

TATIARA DISTRICT COUNCIL

BORDERTOWN RECREATIONAL PRECINCT MASTER PLAN - OPTION 3.2



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.

Option 3.2 was selected as the preferred master plan option for the Bordertown Recreation Precinct by the sites clubs and user groups. This option was developed with consideration to site analysis information, current trends, club and user group consultation and guiding principles.

Option 3.2 includes the rotation of the AFL oval to the east and relocation of the netball courts to the south-eastern corner of the site, and incorporates the clubrooms into the new multi-use facility. This option relocates the main entrance and exit point to Victoria Parade and includes new formalised roads and carparking areas across the site.

The heritage grandstand will be retained and refurbished, and the existing gym, canteen and bar will be retained.

Two of the new proposed netball courts will be indoor and will feature both netball and basketball linemarking, with the two outdoor courts featuring netball and tennis linemarking. This will provide year-round training opportunities for netball, allowing 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 a grand pedestrian entrance from Naracoorte Road and new plaza area to the rear of the multi-use facility for events and gatherings.

Virgo Park will undergo improvements to the basketball stadiums heating and cooling, guttering, and will have new solar panels installed. Solar panels will also be installed to the roof of the hockey and cricket clubrooms to improve power efficiencies. The 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 and playspace will be installed for Bordertown’s younger population. Wayfinding, carparking, pedestrian access and safety will also be improved at Virgo Park.

Cost Estimate Summary

(Rates current at May 2022)

Southern Precinct: \$2,532,943.16

Northern Precinct: \$16,939,433.00

Total Cost Estimate:	\$19,472,376.16
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Economic Modelling - Impact Summary (10-year Staged Construction)

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



Note: Building design is conceptual only and loosely reflects proposed facility in size and scale for proposed two storey option. Further design resolution is required.



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