U18)	100
Junior Females (U18)	100
Total Membership	1000



Demographic Analysis

In the 2021 Census, there were 432 people in Mundulla (State Suburbs). Of these 51.9% were male and 48.1% were female. Aboriginal and/or Torres Strait Islander people made up 1.2% of the population.

The median age of people in Mundulla (State Suburbs) was 50 years compared with 41 years for South Australia. Children aged 0 - 14 years made up 15.2% of the population and people aged 65 years and over made up 23.6% of the population.

In Mundulla (State Suburbs), 19.9% of people were attending an educational institution. Of these, 31.9% were in primary school, 16.8% in secondary school and 15.0% in a tertiary or technical institution.

The most common ancestries in Mundulla (State Suburbs) were Australian 42.6%, English 39.1%, German 16.9%, Scottish 7.9% and Irish 6.7%. In Mundulla (State Suburbs) 83.1% of people were born in Australia. Other responses for country of birth included New Zealand 2.1%, England 1.4%, Netherlands 1.2% and South Africa 0.7%.

The median weekly personal income for people aged 15 years and over in Mundulla (State Suburbs) was \$927 compared with \$734 for SA.

Of the families in Mundulla (State Suburbs), 32.3% were couple families with children, 56.2% were couple families without children and 8.5% were one parent families.

Community Sporting Hubs

From 2016 to 2021 the population of the Tatiara District Council area grew by 4.09% from 6,620 people to 6,891 people.

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

Although Mundulla has a relatively high median age it is overrepresented in children which have high participation rates in sport and highly active recreation activities.

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.



“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 existing site plan identifies the current facilities and infrastructure located at the sports grounds.

LEGEND

- ① Main Entry
- ② Main Sports Centre Clubrooms
- ③ Main Oval
- ④ Stockman's Challenge Facilities
- ⑤ Changerooms
- ⑥ Goat Shed
- ⑦ Public toilets & showers
- ⑧ Playground
- ⑨ CFS Building
- ⑩ Exit Point
- ⑪ Shade Shelter
- ⑫ Tennis & Netball Courts
- ⑬ Cutting Horse Facilities
- ⑭ Campgrounds
- ⑮ Hockey Pitch
- ⑯ Cricket Nets
- ⑰ Hockey Canteen & Storage
- ⑱ Lower Oval
- Site Boundary

Existing off-site Points of Interest

- ⑲ Mundulla Primary School
- ⑳ Mundulla Bowls Club
- ㉑ Old Mundulla Hotel
- ㉒ Mundulla Memorial Park



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 an online survey and workshop with the user groups. A summary of the key findings of the consultation with each of the user groups is included here.

Existing Clubs and User Groups

Mundulla Sport and Recreation Committee

This committee oversees the main Sport and Recreation Centre and also the Showgrounds maintenance. The priorities for this committee include developing new universally accessible changerooms for all user groups, upgrading and refurbishing the Sport and Recreation Building including upgraded kitchen facilities, improved sound proofing, upgraded amenities, new floor coverings, new verandah and storage. In the long term there is potential to expand the facility to include a second storey.

Mundulla Agricultural, Horticultural and Floricultural Society (Show Society)

The Show Society also supports the development of the new universally accessible changerooms as a priority. Also they would like to see the Sport and Recreation Building refurbished (specifically the kitchen) along with power to the campgrounds and improved Hockey Pitch surface.

Mundulla Cricket Club

The priority developments for the cricket club include the new universally accessible changerooms, upgrades to the playing surfaces on the main and lower oval (noting a higher quality surface is required for cricket).

Mundulla Football Club

The priority developments for the football club include the new universally accessible changerooms, improved viewing areas for spectators (on the western side of the oval), refurbishment and upgrade of the Sport and Recreation Building, improved sports lighting on the main oval and the general maintenance of the playing surface of the main oval.

Mundulla Hockey Club

The priority developments for the hockey club include the new universally accessible changerooms, refurbishment and upgrade of the Sport and Recreation Building, fencing of the hockey pitch and new irrigation system for the hockey pitch. They would also like to purchase a new mower.

Mundulla Netball Club

The priority developments for the netball club include the new universally accessible changerooms, refurbishment and upgrade of the Sport and Recreation Building and a sealed roadway for vehicles.

South Australian Cutting Horse Association

The priority for the Cutting Horse Association is to have an outside shelter for people to get protection from the elements. Also they are currently restricted in the ability to expand their cattle holding yards. They currently have their horse holding yards erected on the nearby property on a temporary basis they have requested that if this section of property was available to purchase it would assist the association.

Mundulla Tennis Club

The club did not respond to the survey or attend the workshop.

Tatiara District Council

Both senior staff and elected members attended the workshop that was held at Mundulla in June 2021. They were able to provide input into the process and listen to the views and ideas put forward by the clubs and user groups. This was a constructive workshop which enabled the key priorities to be determined including the development of the new universally accessible changerooms as a priority.

Additional Stakeholders

Whilst direct consultation was not undertaken with the peak bodies the clubs all expressed they have a good working relationship with their peak bodies and they are supportive of the future improvement and enhancement of the Mundulla Showgrounds site.

Master Plan

A draft concept master plan option was developed following consideration of all site analysis information, current trends, club and user group feedback and guiding principles. The draft concept master plan was issued to all key stakeholders for feedback, including the Project Manager, user groups and clubs.

A final concept master plan was then developed which addressed all of the feedback gathered from the review period of the draft master plan. This has created a highly considered master plan that will effectively cater to Mundulla's local and district users and sporting clubs for future generations to come.



“The Mundulla Sport and Recreation Grounds 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 Mundulla Sport and Recreation Grounds 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 and adaptation (both internally and externally). There is a need to future-proof community infrastructure to ensure it can respond to changing demographic and technical requirements.

Final Master Plan Concept Design

The final concept master plan design for the Mundulla Sport and Recreation Grounds and 3d perspectives are included on the following pages. The final concept was developed from feedback received on the draft concept which was presented to the sites key stakeholders and user groups. The draft master plan and summary of draft feedback can be found in the full report.

Overall, the final master plan retains the same general layout as the existing grounds but has incorporated new infrastructure and upgrades.

Improvements include demolishing the existing changerooms and developing a new changeroom facility central to the Main AFL oval. This changeroom facility includes a larger and more functionally laid out building to more effectively cater to the number of participants who utilise the grounds. The new changeroom facilities include visitor changerooms, showers and toilets, a training room, general store, unisex umpire changerooms, universally accessible bathrooms, home changerooms, showers and toilets, a medical room, cleaners room, a large home room changing area and public toilets. The floor plan and 3D renders for the new proposed changerooms developed by the Concept Design Group Building Designers can be found in the full report.

The existing main sports centre clubrooms have been proposed to be refurbished in the short-term. This includes refurbishing the kitchen flooring, cupboards and draws, island bench and the

installation of roller shutters to the serving bench which accesses the dining room.

In the long-term there will be the development of an entire new multi-use sports clubroom building to replace the existing, including a canteen, storage facilities, function space and bar, public toilets, foyer, office space and covered spectator area.

The master plan proposes to upgrade the existing sports lighting at the site to provide more suitable and effective lighting across the main oval, hockey pitch and tennis and netball courts. This will improve the visibility for playing and training outside of daylight hours. This improvement to lighting will allow for longer training hours, which will reduce the clubs having limited access to space, and will also provide a safer playing environment and the sites safety and visibility as a whole.

The site currently features limited formal parking areas which can create traffic congestion and issues. A new formalised parking area has been proposed in the centre of the site, located next to the new proposed changerooms. This new parking area will provide parking for both the hockey pitch and main oval. The existing parking area next to the main sports centre clubrooms has also been proposed to be upgraded to formal parking, this parking will provide further parking for the main oval and also for the playground and BBQ facilities located to the south west, which have been proposed to be upgraded. Footpaths across the

site have also been formalised, providing safer and improved connections.

A new raised spectator grandstand has been included next to the new changeroom facilities. This seating will overlook the main oval to provide a more effective viewing and seating area for game days. This new seating is to be in addition to the small existing seating located next to the main sports centre clubrooms.

The GOAT Shed also features an improved outdoor area located at the front to provide an improved events space.

The irrigation across the main and hockey pitch has been proposed to be upgraded to improve the grounds water management. This will ensure better playing surfaces for all oval users.

An expansion to the netball and tennis courts has been proposed by expanding the existing western half-court into a full sized court. This has been done in such a way that allows for the Horse Cutting Club to retain their existing required area. This will provide a further full tennis court and netball court, bringing the total number of tennis courts to 4 and the total number of netball courts to 3. This will allow for games and trainings to be spread out across the courts more effectively and to also allow for both tennis and netball games or trainings to take place at the same time if required.

It is also proposed to update the netball and tennis fencing to a more suitable, safer and long standing style of fencing, and to install a new netball storage

area and shelter along the netball courts southern boundary.

The lower cricket oval has been expanded to a full sized oval to ensure they meet SACA facility guidelines. A new access road from Mile Lane to the lower oval has been included and an extension of the road to the south of the hockey pitch to meet this new access road has been developed to improve access across the site.

A new access road has also been included for show society vehicles which provides an entrance from Eastern Terrace.

A potential area for over-flow events space in private property along the sites western border has also been identified.

LEGEND

- ① Main vehicular and pedestrian entrance
- ② Refurbish Main Sports Centre Clubrooms (short term) including a kitchen upgrade, dining room and lounge upgrade, new verandah, improved storage, improved universal access. Construct all new Clubroom facility (long term)
- ③ Upgrade irrigation system
- ④ New AFL goal posts and back stops
- ⑤ Develop new access road from existing gate on North Terrace to centre of site for improved access on Show Days
- ⑥ New formalised carparking area with drainage
- ⑦ New universally accessible changerooms including visitor and home changerooms and amenities, storage, accessible bathrooms, office space, umpire changerooms, medical room, gymnasium, and trainer rooms
- ⑧ New formalised footpaths
- ⑨ New AFL grandstand
- ⑩ Develop events area in front of GOAT (greatest of all time footballers) shed by providing seating, bins, shade shelter and paving
- ⑪ Develop a new full sized netball court and add tennis markings to all courts
- ⑫ Upgrade netball fencing
- ⑬ Expand existing netball shelter to include storage area
- ⑭ Install new solar panels to netball roof
- ⑮ Upgrade playground equipment
- ⑯ Upgrade seating and BBQ area
- ⑰ Utilise existing entrance off Mile Lane to develop a new access road to provide more efficient access to Cutting Club and Lower Cricket Oval
- ⑱ Overflow events area for show days located on private property
- ⑲ Install additional power boxes
- ⑳ Improve power across entire site
- ㉑ Upgrade existing cricket nets
- ㉒ Expand cricket oval to full size and upgrade pitch
- Upgrade Lighting
- Site Boundary



Perspective Overview



Perspective North-East



Perspective South-East



Perspective South-West



STAGING PLAN LEGEND

Year 1

- ② Refurbish Main Sports Centre Clubrooms including:
 - Kitchen flooring & strip to floor in front of serving bench in dining room
 - Cupboards / draws to customer window serving bench in kitchen
 - Island bench in kitchen
 - Roller shutters for serving bench to dining room
- ⑦ Construct new universally accessible changerooms
- ③ Upgrade irrigation system

Year 2

- ② Remove & install new carpet in dining room
- ⑧ New formalised footpaths
- ⑥ New formalised carparking area with drainage
- ⑪ Utilise existing entrance off Mile Lane to develop a new access road to provide more efficient access to Cutting Club and Lower Cricket Oval
- ⑤ Develop new access road from existing gate on North Terrace to centre of site for improved access on Show Days

Year 3

- ⑭ Install solar panels to netball roof
- ② Install full length verandah to the front of main sports centre clubrooms
- ⑬ Expand existing netball shelter to include storage area
- ⑪ Develop a new full sized netball court and add tennis markings to all courts
- ⑫ Upgrade netball fencing

Year 4

- ② Recess rear wall into ladies amenities & fit storage cupboards to back wall of kitchen
- ⑨ New AFL grandstand
- ④ New AFL goal posts and back stops

Year 5

- ② Renovate main sports centre clubrooms to include disabled facilities
- ⑩ Develop events area in front of GOAT (greatest of all time footballers) shed by providing seating, bins, shade shelter and paving

Year 6

- ②① Upgrade existing cricket nets
- ②② Expand cricket oval to full size and upgrade pitch

Year 7

- ⑪⑨ Install additional power boxes
- ②⑩ Improve power across entire site

Year 8

- Upgrade Lighting to AFL, netball and hockey

Year 9

- ⑮ Upgrade playground equipment
- ⑮⑥ Upgrade seating and BBQ area

Year 10+

- ② Construct new Sports Centre Clubroom

No Upgrades Required

- ① Main vehicular and pedestrian entrance
- ⑮⑧ Overflow events area for show days located on private property



Action Plan

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

Staging Plan Ref	Actions	Timeframes	Lead Partners	Other Partners	Cost Range
2	A1: Refurbish Main Sports Centre Clubrooms including kitchen flooring & strip to floor in front of serving bench in dining room, cupboards/draws to customer window serving bench in kitchen, Island bench in kitchen and roller shutters for serving bench to dining room	Year 1	Mundulla Sport and Recreation Committee	Tatiara District Council, Architect, Consultants, Builders, Contractors	Medium
7	A2: Construct new universally accessible changerooms	Year 1	Mundulla Sport and Recreation Committee	Tatiara District Council, Architect, Builders, Contractors	Medium
3	A3: Upgrade irrigation system	Year 1	Mundulla Football Club, Mundulla Hockey Club	Tatiara District Council, Landscape Architect, Consultants, Landscape/Civil, Contractors	High
2	A4: Remove & install new carpet in dining room	Year 2	Mundulla Sport and Recreation Committee	Tatiara District Council, Contractors	Low
8	A5: New formalised footpaths	Year 2	Mundulla Sport and Recreation Committee	Tatiara District Council, Landscape Architect, Landscape/Civil, Contractors	Medium
6	A6: New formalised carparking area with drainage	Year 2	Mundulla Sport and Recreation Committee	Tatiara District Council, Landscape Architect, Landscape/Civil, Contractors	High
17, 5	A7: Utilise existing entrance off Mile Lane to develop a new access road to provide more efficient access to Cutting Club and Lower Cricket Oval and Develop new access road from existing gate on North Terrace to centre of site for improved access on Show Days	Year 2	South Australian Cutting Horse Association, Mundulla Show Society, Mundulla Cricket Club	Tatiara District Council, Landscape Architect, Landscape/Civil, Contractors	High

07 Staging & Action Plan

Staging Plan Ref	Actions	Timeframes	Lead Partners	Other Partners	Cost Range
14	A9: Install solar panels to netball roof	Year 3	Mundulla Netball Club	Tatiara District Council, Consultants, Contractors	Low
2	A10: Install full length verandah to the front of main sports centre clubrooms	Year 3	Mundulla Sport and Recreation Committee	Tatiara District Council, Architect, Builders	Low
13	A11: Expand existing netball shelter to include storage area	Year 3	Mundulla Netball Club	Tatiara District Council, Architect, Contractors	Low
11	A12: Develop a new full sized netball court and add tennis markings to all courts	Year 3	Mundulla Netball Club, Mundulla Tennis Club	Tatiara District Council, Landscape Architect, Landscape/Civil, Contractors	High
12	A13: Upgrade netball fencing	Year 3	Mundulla Netball Club	Tatiara District Council, Contractors	Medium
2	A14: Recess rear wall into ladies amenities & fit storage cupboards to back wall of kitchen	Year 4	Mundulla Sport and Recreation Committee	Tatiara District Council, Architect, Builders	Low
9	A15: New AFL grandstand	Year 4	Mundulla Football Club	Tatiara District Council, Landscape/Civil, Contractors	Medium
4	A16: New AFL goal posts and back stops	Year 4	Mundulla Football Club	Tatiara District Council, Contractors	Low
2	A17: Renovate main sports centre clubrooms to include disabled facilities	Year 5	Mundulla Sport and Recreation Committee	Tatiara District Council, Architect, Builders	Medium
10	A18: Develop events area in front of GOAT (greatest of all time footballers) shed by providing seating, bins, shade shelter and paving	Year 5	Mundulla Football Club	Tatiara District Council, Landscape Architect, Contractors	Low

07 Staging & Action Plan

Staging Plan Ref	Actions	Timeframes	Lead Partners	Other Partners	Cost Range
21	A19: Upgrade existing cricket nets	Year 6	Mundulla Cricket Club	Tatiara District Council, Contractors	Low
22	A20: Expand cricket oval to full size and upgrade pitch	Year 6	Mundulla Cricket Club	Tatiara District Council, Landscape Architect, Consultants, Landscape/ Civil, Contractors	Medium
19	A21: Install additional power boxes	Year 7	Mundulla Show Society	Tatiara District Council, Contractors	Low
20	A22: Improve power across entire site	Year 7	Mundulla Show Society	Tatiara District Council, Contractors	Medium
●	A23: Upgrade Lighting to AFL, netball and hockey	Year 8	Mundulla Football Club, Mundulla Hockey Club, Mundulla Netball Club	Tatiara District Council, Consultants, Contractors	High
15	A24: Upgrade playground equipment	Year 9	Mundulla Sport and Recreation Committee, broader community	Tatiara District Council, Landscape Architect, Consultants, Landscape/ Civil, Contractors	Medium
16	A25: Upgrade seating and BBQ area	Year 9	Mundulla Sport and Recreation Committee, broader community	Tatiara District Council, Landscape Architect, Contractors	Low
2	A26: Construct new Sports Centre Clubroom	Year 10+	All clubs and user groups	Tatiara District Council, Architect, Landscape Architect, Consultants, Builders, Landscape/ Civil, Contractors	High

Cost Estimate Summary

Cost Estimate - Option 1

Rider Levett Bucknall (RLB) have provided high-level cost estimates for the construction of the final master plan option. The cost estimate summary is located to the right and provides a staged approach as per outlined in the staging plan in section 09 of this report. The full cost estimate report is included as an appendix in Section 14 of the full document.

The costing provides the total costs and escalation if the construction of the master plan was approached as a multi-year staged project.

RLB also provided a cost to construct the entire master plan all at once rather than developing the grounds in a staged approach. This came to a total cost of \$15,584,742.50 which includes the suitable escalation if it were to be completed as one project.

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.

MUNDULLA SPORT AND RECREATION GROUNDS MASTER PLAN

MASTER PLAN COST ESTIMATE - OPTION 1



GFA: Gross Floor Area
Rates Current At May 2022

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
1	Mundulla Master Plan			
Y1	Mundulla - Year 1			1,807,158.70
Y2	Mundulla - Year 2			3,868,699.80
Y3	Mundulla - Year 3			1,517,551.45
Y4	Mundulla - Year 4			741,764.00
Y5	Mundulla - Year 5			522,170.50
Y6	Mundulla - Year 6			881,868.63
Y7	Mundulla - Year 7			614,800.00
Y8	Mundulla - Year 8			1,435,100.00
Y9	Mundulla - Year 9			1,055,690.00
Y10	Mundulla - Year 10+			4,719,650.00
	1 - Mundulla Master Plan			17,164,453.08
ESTIMATED NET COST				17,164,453.08
MARGINS & ADJUSTMENTS				
No allowance for Goods and Services Tax				Excl.
ESTIMATED TOTAL COST				17,164,453.08

Economic Modelling Summary

The economic modelling has been based on the cost estimates developed by Rider Levett Bucknall for the final master plan design.

Two Impact Summaries have been developed to reflect the costings provided by Rider Levett Bucknall. Option 1 provides economic modelling if the master plan was approached as a multi-year staged project. Option 2 provides the economic modelling if it was constructed as a single project.

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 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 1 Impact Summary (10-year Staged Construction)

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
Output (\$M)	\$17.205	\$9.205	\$3.174	\$29.585
Employment (Jobs)	11.46	8.68	3.02	23.15
Wages and Salaries (\$M)	\$2.847	\$1.868	\$0.638	\$5.353
Value-added (\$M)	\$5.625	\$3.351	\$1.878	\$10.853

Economic Modelling - Option 2 Impact Summary (No Staging of Construction)

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect
Output (\$M)	\$21.514	\$11.643	\$4.025	\$37.182
Employment (Jobs)	19.35	11.51	4.06	34.92
Wages and Salaries (\$M)	\$3.643	\$2.337	\$0.809	\$6.789
Value-added (\$M)	\$7.087	\$4.202	\$2.381	\$13.670

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