

BURONGA GOL GOL SPORTING MASTER PLAN

March 2025

Endorsed by Council 14 May 2025




Wentworth
SHIRE COUNCIL

SimonLeisure

Buronga Gol Gol Sporting Master Plan

About this document

The Buronga Gol Gol Sporting Master Plan study is a strategic assessment of the future sporting and recreation needs for the Buronga Gol Gol area. It provides a guiding framework for Council, and associated project stakeholders and partners, for the future provision of sporting and recreation facilities to meet the changing needs of the community.

Planning inputs have included:

- the demographic profile of the current and projected population for the Buronga Gol Gol area,
- the current provision of sporting facilities within Buronga and Gol Gol, and throughout other areas of Wentworth Shire and Mildura Rural City,
- the sporting and recreational needs of the Buronga Gol Gol area community, including new and emerging sports and trends of participation, and
- the current and estimated future levels of participation by the Buronga Gol Gol area community in sport and recreation.

The master plan becomes the 'road map' to guide the future development of sporting and recreation facilities in Buronga and Gol Gol. The plan identifies several projects and strategic directions required to achieve the vision for sport and recreation, including the expansion of the Carramar Drive Sporting Complex to create a consolidated, multipurpose and high quality regional sporting and leisure complex. Further investigation and feasibility of some of the proposed projects may be required depending upon their scale, likely impact and estimated cost.

It is important to note that projects proposed in the Buronga Gol Gol Sporting Master Plan do not directly commit the Wentworth Shire Council, or any other organisations to a responsibility for their funding and implementation.

The Buronga Gol Gol Sporting Master Plan Stakeholder Engagement Report is an accompanying report to this study report.

Acknowledgements

The input into the study by the existing Buronga and Gol Gol sporting clubs is appreciated, and also the involvement from residents who provided feedback during the community engagement process. Other stakeholders that provided valuable information included relevant state and regional sporting associations, Mildura Rural City Council, and other community organisations.

The study was managed by Council's Director Corporate Services, and the input and guidance provided by other Wentworth Shire staff and Councillors was important for the preparation of the master plan.

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Acknowledgement of Country

Wentworth Shire Council acknowledges the traditional owners of the land on which we live and work, and pay our respects to their elders past, present, and emerging.

1. EXECUTIVE SUMMARY

Introduction

Buronga and Gol Gol are two towns located in the southeast of the Wentworth Shire in far southwest NSW, and approximately 5km from Mildura on the other side of the Murray River. The combined area of the two towns is the main growth area in the Shire, and is the fastest growing residential corridor within the broader Sunraysia Region. The population of the growth area is projected to increase to an estimated 6,000 people at full yield from the 3,185 in 2021.

The Buronga Gol Gol Sporting Master Plan is an important strategic investigation into the future sporting and recreation needs of the Buronga Gol Gol community.

Population growth, and the increase in female participation in sport generally, has led to an increase in participation levels for a number of sports which is placing pressure on existing facilities.

The study was informed by the following background reports:

- Buronga Gol Gol Structure Plan 2020.
- Wentworth Shire Community Strategic Plan 2022-2032.
- Wentworth Shire Operational Plan 2023/2024.
- NSW Office of Sport Strategic Plan 2020-2024.
- Far West Sport and Active Recreation Plan 2018-2023.

Existing Sporting and Recreation Facilities

The existing sporting and recreation facilities in Buronga and Gol Gol are located at three different venues (see Figure A).

The Carramar Drive Sporting Complex comprises a sports oval, 2 netball courts, a cricket practice facility, a pavilion, and a multipurpose basketball court/ skate park.

The Midway Centre, a Shire multipurpose community facility, comprises a single indoor sports court (basketball/ netball), and 2 tennis courts and 2 bocce courts located outside the centre that are freely available for community use.

James King Park is the primary public open space area in Gol Gol, and comprises 8 tennis courts and a clubroom, a playground, a boat ramp, and public toilets.

All facilities are in good to excellent condition, except the 2 community tennis courts at the Midway Centre that are in poor condition.

Figure A – Buronga and Gol Gol sporting facilities



There are currently four sporting clubs in Buronga and Gol Gol:

- Gol Gol Hawks Football Netball Club
- Gol Gol Cricket Club
- Alcheringa Saints Basketball Club
- Alcheringa Tennis Club

In 2024, an estimated 624 players were members of the four Buronga and Gol Gol sporting clubs, including 31% female participation and 59% junior participation.

The overall sports participation rate by Buronga and Gol Gol residents is 19.5%, compared to the National sports participation rate of 14.5% and the rate for all of Mildura Rural City at 15.9%.

Stakeholder Engagement

Extensive engagement with stakeholders was a feature of the study research and can be summarised as follows.



April 2024

Meetings with the four Buronga and Gol Gol sporting clubs to collect information about the clubs' membership, their use and adequacy of existing sporting facilities, and club aspirations.



April 2024

Other Stakeholder Meetings with relevant Victorian and NSW State Sporting Associations, local and region sporting associations and leagues, Mildura City Council, and other community groups.



May 2024

A Community Survey collected information on the community's participation in sport and recreation activities, and what activities they might like to participate in - 165 surveys were completed.

Key information collected from engagement activities included:

- The Gol Gol Hawks Football Netball Club is planning to introduce junior football teams in 2025 and believe a second football oval will be required to meet future needs.

- The Gol Gol Cricket Club believe a second cricket oval is required in the Buronga and Gol Gol area, as it currently has to use the No. 3 Oval in Mildura as its second match day venue.
- The Alcheringa Tennis Club believes that 8 courts will be sufficient to meet club needs over the next 20 years, however, its clubroom will require extension or replacement.
- The Alcheringa Saints Basketball Club is advocating for additional training courts to meet future needs.
- Of the 165 people who completed the Buronga and Gol Gol Region Sport and Recreation Survey, 85% participate in sport or outdoor recreation activities.
- 60% of survey respondents participate in their chosen sport or recreation activities outside the Buronga Gol Gol area, and 26% participate in some of their activity(s) outside the area.
- Of the 120 survey respondents who participate in their chosen sport or recreation activities outside the Buronga Gol Gol area (or sometimes do), most (78%) do so as the *'required facilities are not available in the Buronga Gol Gol area'*, followed by *'local facilities do not meet their needs'* (23%).
- Survey respondents were asked if there was anything else they would like to add about sport and recreation opportunities in the Buronga Gol Gol Area. Of the 79 respondents who answered this question, 44 advocated for a swimming pool (or 27% of the total sample of 165 survey respondents).



16 January – 23 February 2025

The draft Master Plan Executive Summary and draft Concept Plan of the Carramar Drive Sporting Precinct Expansion were available on Council's 'Have Your Say' portal for study stakeholders and the community to review and provide feedback on the plans.

- 6 written responses were received
- 33 online surveys were completed

This feedback helped finalise the plans.

Sports Facility Demand Analysis

The method for determining the demand for future sporting facilities in the Buronga Gol Gol area utilised a combination of the following planning tools and other inputs.

1. Sports facility benchmarks endorsed by State Sporting Associations.
2. Optimum number of teams a facility can accommodate.
3. Optimum number of players a facility can accommodate.
4. The total estimated population for the Buronga Gol Gol area (6,000 people).
5. The current participation rates of Buronga and Gol Gol residents in sport.
6. Input from Buronga and Gol Gol sports clubs and other stakeholders.
7. Research that shows that sports participation is highest for people living in Regional Victoria (40%), compared to Metropolitan Melbourne (27%) .
8. The current availability of facilities throughout the Buronga Gol Gol area, in other Wentworth townships along the Murray River, and in Mildura and surrounds.

The demand analysis recommends the following mix of facilities are required for the Buronga Gol Gol area community at full population yield of 6,000 residents:

- 2 football ovals
- 4 multi-lined indoor courts
- 3 cricket ovals
- 2 lawn bowling greens
- 4 outdoor netball courts (with 2 line-marked to be multipurpose to support other sports)
- 2 soccer pitches

- 8 tennis courts
- 1 skate park
- Public outdoor swimming facility

It was further recommended that where possible, all facilities be clustered to form a new sporting and recreation hub. For this to be possible, a site of approximately 15 hectares will be required.

Sports Facility Site Options

The Carramar Drive Sporting Complex is approximately 8.5 hectares in size and has capacity to accommodate some but not all future new facilities. With the assistance of Wentworth Shire Council officers, the following 2 sites were identified as potential sites for a future sporting hub (see Figure B).

1. 'Whitworth' Site
2. 'River Road' Site

Figure B – Sporting Hub Site Options



Site	Ownership	Size
Carramar Drive Sporting Complex	Crown land with Wentworth Shire Council delegated management responsibilities	8.5 ha
‘Whitworth’ Land	Private - Louise Whitworth	24.1 ha
‘River Road’ Site	Crown land – Leased to Barry & Maree Lush	111.5 ha

The ‘Whitworth’ Site is preferred mainly due to the central location of the site to the future residential community, and the potential to incorporate the existing Carramar Drive Sporting Complex into the future planning of a Buronga Gol Gol sporting hub.

Carramar Drive Sporting Complex Expansion Concept Plan

At the Councillor and Executive Team Workshop held 17 June 2024, it was agreed that the study investigate the feasibility of combining the Carramar Drive Sporting Complex and the ‘Whitworth’ Site to form a new sporting and recreation hub for the Buronga Gol Gol area. Other related items were discussed, and agreed in-principle:

1. That there has already been significant investment in the development of facilities at the Carramar Drive Sporting Complex by user groups, Council and other stakeholders, and that the condition of most facilities is good to excellent.
2. That the Gol Gol Cricket Club would remain based at the Carramar Drive Sporting Complex, and would also have use of the 2 new ovals in summer on the ‘Whitworth’ site.
3. That the existing oval at the Carramar Drive Sporting Complex retain the turf centre wicket but be expanded to accommodate 2 soccer pitches when sufficient demand arises in the future.
4. That the Gol Gol Football Netball Club would relocate to the new sporting complex at the ‘Whitworth’ site (2 new ovals, 2-4 new netball courts, and a new pavilion).

5. That James King Park in the future will need to be developed as the primary recreational park and visitor stop in Buronga and Gol Gol which will require all tennis infrastructure to be removed to allow the quantity of usable public open space to be increased.
6. That Council consider including a new Library and community meeting rooms with the proposed new 4-court indoor sports centre. This would enable Council to either re-purpose the Midway Centre in the long term or dispose of it.
7. That a strong physical connection exists between the Carramar Drive Sporting Complex and the new sports complex on the ‘Whitworth’ site.

The Carramar Drive Sporting Complex Expansion Concept Plan (see next page) and is a visionary plan showing how all future facility needs can be accommodated within the precinct.

The total estimated cost for full implementation of the concept plan is \$89 million, excluding the cost of purchase of the ‘Whitworth’ land. A 4-stage implementation plan is proposed, which acknowledges that a project of this scale and cost will require a staged approach by Wentworth Shire Council and other project partners, and the timeframe required for the demand for some sports to reach a level that is sufficient to sustain a new club.

Study Conclusion

The Buronga Gol Gol Sporting Master Plan Study has applied evidenced-based research to predict the future sporting and recreation needs for the Buronga Gol Gol community at full population yield of 6,000 residents; there will also likely be demand for the new facilities from the expanding Mildura population.

The Carramar Drive Sporting Complex Expansion Concept Plan shows how future new facilities can complement existing facilities at the Carramar Drive Sporting Complex to achieve an integrated, multipurpose, and regionally significant sporting and recreation hub for the Wentworth Shire.

Carramar Drive Sporting Complex Expansion Concept Plan

1. New concrete skate park
2. Reinstate the basketball court
3. Re-purpose the existing netball courts into 8 pickleball courts
4. Upgrade the pavilion to accommodate the needs of cricket, soccer and pickleball user groups
5. Retain turf centre wicket and reconfigure the sports field to accommodate 1 main soccer pitch (105m x 63m) and 1 junior soccer pitch (90m x 50m)
6. Main entry to the eastern sports precinct and car park (approx 300 spaces) and pedestrian crossing
7. Passenger drop-off/ pick-up zone
8. Internal road to connect to eastern side of precinct
9. 8 tennis courts with floodlights
10. 2 lawn bowling greens, 1 covered with floodlights
11. Integrated tennis and bowls pavilion with decking overlooking courts and greens
12. 2 netball courts with floodlights
13. Main football oval (165m x 135) with floodlights and synthetic cricket pitch
14. Integrated football and netball pavilion with connection to the Indoor Leisure Centre
15. Oval 2 (165m x 135) with synthetic cricket pitch; unfenced to enable flexible use of space
16. Permanent baseball diamond and backnet with outfield utilising the oval
17. Indoor Leisure Centre comprising 4 multipurpose courts, changerooms, fitness gym, function room and administration offices
18. Entry foyer linking to indoor courts, fitness gym and function room, and to the potential future outdoor swim centre and library & learning centre
19. Potential future outdoor swimming centre
20. Potential future library and learning centre
21. Land for future uses to be determined
22. Perimeter walking path utilising connecting roads

Reserve-Wide Projects

- Increase the power supply to the eastern precinct
- Tree planting throughout (indicative)
- Install a perimeter fence around the eastern precinct

LEGEND

-  Paved surface
-  Gravel surface
-  Grass
-  Sports ovals
-  Proposed trees
-  Sports lighting



Carramar Drive Sporting Complex Expansion

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Wentworth
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Project	MP 2912	Page	1
Client	Wentworth Shire Council	Author	1
MP1		Check	
Design		Drawn	
Reviewed		Checked	
Approved		Final	

2. INTRODUCTION

2.1. Study Background

Wentworth Shire Council commissioned this study to prepare a sporting master plan for the Buronga and Gol Gol area. The master plan is a follow-up study to the *Buronga Gol Gol Structure Plan 2020*, and assesses in more detail the future sporting and recreation needs of the growing Buronga Gol Gol community.

Buronga and Gol Gol are two towns located in the southeast of the Wentworth Shire in far southwest NSW (see Figure 1). They are strategically located on the Sturt Highway and Silver City Highway, two significant transport corridors that traverse the Sunraysia Region and extend to Broken Hill, Adelaide, Melbourne and Sydney.

Both towns are situated on the Murray River approximately 5km from Mildura (in Victoria). The Buronga Gol Gol area operates as a 'defacto' northern suburb of Mildura due to its strong physical and socio-economic connection to this regional centre (see Figure 2).

Figure 1 – Site Context

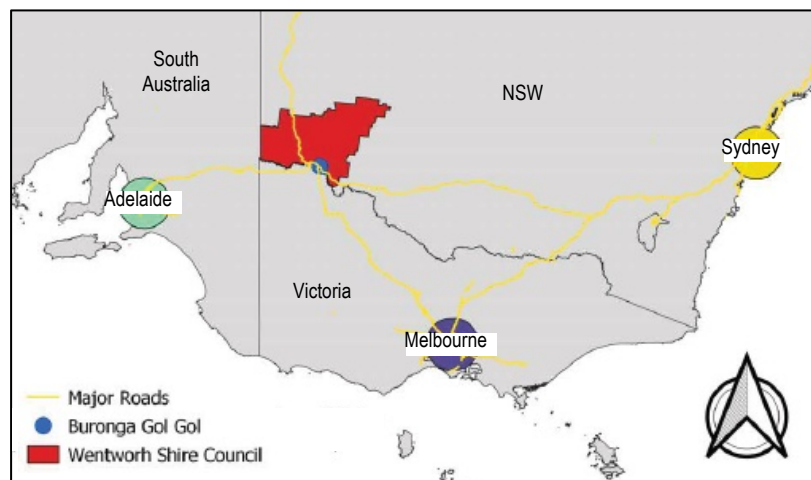


Figure 2 – Location of Buronga and Gol Gol



The Buronga Gol Gol area is the main growth area in the Wentworth Shire, and is the fastest growing residential corridor within the Sunraysia Region. The area experienced a 20% population increase during the 10 year period 2011 to 2021. This growth has led to an increase in participation levels for a number of sports, and this, coupled with an increase in female participation, is placing pressure on existing facilities. The population of the area is projected to continue to grow to an estimated 6,000 people from the 3,185 in 2021.

The study was an important strategic investigation to ensure the health and wellbeing of this growing community is supported by evidenced-based research for the provision of necessary leisure facilities. This report collates all research undertaken during the study, including the outcomes of a sports facility demand analysis. Key outcomes of the study include a costed and staged implementation plan (indicative) for new and upgraded sporting and recreation facilities, and a concept plan showing the future expansion of the Carramar Drive Sporting Complex.

2.2. Study Purpose and Objectives

The study purpose was:

To develop a master plan that considers the existing and future sporting and recreational needs of the Buronga Gol Gol community

The study objectives were:

1. To articulate Council's role and function in the provision and future investment for sporting and recreational facilities.
2. To investigate community aspirations and needs for sport and recreation in the Buronga Gol Gol area (short term and medium to long term) and utilise this research to inform strategy development and actions to support these aspirations.
3. To represent the community after the consultation with key stakeholders, current and potential partners, and other levels of government.
4. To adopt a collaborative approach to working with the community to form appropriate partnerships that facilitate the provision of sports and recreation facilities for the Buronga Gol Gol community.

2.3. Project Approach

The study was undertaken in four stages.

Situation Analysis

March-April 2024

- Project inception meeting
- Review background reports
- Demographic analysis
- Review distribution/ condition of Buronga and Gol Gol sporting facilities
- Confirm the 'state of play' of the main sports

Sports Facility Needs Analysis

April-June 2024

- Conduct individual meetings with Buronga and Gol Gol sporting clubs
- Conduct a community survey and collate and analyse results
- Liaise with state and regional sporting associations
- Undertake a sports facility needs analysis
- Prepare an Issues & Opportunities Report
- ELT and Councillors' Briefing consider the Report

Develop the Draft Sporting Master Plan

July-December 2024 (incl. allowance for Council election period)

- Prepare 1st draft sporting master plan
- ELT and Councillor Briefing consider the draft sporting master plan
- Revise draft sporting master plan

Public Exhibition and Final Sporting Master Plan

December 2024-April 2025

- Council considers the revised draft sporting master plan to endorse for public exhibition
- Final draft sporting master plan on public exhibition
- Collate and review stakeholder and community feedback
- Prepare final Buronga Gol Gol Sporting Master Plan for Council adoption

3. PLANNING CONTEXT

The preparation of the Buronga Gol Gol Sporting Master Plan was informed by a number of planning considerations, including:

1. Buronga Gol Gol Structure Plan 2020.
2. Other background reports and plans.
3. Demographic characteristics of the Buronga Gol Gol area.

3.1. Buronga Gol Gol Structure Plan 2020

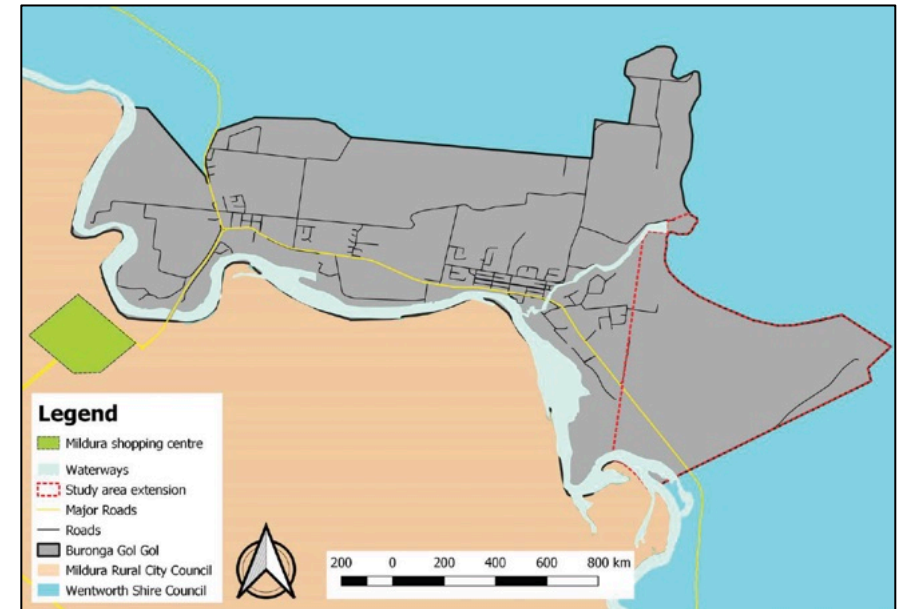
The purpose of the *Buronga Gol Gol Structure Plan 2020* is to facilitate quality and sustainable urban development in Buronga and Gol Gol. With the two towns currently experiencing strong growth, it is important to plan and guide land use changes, infrastructure development, and public and recreational spaces to support this growth.

The structure plan sets strategic short and long term directions for optimising land use and development, including identifying what, when, where, and how development should occur in the area.

The Buronga Gol Gol study area covers approximately 3,071 hectares (see Figure 3). It includes a large parcel of additional land to the east of the 2005 structure plan study area. This additional land is subject to a large-scale planning proposal referred to as 'Northbank on Murray', with the intent that this land is developed to support a range of accommodation options of a resort nature, cafes and restaurants, a gymnasium, shopping outlets, and other indoor and outdoor attractions and activities.

The structure plan states that the population of the Buronga Gol Gol region is projected to increase to 4,742 by 2040, however, more recent planning assessments have refined this total to upwards of 6,000 people, based on the rapid expansion of the population since the Covid pandemic and the high demand for house lots.

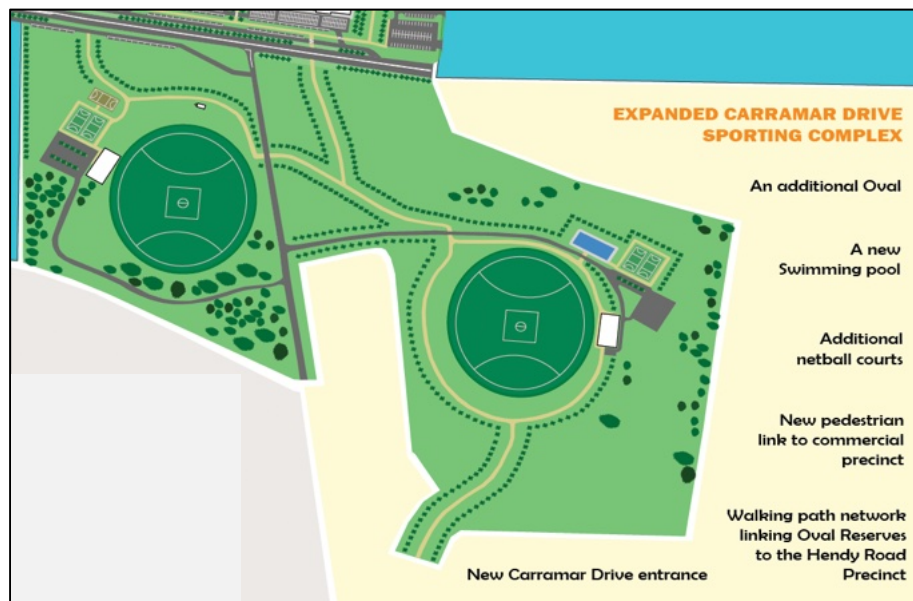
Figure 3 – Plan showing the Buronga Gol Gol study area



Currently 24 hectares (or 0.8% of the study area) is zoned for Public Recreation. The structure plan proposes that the Carramar Drive Sporting Complex be expanded to include a portion of the E3 Environmental Management zoned land that adjoins it to the east. The expansion covers 22 hectares of the E3 Environmental Management land and the structure plan notes that the land would be sufficient for a second oval, 2 additional netball courts, and a community swimming pool.

Figure 4 shows a layout plan for the land described above, and is an excerpt from the *Buronga Gol Gol Structure Plan*. The mix of proposed facilities and the feasibility of utilising this land was subject to review and assessment during this sporting master plan study.

Figure 4 – Layout plan showing an expanded Carramar Drive Sporting Complex



3.2. Other Background Reports and Plans

The following State Government and Wentworth Shire Council plans were important references to inform the development of the sporting master plan.

NSW Government

- Office of Sport Strategic Plan 2020-2024.
- Far West Sport and Active Recreation Plan 2018-2023.

Council

- Community Strategic Plan 2022-2032.
- Operational Plan 2023/2024.

See Appendix 1 for a full review of each report.

Key findings from State Plans

- The *Office of Sport Strategic Plan 2020-2024* has the vision that “Sport and active recreation creating healthier people, connecting communities and making NSW stronger”.

The vision is underpinned by four Focus Areas, each containing a Key Goal that aligns with the development of the sporting master plan.

Participation	Everyone in NSW participating in sport and active recreation throughout their whole life
Places and Spaces	Everyone in NSW can access places and spaces for sport and active recreation
Sector Sustainability	The sector continues to grow sport and active recreation across NSW
Partnerships and Investment	Partnerships and investment in sport and active recreation that maximise the value for everyone in NSW

- The *Far West Sport and Active Recreation Plan 2018-2023* sets out a vision, outcomes and strategies to ensure the region provides increased sport and active recreation opportunities that will enhance the lives of its people as members of healthier, more active communities. The plan outcomes relevant for the planning for future facilities in the Buronga Gol Gol area are:
 - Increased participation in sport and active recreation.
 - Improved access to sport and active recreation for everyone in the region, regardless of background or ability.
 - Fit for purpose facilities in the region.
 - Effective collaboration within the sport and active recreation sector.

Key findings from Council Plans

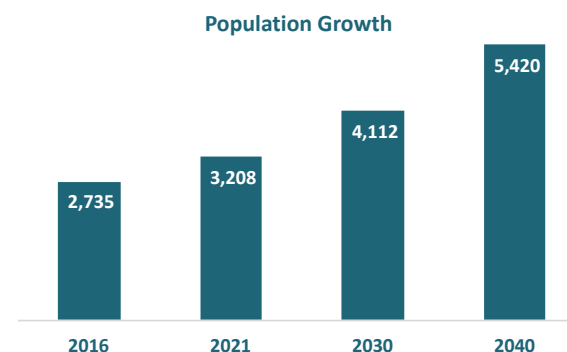
- The *Community Strategic Plan 2022-2032* outlines the future vision and aspirations of the community. To achieve the vision, Council applies a Quadruple Bottom Line approach comprising four components:
 - Economic
 - Social
 - Environmental
 - Civic LeadershipThe Social component has the following statement relevant to sports facility provision:

It is essential that all people, where ever they live, have access to services which enable them to feel included, to do what they love, and to participate in cultural, sporting and social activities.
- The *Operational Plan 2023/2024* is Council's action plan to achieve the community priorities outlined in the *Community Strategic Plan*. Relevant actions in the plan include:
 - Undertake specific public space capital works projects, including reserve upgrades and James King Park Riverfront.
 - Prioritise and implement recommendations of Asset Management Plans, including Alcheringa Tennis Courts Upgrade [*completed*] and the Carramar Drive Sporting Complex Cricket Nets [*completed*].
 - Undertake a review of current and future sporting needs within the Shire via the delivery of the Buronga Gol Gol Sporting Master Plan.

3.3. Demographic Characteristics

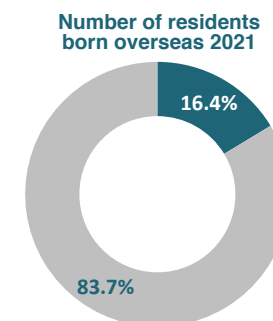
ABS Statistics show that the Buronga Gol Gol area had a population growth rate of 17.3% between 2016 and 2021 compared to 9.7% for the whole of Wentworth Shire.

The region is projected to continue to grow; the *Buronga Gol Structure Plan 2020* forecasts an annual growth rate of 2.8% to 2040. Applying this growth rate to the actual population of the Buronga Gol Gol area in 2021, it can be estimated that the population of the Buronga Gol Gol area in 2040 will be 5,420.



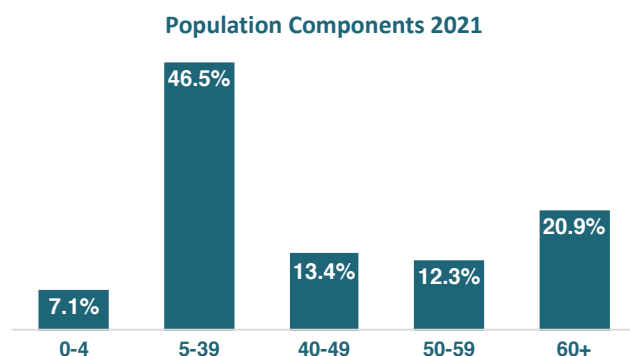
In 2021, 16.4% of residents in Buronga and Gol Gol were born overseas, compared with 34.6% for all of Wentworth Shire.

England represents the largest cohort of overseas born residents at 1.6%.



The age cohort of 5-39 years is important for sports facility planning, as a high proportion of people who participate in organised (club) sport fall within this age cohort (often referred to as the 'active age cohort')¹. In 2021, 46.5% of Buronga Gol Gol area residents were aged 5-39 years compared with 40.1% for all of Wentworth Shire, 45.6% for all of NSW, and 50.3% for all Mildura Rural City.

It is a key determinant for the future demand for sports facilities in the Buronga Gol Gol area, as there is a comparatively high proportion of residents within the active age cohort.



The changeable population growth in the Buronga Gol Gol area makes it somewhat difficult to predict a future population at full residential yield of the growth area region. Council is currently reviewing the *Buronga Gol Gol Structure Plan 2020*, including the projected future population.

For the purposes of the sports facility demand analysis for the Buronga Gol Gol area (see Section 6), a total yield of 6,000 people has been used.

¹ Source: AusPlay 2023 (AusPlay is a national sport and physical activity participation tracking tool funded and coordinated by the Australian Sports Commission)

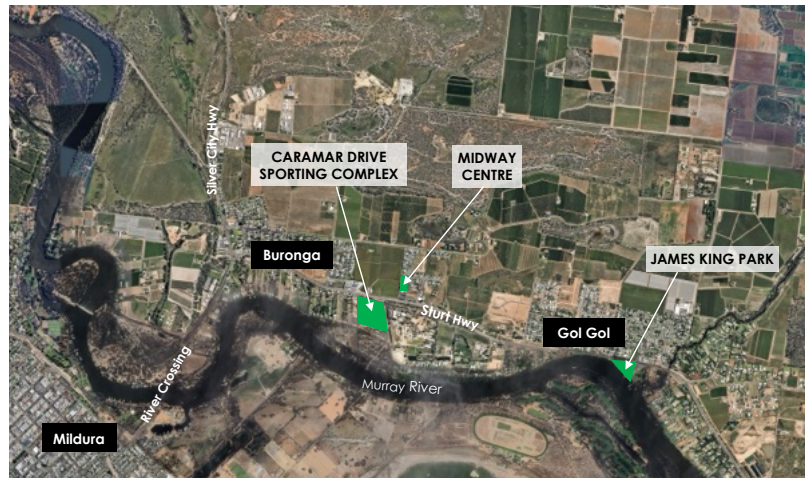
4. CURRENT PROVISION/ USE OF FACILITIES

This section describes the current provision of sporting facilities within Buronga and Gol Gol, and their use by sporting clubs.

4.1. Buronga and Gol Gol Sporting Facilities

Figure 5 shows the location of the existing sporting precincts/ facilities in Buronga and Gol Gol.

Figure 5 – Buronga and Gol Gol sporting facilities



4.1.1. Carramar Drive Sporting Complex

Carramar Drive Sporting Complex is the main sporting hub for the Buronga and Gol Gol communities. It comprises an oval with a turf centre pitch and floodlights, 2 floodlit acrylic netball courts, a 6 lane covered cricket practice facility, a pavilion, and a multipurpose basketball court/ temporary skate park (see Figure 6).

All facilities are in good to excellent condition.

Figure 6 – Carramar Drive Sporting Complex



4.1.2. Midway Centre

The Midway Centre is a Wentworth Shire Council multipurpose community facility located in Buronga (see Figure 7). As well as a Library, function room, and meeting rooms, the centre comprises a single indoor sports court line marked for both basketball and netball with associated change room and amenities. The court surface and surrounds are in good condition.

There are also two gravel tennis courts and two bocce courts located outside the centre that are available for community use. The tennis courts are not floodlit, and are in average condition.

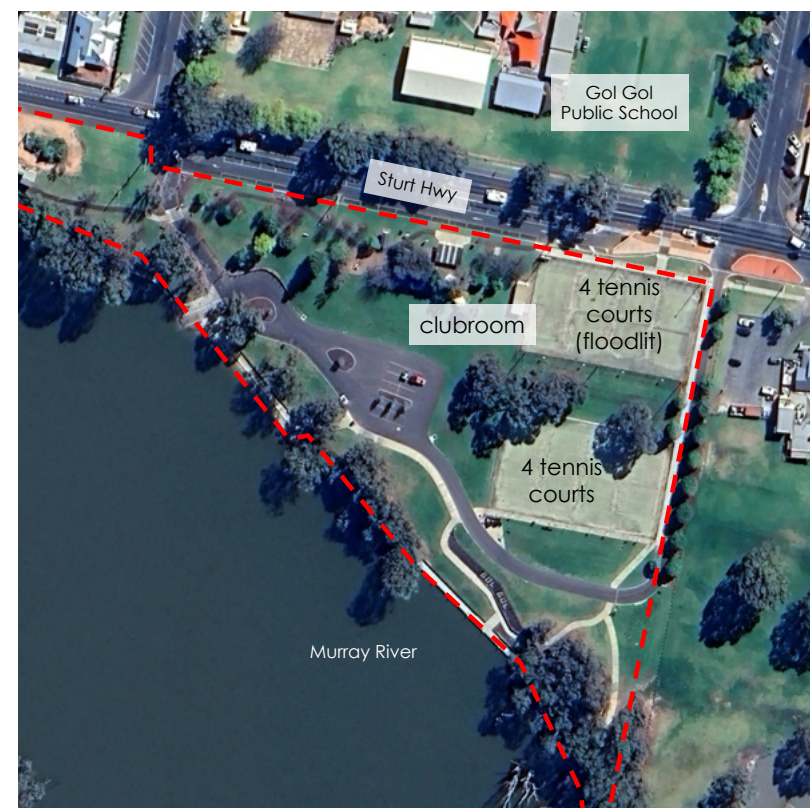
Figure 7 – Midway Centre



4.1.3. James King Park

James King Park is the primary public open space area in Gol Gol. It comprises a playground, a boat ramp, and public toilets, and is also the location for the Alcheringa Tennis Club (see Figure 8). The tennis facility has two banks of four courts each, and a small clubroom. All courts have a sand-filled synthetic grass surface, and the bank of courts adjacent to the clubroom are floodlit. The courts and the clubroom are all in good condition, although the clubroom has no change or amenities; players use the nearby toilet block.

Figure 8 – James King Park



4.2. Buronga and Gol Gol Sporting Clubs

Table 1 lists the four Buronga and Gol Gol sporting clubs and their team and club player numbers in 2024.

Table 1 – Club Team and Player Numbers

Club	No. of Teams					No. of Players				
	Senior Men	Senior Women	Junior Boys	Junior Girls	Total	Male	Female	Senior	Junior	Total
Gol Gol Hawks Football Netball Club (football)*	1	1	0	0	2	40	21	61	0	61
Gol Gol Hawks Football Netball Club (netball)*		3		3	6	-	54	27	27	54
Gol Gol Cricket Club	3	1	6	0	10	122	9	70	61	131
Alcheringa Saints Basketball Club	2	2	34	8	46	222	77	39	260	299
Alcheringa Tennis Club	3	1	0	0	4	44	35	57	22	79
TOTAL	9	8	40	11	68	428	196	254	370	624

* No. of Players is an estimated based on the number of teams

There is no data available on the use of the two community tennis courts and two bocce courts at the Midway Centre. The table shows that:

- Basketball is the most popular sport.
- All sports have female participation; the overall ratio of female to male participation is 31% female to 69% male.
- The overall ratio of junior to senior participation is 59% junior to 41% adult.

The overall participation rate by Buronga and Gol Gol residents in sport is 19.5%, compared to the National sports participation rate of 14.5%² and the participation rate for all of Mildura Rural City at 15.9%³.

State of play infographics have been prepared for the following sports.

- Football (Australian Rules)
- Baseball
- Basketball
- Cricket
- Lawn Bowls
- Netball
- Soccer
- Tennis

They provide a summary of all facilities currently available throughout the combined Buronga Gol Gol area and Mildura region by sport, and also the key participation data for that sport in the context of the combined region.

See Appendix 2 for the state of play infographics.

² Source: AusPlay, 2023

³ Source: Sport Participation in Victoria, VicHealth, 2019

5. STAKEHOLDER ENGAGEMENT

1st Round Stakeholder Engagement

The 1st round of stakeholder engagement was conducted during the period 15 April to 31 May 2024 and utilised a number of different techniques.



April 2024

Meetings with the four Buronga and Gol Gol sporting clubs to collect information about the clubs' membership, their use and adequacy of existing sporting facilities, and club aspirations



April 2024

Other Stakeholder Meetings



May 2024

A **Community Survey** was available on Wentworth Shire Council's 'Have Your Say' portal between 3 May and 31 May 2024.

The survey collected information about the community's current participation in sport and recreation activities, and what activities people might like to participate in the future.

165 surveys were completed.

Refer to Section 5.1 for a summary of the 1st round stakeholder engagement.

2nd Round Stakeholder Engagement

The 2nd round of stakeholder engagement was designed to receive feedback from the community and study stakeholders on the Draft Buronga Gol Gol Sporting Master Plan.



16 January – 23 February 2025

The draft Master Plan Executive Summary and draft Concept Plan of the Carramar Drive Sporting Precinct Expansion were emailed to **study stakeholders** to invite feedback and comment on the plan.

6 responses were received.



The draft Master Plan Executive Summary and draft Concept Plan of the Carramar Drive Sporting Precinct Expansion were available to view on the Wentworth Shire Council's 'Have Your Say' portal, and **community members** were invited to provide feedback via a survey. The public consultation process closed on 23 February 2025.

33 surveys were completed.

Refer to Section 5.2 for a summary of the 2nd round stakeholder engagement.

5.1. 1st Round Stakeholder Engagement

What We Heard from Stakeholders

Gol Gol Football Netball Club

- The club is planning to introduce junior football teams in 2025.
- The club believes a second football oval will be required in the future to meet club needs.
- The club believes that the current 2 netball courts will be sufficient to meet netball needs over the next 20 years.
- Change rooms need updating for women's use.

Gol Gol Cricket Club

- The club believes a second cricket oval is required in the Buronga and Gol Gol area to better meet current and future club needs (club currently uses the No. 3 Oval in Mildura as its second match day oval).
- Change rooms need updating for women's use.

Alcheringa Tennis Club

- The club believes that the current 8 courts will be sufficient to meet the club's needs over the next 20 years.
- The clubhouse is small and outdated, and will likely restrict the club's off-court activities as the membership increases.

Alcheringa Saints Basketball Club

- The club's training is based is at the Midway Centre. All competition is conducted at the Mildura Sporting Precinct and the Mildura Basketball's Hothouse Stadium.
- With the projected population growth, the club expects to continue to grow, including an additional 10 teams in 2025.
- The club is advocating for additional training courts to meet future needs.

Lions Club of Buronga Gol Gol and Districts

- The group has a storage shed at the Carramar Drive Sporting Complex which meets all current storage needs and has capacity to absorb additional future needs.

Mildura Rural City Council

- There is pressure on Mildura Rural City Council to provide additional football and cricket ovals in Mildura.
- Participation in basketball is also increasing throughout the Sunraysia Region, whilst participation for most other sports has declined or is stable since the COVID pandemic.

Various Sport Peak Bodies

The Victorian and NSW State Sporting Associations for selected sports were consulted to collect local sports participation data, which was required for the sports demand analysis (refer Section 6). Sunraysia sporting associations and leagues were also consulted, as required.

What We Heard from the Community

165 people completed the Buronga and Gol Gol Region Sport and Recreation Survey. The key findings were:

1. 85% of respondents participate in sport or outdoor recreation activities.
2. Of those respondents who do not participate in sport or outdoor recreation activities (25 No.), the main reasons cited were 'lack of time' (56%), followed by 'age' (28%).
3. Of those respondents who participate in sport or recreation activities (140 No.), over half (54%) participate in Walking, followed by Fitness Classes/ Gym (45%), and Swimming (40%). Football (31%), Netball (25%) and Golf (24%) were the most popular sports.

4. 60% of respondents participate in their chosen sport or recreation activities outside the Buronga Gol Gol area, and 26% participate in some of their activity(s) outside the area.
5. Of the 120 respondents who participate in their chosen sport or recreation activities outside the Buronga Gol Gol area (or sometimes do), most (78%) do so as the 'required facilities are not available in the Buronga Gol Gol area', followed by 'local facilities do not meet their needs' (23%).
6. Respondents were asked if there are any sporting/ recreational activities that they or their family do not currently participate in but would like to in the future. The most popular responses were:
 - Fitness Classes/ Gym (35%).
 - Swimming (33%).

Of the most popular sporting options, Lawn Bowls (14%), Basketball (12%) and Gymnastics (11%) were the most popular.

7. Respondents were asked how well existing sporting and recreation facilities in the Buronga Gol Gol area meet theirs and/ or their family's needs. 70% indicated that some or a few needs are met, whilst 19% indicated that no needs are met.
8. Respondents were asked if there was anything else they would like to add about sport and recreation opportunities in the Buronga Gol Gol Area. Of the 79 respondents who answered this question, 44 advocated for a Swimming Pool (or 27% of the total sample of 165 respondents).

5.2. 2nd Round Stakeholder Engagement

What We Heard from Stakeholders

Responses on the draft Buronga Gol Gol Sporting Master Plan were received from the six following stakeholders.

- Tennis NSW
- Tennis Victoria

- Bowls Victoria
- Sunraysia Baseball League
- Mildura Rural City Council
- Football Federation Sunraysia

All stakeholder groups generally support the directions of the Master Plan. All feedback received was assessed by the Simon Leisure, and resulted in two recommendations to revise the draft Master Plan:

1. Replace the 2 Tennis-Netball courts with 2 Tennis-only courts.
2. Re-orientate the Baseball diamond to a more NE-SW alignment.

What We Heard from the Community

33 people completed the survey to provide feedback on the draft Buronga Gol Gol Sporting Master Plan. The key findings were:

1. 73% of respondents generally supported the directions of the Buronga Gol Gol Sporting Master Plan.
2. The directions of the master plan that received most support are:
 - the Carramar Drive Sporting Complex Expansion will be a hub for all sports (18%),
 - a second oval is provided (15%),
 - liked all of it (15%),
 - that it provides soccer pitches (12%), and
 - that it provides for a swimming pool (9%).
3. The main direction that respondents think needs additional consideration is having synthetic cricket pitches on Ovals 2 & 3, rather than turf pitches (15%).

Refer to the *Stakeholder Engagement Report (February 2025)* for a comprehensive summary of all study stakeholder engagement processes and outcomes.

6. SPORTS FACILITY DEMAND ANALYSIS

The method for determining the demand for future sporting facilities in the Buronga Gol Gol area has used a combination of the following planning tools depending on the sport.

1. Sports facility benchmarks endorsed by State Sporting Associations.
2. Optimum number of teams a facility can accommodate.
3. Optimum number of players a facility can accommodate.

Other inputs used to develop the recommendations for the future provision of sporting facilities include:

- The total estimated population for the Buronga Gol Gol area (6,000 people).
- The current participation rates of Buronga and Gol Gol residents in sport.
- Input from Buronga and Gol Gol sports clubs and other stakeholders.
- Research that shows that sports participation is highest for people living in Regional Victoria (40%), compared to Metropolitan Melbourne (27%)⁴.
- The current availability of facilities throughout the Buronga Gol Gol area, in other Wentworth townships along the Murray River, and in Mildura and surrounds.

Local participation data has been compared to Victorian average participation rates, as all of the sporting competitions that Buronga and Gol Gol area residents compete in are Victorian leagues and associations based in the Sunraysia Region. This is due to the geographic separation of the Wentworth Shire towns from the closest NSW-based sporting competitions.

⁴ Source: Sport Participation in Victoria, VicHealth, 2019

6.1. Planning Tools/ Benchmarks

The following planning tools/ benchmarks have been utilised to inform the future number of facilities required for each sport.

Football (Australian Rules)	1 oval can support 7 teams
Baseball	1 diamond can support 4-5 teams
Basketball	1 court can support 300 players
Cricket	1 oval can support 5-6 teams
Lawn Bowls	1 green can support 64 bowlers
Netball (outdoor)	1 court can support 9-10 teams
Soccer	1 pitch can support 5-6 teams
Tennis	1 court per 2,500 people

Table 2 shows the application of the planning tools/ benchmarks when projecting the future participation in each sport at full population yield for the Buronga Gol Gol area (6,000) and based on the current rate of participation.

Table 2 – Sports facility demand for the Buronga Gol Gol area

Sport	Participation Rate		Projected Number of Participants*	Estimated Team Numbers	Facility Requirements (based on benchmark)
	Victorian Average	Buronga Gol Gol Residents (Current)			
Football	3.32%	6.29%	380	15	2-3 ovals
Baseball	0.13%	0.53%	35	4	1 field
Basketball	3.18%	7.89%	475	300 players per court	2 courts
Cricket	2.11%	2.84%	170	14	3 ovals
Lawn Bowls	0.81%	0.44%	30	64 bowlers per green	1 green
Netball	1.81%	5.30%	320	35	3-4 courts
Soccer	1.11%	1.53%	95	8	2 pitches
Tennis	6.69%	2.46%	150	1 court per 2,500 people	3 courts

* Based on a projected population of 6,000

6.2. Sports Facility Interim Recommendations

Table 3 shows initial recommendations for new/ upgraded sporting facilities required to accommodate the sporting needs of the Buronga Gol Gol area community at full population yield of 6,000 residents, and how the number of recommended facilities compares to the existing provision.

Table 3 – Recommended sporting facilities for the Buronga Gol Gol area

Sport	Facility Requirement per benchmark	Exiting Provision	Shortfall (-) Surplus(+)	Interim Recommendation	Comments
Football	2-3 ovals	1	- 1-2	2 football ovals	Both ovals to support cricket also.
Baseball	1 diamond	0	- 1	-	The Sunraysia Baseball League has adopted a centralised competition structure at the Old Aerodrome Sporting Complex, so the need for a local baseball diamond is reduced. If this structure changes, a baseball diamond could be integrated with the outfield of an oval.
Basketball	2 courts	1	- 1	4 courts	4 courts is considered the minimum for a venue operationally to sustainably host a competition; 4 courts will also add flexibility by enabling other sporting, social and cultural uses to be possible. A consideration is the potential for a new 4-court indoor sports centre in the Buronga Gol Gol area to replace the ageing Mildura Hothouse Basketball Stadium in northern Mildura, giving Mildura Basketball access to two new indoor centres - one in the north and one in the south of the Mildura-Buronga Gol Gol region.
Cricket	3 ovals	1	- 2	3 ovals	The oval not required for football could support other field-based sports
Lawn Bowls	1 green	0	- 1	2 greens	Best practice planning for a bowls venue allows for 2 greens. However, the existing supply of greens in the Shire and in Mildura, and the projected total population of the Buronga Gol Gol area, may not warrant 2 greens (suggest supply 2 greens in two stages; 1 green only stage 1).
Netball (outdoor)	3-4 courts	2	- 1-2	4 courts	1 or 2 courts could be lined-marked to be multipurpose to support other sport and active recreation, eg. tennis, basketball, futsal, pickleball, etc.
Soccer	2 pitches	0	- 2	2 pitches	2 soccer pitches to be integrated with the 3rd cricket oval.
Tennis	3 courts	10	+ 7	8 courts	Remove the 2 community courts at the Midway Centre.

6.3. Options and Scenarios for Future Provision

The following proposed future directions for new/ upgraded sports facilities were informed by a Councillor and Executive Team Workshop held 17 June 2024. The Workshop was presented with the findings of the sports facility demand analysis and subsequent discussions built on the interim recommendations in Table 3.

1. Whilst **Baseball** presently has a centralised competition structure in the Sunraysia Region, a local diamond is supported in the form of an integrated facility with a cricket oval (see example below). This would provide a local training facility in the Buronga Gol Gol area, which would support the high level of participation by residents in baseball (0.53% participation vs a Victorian average participation rate of 0.13%).

Planning for the provision of a single baseball diamond will help to grow the sport locally and within the region, and will also future-proof the sport should a local club form and the Sunraysia Baseball League reverts back to a traditional 'home and away' competition format.



2. For **Basketball**, 4 courts are considered the minimum required for a venue to operate sustainably as a competition venue. A consideration is the potential for a new 4-court indoor sports centre in the Buronga Gol Gol area to replace the ageing Mildura Hothouse Basketball Stadium. This would provide Mildura Basketball with two new indoor high-ball centres; one in the north and one in the south of the broader Mildura region.

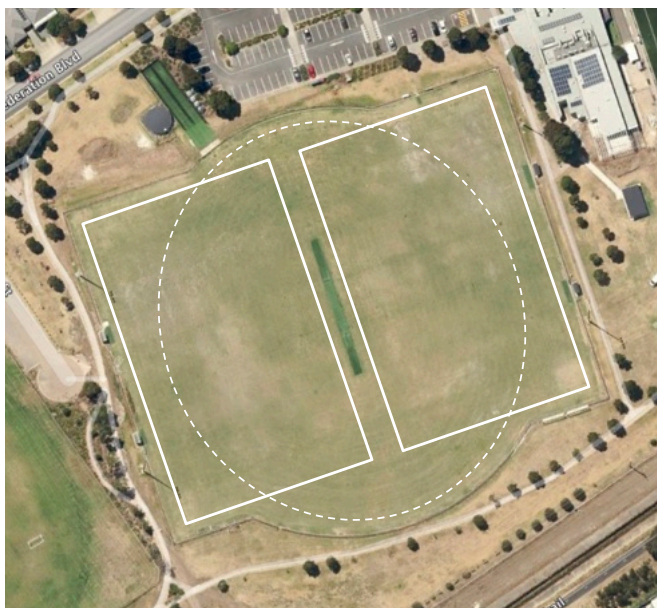
The Midway Centre court would be expensive to expand northwards, as amenities are currently located on the northern side of the single court and there is a grade change beyond the rear car park towards the external tennis courts. Any expansion would require use of the site of the rear car park, however, additional courts will require additional car parking to be available. Expansion of the Midway Centre is not considered a feasible option to increase the number of indoor courts in the Buronga Gol Gol area.

A 4 court indoor sports centre will future-proof indoor sporting needs for the area. Basketball continues to be one of the fastest growing sports in Victoria and NSW, and the current participation rate of Buronga and Gol Gol residents at 7.89% is significantly higher than the average Victorian participation rate of 3.18%. Four multi-lined courts also adds flexibility for use and programming for other sporting, social and cultural activities due to the size and number of courts.

3. For **Lawn Bowls**, best practice planning for a bowls venue allows for 2 greens. However, the existing supply of bowling greens throughout the Shire (including the recently redeveloped Coomealla Club bowls facility) and in Mildura may not warrant support for 2 greens.

Similar to baseball, planning for the provision of bowling greens will future proof the sport locally, with an option being to plan for 2 greens but deliver them in two stages, pending future demand. Of significance is the continued popularity of social and corporate bowling. For a 'young' community such as the Buronga and Gol Gol area, social bowling will have potential to become a very popular midweek evening leisure activity offered by a local bowls club.

4. In relation to **Netball**, the Gol Gol Hawks Football Netball Club believes that 2 netball courts will be sufficient to meet its future netball needs over the next 20 years. It is possible that the club's junior netball program, which is affiliated with the Mildura Netball Association, could expand exponentially with the growth of the local population. Any demand for additional court space beyond the capacity of the 2 outdoor netball courts could be accommodated using the proposed indoor sports courts for junior teams' overflow training.
5. **Soccer** continues to be a growth sport throughout Australia. There are high levels of participation throughout the Sunraysia Region, including in Buronga and Gol Gol despite there being no local soccer club. Two soccer pitches can be overlaid onto an oval (see example below), which is a cost-effective means to accommodate soccer needs on ovals not required for Football in winter. This shared usage is becoming increasingly more popular with councils to accommodate both sports. With the projected future need for a third cricket oval in the Buronga Gol Gol area, this approach can be adopted to future-proof soccer



locally by providing the third oval as a dual-use cricket-soccer sports field.

6. **Tennis** is currently very well provided for in Gol Gol with 8 courts in James King Park, and the 2 community courts at the Midway Centre. Whilst the benchmarking suggests only 3 tennis courts are required to meet the needs of the projected future population, the retention of an 8-court tennis club is recommended. This is due to the popularity of tennis in the Buronga and Gol Gol area (the Alcheringa Tennis Club has the second highest club membership of all 9 Sunraysia Region tennis clubs, except the Mildura Lawn Tennis Club), and the current resurgence in tennis participation throughout Australia. Another reason to support the additional tennis courts is Tennis Victoria's classification of the Alcheringa Tennis Club's 8 court facility as a 'supporting venue' for the Mildura Lawn Tennis Club, which is likely to be elevated in classification by Tennis Victoria as a 'Tier 2 - Performance Hub' venue.

One of the key constraints with the current Alcheringa Tennis Club facility is the small and ageing clubroom building. This, and the likely future need to expand the open space/ parkland offerings at James King Park to better meet the passive recreational needs of the increasing local population, provides the trigger to investigate a potential new venue for the Alcheringa Tennis Club. One option is to consider a venue that can accommodate both tennis and lawn bowls, which will enable a joint-use clubroom building to be provided and shared by both clubs (or a potential new single tennis and bowling club entity).

Further, any new tennis club facility could be constructed in two stages – with stage 1 including 4 - 6 tennis courts and a clubroom, and stage 2 including 2 - 4 courts.

Other Discussion/ Recommendations

From the Community Survey there was strong advocacy from residents for a local outdoor swimming pool. Swimming pools incur high operating costs, and Council already has 2 outdoor seasonal pools at Wentworth and Dareton.

Buronga and Gol Gol residents are approximately 7km from the Mildura Waves Aquatic and Leisure Centre, and approximately 20km from the Dareton pool and 35km from the Wentworth pool. Mildura Waves is open all year and comprises 2 indoor pools (a wave pool and 25m lap pool), a seasonal outdoor 50m pool, and a range of other health, fitness and wellbeing facilities.

In lieu of a detailed aquatics facility planning study, this study makes the following recommendations relating to aquatics facilities:

- In the short to medium term whilst the Buronga Gol Gol area population is still growing, status quo is recommended.
- In the longer term, Council considers closing one of its existing 2 outdoor seasonal pools and constructing a new seasonal outdoor pool in the Buronga Gol Gol area. This recommendation will have additional merit if the asset condition of one or both of the Shire pools continues to deteriorate in the next 10-15 years and reaches the end of its functional life.

Other Recommendations

- That a new concrete (permanent) skate park be constructed at a suitable location in the Buronga Gol Gol area to replace the temporary one currently available at the Carramar Drive Sporting Complex.
- That Council plan for an integrated shared path network throughout the Buronga Gol Gol area that links residents with proposed new sporting facilities, the Midway Centre, James King Park, and other key community facilities.

7. SPORTS FACILITY SITE OPTIONS ASSESSMENT

7.1. Facility Mix

The following mix of sporting facilities are recommended for the Buronga Gol Gol area:

- 3 ovals; 2 ovals to be cricket/ football, 1 oval to be cricket/ soccer.
- 2 soccer pitches; both pitches overlaid onto the 3rd cricket oval.
- 2 outdoor acrylic netball courts.
- 2 lawn bowling greens; constructed in 2 stages to align with demand (1 green per stage).
- 8 tennis courts; this to be a new tennis facility to enable the courts at James King Park to be removed and converted into open space and/or other passive recreation facilities.
- 4 indoor high-ball courts; suggested that all courts be multi-lined for badminton, basketball, futsal, netball and volleyball.
- 1 skate park with components and spaces to cater for skate boards, roller skates, and scooters, and riders of all abilities (beginners to advanced).
- Public outdoor swimming facility comprising a 25 metre pool, an intermediate pool, and a toddlers pool and other associated facilities (pending Shire-wide review of aquatic facilities).

It is further recommended that where possible, all facilities be clustered to form a new sporting and recreation hub. For this to be possible, a site of approximately 15 hectares will be required.

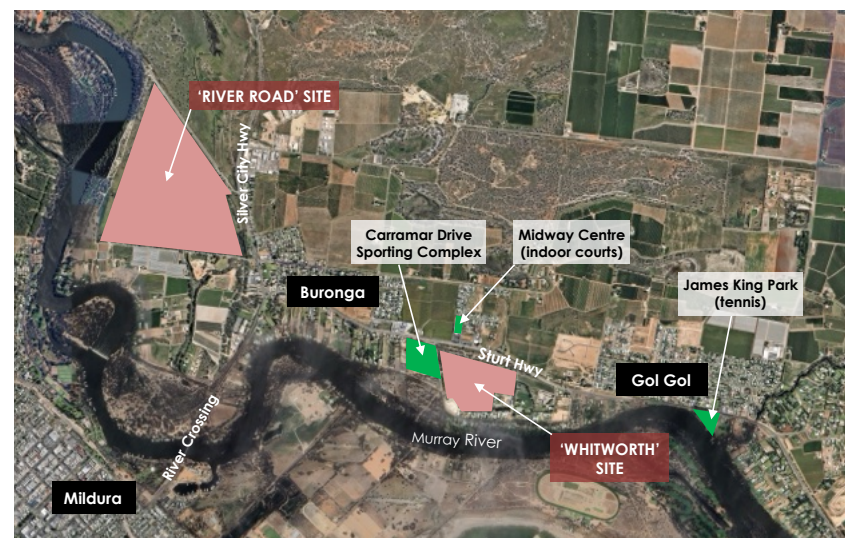
7.2. Site Options

The Carramar Drive Sporting Complex is approximately 8.5 hectares in size and has capacity to accommodate the swimming pool and/ or bowling greens after the relocation of the existing 2 netball courts and multipurpose court/ skate park.

With the assistance of Wentworth Shire Council officers, the following 2 sites were identified as potential sites for a future sporting hub (see Figure 9).

1. 'Whitworth' Site
2. 'River Road' Site

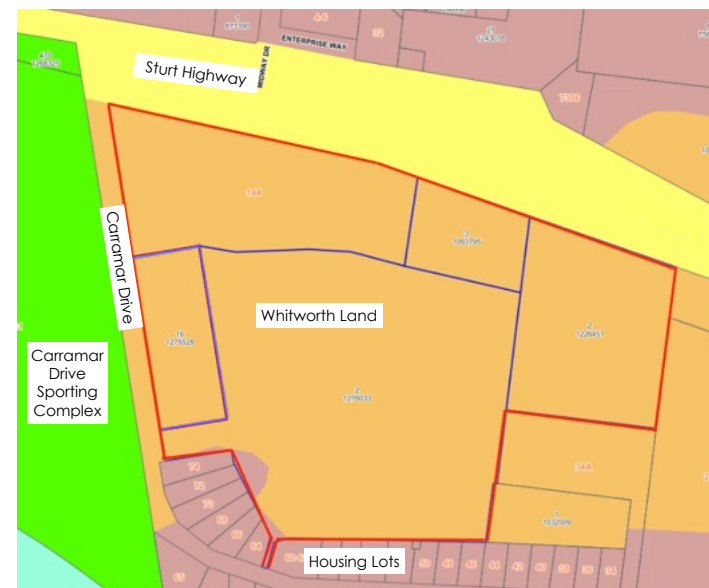
Figure 9 – Sporting Hub Site Options



Site Details

Site	Ownership	Size
Carramar Drive Sporting Complex	Crown land with Wentworth Shire Council delegated management responsibilities	8.5 ha
'Whitworth' Land (see Figure 10)	Private - Louise Whitworth	24.1 ha
'River Road' Site	Crown land – Leased to Barry & Maree Lush	111.5 ha

Figure 10 – 'Whitworth' Site (red line boundary)



7.3. Site Options Assessment

Site	Pros	Cons
'Whitworth' Site	<ul style="list-style-type: none"> - Size of site - Located centrally within the Buronga Gol Gol area - Topography of site (flat) - Services already connected (cost savings) - Potential for re-purposing existing sheds (cost savings) - Adjacent to Carramar Drive Sporting Complex - Advanced flood mitigation 	<ul style="list-style-type: none"> - In private ownership - Some remediation required (dams) - Current Land Use is C3 Environment Management
'River Road' Site	<ul style="list-style-type: none"> - Size of site - Crown land (no capital outlay required; potential for long lease) - Topography of site (flat) 	<ul style="list-style-type: none"> - Not centrally located to the Buronga Gol Gol area - Size of site; will a lease for only part of the site be possible? - No services connected (additional development cost) - Existing flood mitigation was breached during the 2022 flood

The **'Whitworth' Site is preferred** mainly due to the central location of the site to the future residential community, and the potential to incorporate the existing Carramar Drive Sporting Complex into the future planning of a Buronga Gol Gol sporting hub.

At the Councillor and Executive Team Workshop held 17 June 2024, the following development options were considered, all included the use of the 'Whitworth' site.

1. Retain the Carramar Drive Sporting Complex and develop the 'Whitworth' site as a complementary new sporting complex. This concept is consistent with the concept plan described in the *Buronga Gol Gol Structure Plan 2020*.
2. Fully integrate the Carramar Drive Sporting Complex with the 'Whitworth' site to create a consolidated new sporting and recreation precinct. This concept would require the removal of Carramar Drive.
3. Develop the 'Whitworth' site as a new sporting and recreation precinct to incorporate all recommended sporting facilities, and relinquish the Carramar Drive Sporting Complex site back to the State Government.

Option 1 was endorsed at the Councillor and Executive Team Workshop held 17 June 2024, and it was subsequently agreed that the study investigate the feasibility of combining the Carramar Drive Sporting Complex and the 'Whitworth' Site to form a new sporting and recreation hub for the Buronga Gol Gol area.

Other related items were discussed, and agreed in-principle:

1. That there has already been significant investment in the development of facilities at the Carramar Drive Sporting Complex by user groups, Council and other stakeholders, and that the condition of most facilities is good to excellent.
2. That a strong physical connection exists between the Carramar Drive Sporting Complex and the new sports complex on the 'Whitworth' site.
3. That the Gol Gol Cricket Club would remain based at the Carramar Drive Sporting Complex, and would also have use of the 2 new ovals on the 'Whitworth' site in summer.
4. That the existing oval at the Carramar Drive Sporting Complex retain the turf centre wicket but be expanded to accommodate 2 soccer pitches when sufficient demand for soccer arises in the future.
5. That the Gol Gol Football Netball Club would relocate to the new sporting complex at the 'Whitworth' site (2 new ovals, 2 new outdoor netball courts, 4 new indoor netball courts, and a new pavilion).
6. That James King Park in the future will need to be developed as the primary recreational park and visitor stop in Buronga and Gol Gol, and will require all tennis infrastructure to be removed to allow the quantity of usable public open space to be increased.
7. That Council consider including a new Library and community meeting rooms with the proposed new 4-court indoor sports centre. This would enable Council to either re-purpose the Midway Centre in the long term or dispose of it.

8. CARAMAR DRIVE SPORTING COMPLEX EXPANSION

8.1. Concept Plan Development

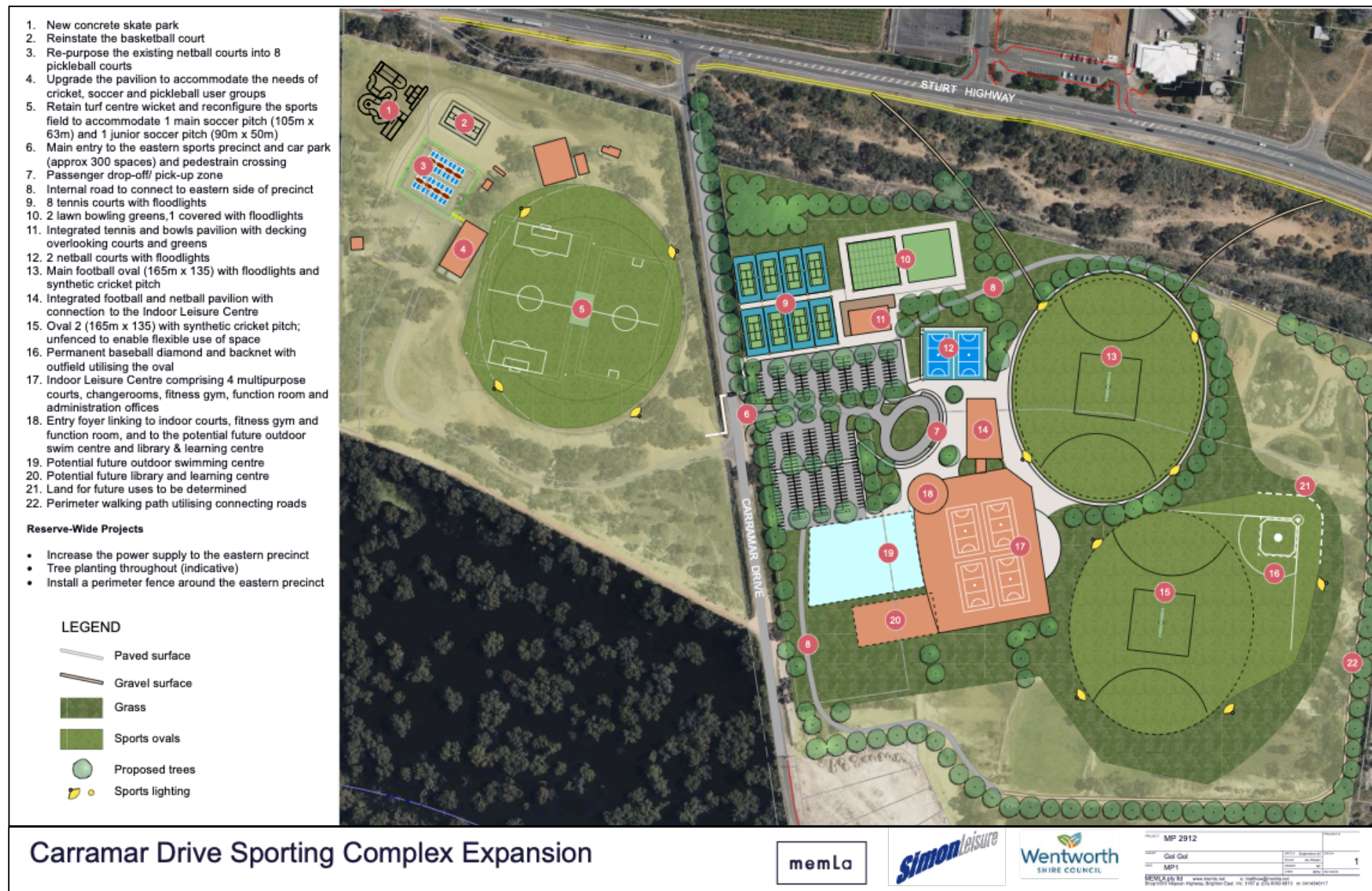
The Carramar Drive Sporting Complex Expansion Concept Plan was developed in response to the outcomes of the sports facility demand analysis for a future population of 6,000 for the Buronga Gol Gol area. Input from local sports clubs and other stakeholders, and from Wentworth Shire Council's Executive Team and Councillors, has helped shape the concept plan.

The concept plan is underpinned by the sports planning principles outlined and described in Table 4. See Figure 11 for the Carramar Drive Sporting Complex Expansion Concept Plan.

Table 4 – Design Principles Carramar Drive Sporting Complex Expansion

INCREASED PARTICIPATION	<i>Facilities will facilitate increased participation in sport and recreation activities and improve their health and wellbeing</i>
MULTI-USE AND SHARED USE	<i>Facilities will be multi-use and can support shared use, where appropriate and practical</i>
ACCESSIBLE AND INCLUSIVE	<i>Facilities will be accessible to and encourage people of all ages, genders, abilities and cultural backgrounds</i>
ENVIRONMENTALLY SENSITIVE AND SUSTAINABLE	<i>Facilities will be designed, constructed and managed to enhance ecological values and sustainability outcomes (maximise retention of existing native vegetation), and embrace Ecologically Sustainable Development (ESD) principles</i>
ADAPTABLE	<i>Facilities will be designed, constructed and managed to meet specific user requirements whilst also being flexible to meet changing community needs and aspirations</i>
FINANCIALLY RESPONSIBLE	<i>In all aspects of their planning, construction and management, facilities will be cost efficient and provide value for money</i>

Figure 11 – Carramar Drive Sporting Complex Expansion Concept Plan



8.2. Key Features of the Concept Plan

- The Carramar Drive Sporting Complex and the new sporting facilities on the 'Whitworth' land are connected strongly via a raised pedestrian crossing over Carramar Drive, and respective reserve vehicle entries adjacent to each other.
- The existing oval at the Carramar Drive Sporting Complex is expanded on the west side adjacent to the pavilion to enable a senior soccer pitch to be line marked. A second, junior soccer pitch can be accommodated on the east side of the turf centre wicket.
- The 2 existing netball courts at the Carramar Drive Sporting Complex can be converted to up to 8 new pickleball courts, currently one of the fastest growing sports in Australia (see example below). The re-purposing of the courts can be achieved cost effectively as floodlights also exist. Whilst 100 lux is less than the 250 lux minimum standard for recreational Pickleball, it is expected that the lower level lux may be sufficient during any establishment period for a new pickleball club.



- A new District level skate park can utilise the unallocated land in the northwest of the Carramar Drive Sporting Complex, with convenient access from the shared path along the Sturt Highway. With the new skate park, the adjacent basketball court can be returned as a basketball court after removing the temporary skate equipment.
- The existing pavilion will require some upgrade to accommodate the needs of cricket and potential new soccer and pickleball clubs.
- On the 'Whitworth' land, all facilities are serviced by a single car park. The car park will be constructed with water sensitive urban design principles to enable canopy/ shade trees to benefit from passive irrigation (see example below). Overflow car parking for major sporting events and/or events can be accommodated using the land to the south and east.



- The car park includes a generous passenger drop-off/ pick-up zone centrally located to all facilities.
- Tennis and lawn bowls facilities have been located to enable the Alcheringa Tennis Club and a potential new bowling club to co-locate in the same clubroom, which will have excellent viewing to the courts and greens.

- The concept plan supports one of the bowling greens to be a covered synthetic green to ensure year round access to bowls, and the protection of bowlers from both the sun and the rain.
- The main football oval is fenced and floodlit, and adjacent to 2 outdoor netball courts and a pavilion.
- The second oval is unfenced and floodlit to enable it to be a flexible space for sport (eg. as a cricket oval and baseball field) and for community and cultural events (eg. outdoor concerts and festivals).
- A 4-court indoor sports centre to accommodate badminton, basketball, futsal, netball and volleyball, and spaces for a fitness gym, and community function room. The siting also allows for a future public outdoor swimming centre and Library & Learning Centre to be accessed from an expansive entry foyer linked to the indoor centre. This will enable one centre control point, which will contribute to centre operations efficiencies, and which can be serviced with a café and other community facilities/ services, such as a Council Service Centre (see example below).



- Much of the land to the south and east of the Whitworth' site remains unallocated, and can provide for future uses not yet known. In the interim, it can be utilised for overflow car parking for major sporting events and/or as events' space.
- An extensive path network with direct access from the shared path along the Sturt Highway will create new opportunities for personal exercise, such as walking, jogging and recreational cycling – a combination of sealed and unsealed.



8.3. Other Recommendations

Other items to be considered during future studies to further develop the site and concept planning include:

- Purchase of the 'Whitworth' land.
- Flooding and possible future flood mitigation to reduce this impact on the siting, design and construction of fields of play and associated buildings.
- Native vegetation clearing.
- Appropriate zoning and permitted land uses.
- Geotech and soil investigations.
- Land and features survey.
- Cultural Heritage Management Plan.

9. PRECINCT CONCEPT PLAN COSTINGS

The Carramar Drive Sporting Complex Expansion Concept Plan recommends more than 25 separate projects. The total estimated cost for full implementation of the concept plan is approximately \$89 million, excluding the cost of purchase of the 'Whitworth' land.

The estimated capital cost for each improvement project is shown in Table 5. The item number assigned to a project corresponds with the same number on the concept plan drawing in Figure 11. Capital costs have been estimated by a qualified quantity surveyor and cost planner from Harlock Consulting. See Appendix 3 for the detailed QS Report.

The practicality and order of implementation of most projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of the Wentworth Shire Council, user groups, and the broader needs of the community.
- Further investigation, research and consultation.

An indicative staging plan has also been incorporated into Table 5. The staging plan has responded to known sports facility needs, the timeframe that is required for the demand for some sports to reach a level that is sufficient to sustain a new club, and the realisation that a project of this scale and cost will require a staged approach by Wentworth Shire Council and other project partners.

Stage 1 (short-term)	1 – 3 years
Stages 2 & 3 (medium-term)	4 – 9 years
Stage 4 (long-term)	10+ years

Plans showing the scope of work for each stage follow Table 5.

Notes about the Concept Plan Costings

- **The directions contained in the concept plan do not commit Wentworth Shire Council, the user groups or other organisations to a responsibility for funding.**
- All capital cost estimates shown in the table are based on works being undertaken by professional contractors.
- A design and construction contingency has been included in each project cost (15% of construction cost).
- A total fee for Professional fees (10%) and Authority fees & charges (1%) has been calculated as a total of all projects combined.
- Cost exclusions include:
 - Purchase of the 'Whitworth' land.
 - Costs associated with any design and construction of flood mitigation infrastructure following flood impact assessment of the site.
 - Any costs/ loss of income, which may be incurred by user groups during construction of projects.
 - Goods and Services Tax (GST).
 - Adverse ground conditions, HAZMAT, contamination, etc.
 - Cost escalation beyond October 2024, the date of the QS report.
- It should be noted that some capacity will exist for cost savings during the implementation of the capital improvement program by packaging multiple projects into one larger contract.

Table 5 - Concept Plan Costs and Indicative Staging

No. on Concept Plan	Projects	Costs and Indicative Prioritisation				Total
		Stage 1 (short-term)	Stage 2 (medium-term A)	Stage 3 (medium-term B)	Stage 4 (long-term)	
Preliminaries/ Site Investigation						
	Land and features survey	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
	Geotech and soil investigation	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
	Ecologist study	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
	Site-specific flood impact study	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
	Sub Total Preliminaries/ Site Investigation	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000

Carramar Drive Sporting Complex						
1	New skate park	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
2	Reinstate the basketball court	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000
3	Re-purpose existing netball courts into 8 pickleball courts	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
4	Upgrade the pavilion to accommodate the needs of cricket, soccer and pickleball user groups	\$ -	\$ -	\$ 2,615,000	\$ -	\$ 2,615,000
5	Reconfigure the sports field to accommodate 2 soccer pitches	\$ -	\$ -	\$ 135,000	\$ -	\$ 135,000
	Professional Fees (8.99%)	\$ 6,743	\$ 95,744	\$ 247,225	\$ -	\$ 349,711
	Authority Fees & Charges (1%)	\$ 750	\$ 10,650	\$ 27,500	\$ -	\$ 38,900
	Sub Total Carramar Drive Sporting Complex	\$ 82,493	\$ 1,171,394	\$ 3,024,725	\$ -	\$ 4,278,611

No. on Concept Plan	Projects	Costs and Indicative Prioritisation				Total
		Stage 1 (short-term)	Stage 2 (medium-term A)	Stage 3 (medium-term B)	Stage 4 (long-term)	
'Whitworth' Land Development						
6	Main vehicle entry to the eastern sports precinct and pedestrian crossing. Car parking provided in 3 stages -Stage 1 - northern bank of parking -Stage 2 - middle bank of parking -Stage 3 - southern bank of parking	\$ 1,388,000	\$ 994,000	\$ 993,000	\$ -	\$ 3,375,000
7	Passenger drop-off/ pick-up zone	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
8	Internal road to connect to eastern side, provided in 2 stages -Stage 1 - northern section -Stage 2 - southern section	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ 260,000
9	8 tennis courts with floodlights, provided in 2 stages -Stage 1 - 4 tennis courts -Stage 2 - 4 tennis courts	\$ -	\$ 1,250,000	\$ 1,395,000	\$ -	\$ 2,645,000
10	2 lawn bowling greens, provided in 2 stages -Stage 1 - covered synthetic green with floodlights -Stage 2 - natural turf green	\$ -	\$ -	\$ 1,625,000	\$ 425,000	\$ 2,050,000
11	Tennis and bowls pavilion with decking overlooking courts and greens. Largely built as one stage, but allowance for some expansion when required to accommodate bowls	\$ -	\$ 2,000,000	\$ 845,000	\$ -	\$ 2,845,000
12	2 netball courts with floodlights	\$ 860,000	\$ -	\$ -	\$ -	\$ 860,000
13	Main football oval with floodlights and synthetic cricket pitch	\$ 2,330,000	\$ -	\$ -	\$ -	\$ 2,330,000
14	Football and netball pavilion, connection to the Indoor Leisure Centre constructed with the Leisure Centre project	\$ 5,355,000	\$ -	\$ 595,000	\$ -	\$ 5,950,000

No. on Concept Plan	Projects	Costs and Indicative Prioritisation				Total
		Stage 1 (short-term)	Stage 2 (medium-term A)	Stage 3 (medium-term B)	Stage 4 (long-term)	
'Whitworth' Land Development (cont.)						
15	Oval 2 with synthetic cricket pitch	\$ -	\$ -	\$ 2,095,000	\$ -	\$ 2,095,000
16	Baseball diamond and backnet	\$ -	\$ -	\$ -	\$ 330,000	\$ 330,000
17	Indoor Leisure Centre comprising 4 multipurpose courts, changerooms, fitness gym, function room and administration offices	\$ -	\$ -	\$ 27,375,000	\$ -	\$ 27,375,000
18	Entry foyer linking to indoor courts, fitness gym and function room, and to potential future additional facilities	\$ -	\$ -	\$ 2,380,000	\$ -	\$ 2,380,000
19	Potential future outdoor swimming centre	\$ -	\$ -	\$ -	\$ 9,250,000	\$ 9,250,000
20	Potential future library and learning centre	\$ -	\$ -	\$ -	\$ 8,000,000	\$ 8,000,000
21	Land for future uses to be determined; cost allows for soil top-up and seeding, and tree planting	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 800,000
22	Perimeter walking path (gravel) throughout eastern section utilising connecting roads	\$ -	\$ -	\$ 325,000	\$ -	\$ 325,000
	Tree planting	\$ 30,000	\$ 20,000	\$ 15,000	\$ -	\$ 65,000
	Site demolition and clearance, to generally align with staging of works	\$ 150,000	\$ 50,000	\$ 460,000	\$ -	\$ 660,000
	Paving and paths (excludes eastern path - see No. 22)	\$ 900,000	\$ 250,000	\$ 165,000	\$ -	\$ 1,315,000

No. on Concept Plan	Projects	Costs and Indicative Prioritisation				Total
		Stage 1 (short-term)	Stage 2 (medium-term A)	Stage 3 (medium-term B)	Stage 4 (long-term)	
'Whitworth' Land Development (cont.)						
	Reserve entry sign, and directional and regulatory signage throughout	\$ 260,000	\$ 50,000	\$ 120,000	\$ 30,000	\$ 460,000
	Street furniture (benches, drinking fountains, bike stands)	\$ 260,000	\$ 35,000	\$ 120,000	\$ 50,000	\$ 465,000
	Grassing to common areas (excludes eastern and southern sections - see No. 21)	\$ 260,000	\$ -	\$ 50,000	\$ 270,000	\$ 580,000
	Perimeter fencing around Whitworth land (as may be required)	\$ 490,000	\$ -	\$ -	\$ -	\$ 490,000
	Site services infrastructure and utilities' connections	\$ 960,000	\$ -	\$ -	\$ -	\$ 960,000
	Professional Fees (8.99%)	\$ 1,253,025	\$ 628,562	\$ 4,057,857	\$ 1,686,075	\$ 7,625,518
	Authority Fees & Charges (1%)	\$ 137,730	\$ 46,490	\$ 390,880	\$ 187,550	\$ 762,650
	Sub Total 'Whitworth' Land Development	\$ 15,163,755	\$ 5,324,052	\$ 43,536,737	\$ 20,628,625	\$ 84,653,168
TOTAL PLAN IMPLEMENTATION COSTS (ex GST)		\$ 15,346,247	\$ 6,495,445	\$ 46,561,462	\$ 20,628,625	\$ 89,031,779

Staging Plans (indicative)









APPENDIX 1

Review of Background Reports

NSW Government Reports

Office of Sport Strategic Plan 2020-2024

The Office for Sport is the lead NSW Government agency for sport and active recreation. Its vision is

Sport and active recreation creating healthier people, connecting communities and making NSW stronger.

The plan has four Focus Areas, each with a Goal and a list of Outcomes.



Participation

Goal	Everyone in NSW participating in sport and active recreation throughout their whole life.
Outcomes	<p>Increase the percentage of adults and children participating regularly in sport and active recreation.</p> <p>Improve participant retention across all age groups for sport and active recreation.</p> <p>Increase participation in sport and active recreation for populations under-represented in participation including females, Culturally and Linguistically Diverse (CALD) communities, people with a disability and Aboriginal and Torres Strait Islanders (ATSI).</p> <p>Increase public awareness of sport and active recreation opportunities, both formal and informal.</p> <p>Enable aligned and inclusive talent pathways so everyone can achieve the level they aspire to.</p>

Places and Spaces

Goal	Everyone in NSW can access places and spaces for sport and active recreation.
Outcomes	<p>Increase the number and proportion of fit-for-purpose sport and active recreation facilities across NSW.</p> <p>Increase accessibility to sport and active recreation facilities for everyone.</p> <p>Increase the availability and use of multi-purpose facilities.</p> <p>Increase the number of facilities designated for outdoor recreation.</p>

Sector Sustainability

Goal	The sector continues to grow sport and active recreation across NSW.
Outcomes	<p>Increase the capability of the sector to respond to emerging trends and challenges.</p> <p>Increase the capability of the sector to create fair, safe and inclusive environments for everyone, including children.</p> <p>Increase the organisational health of the sport sector.</p> <p>Increase sector satisfaction with the support of the Office of Sport.</p>

Partnerships and Investment

Goal	Partnerships and investment in sport and active recreation that maximise the value for everyone in NSW.
Outcomes	Increase the number of programs and services incorporating sport and active recreation across all of government.

Increase recognition of sport and active recreation as an important contributor to government priorities.

Increase the number of programs being co-delivered by government and the sector.

Increase the contribution from partners and stakeholders for Office of Sport programs.

Far West Sport and Active Recreation Plan 2018-2023

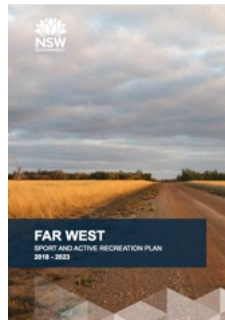
This document sets out the vision, outcomes and strategies to ensure the Far West Region provides increased sport and active recreation opportunities to enhance the lives of its people as members of healthier, more active communities.

Wentworth is one of eight local government areas in the Far West Region. The vision for the region is

Sport and active recreation in the far west is widely accessible and community driven. It will adapt for long term success through commitment to developing capability and valued partnerships.

The six outcomes identified for the Far West Region are:

- **Increased participation** of adults and children in regular sport and active recreation.
- **Improved access** to sport and active recreation for everyone in the region, regardless of background or ability.
- **Integrated performance pathways** for participants in sport
- **Fit for purpose facilities** in the region.
- **Valued regional sporting events** which are valued by the region.
- **Effective collaboration** within the sport and active recreation sector.

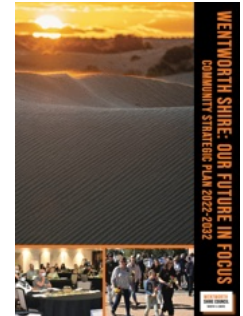


Wentworth Shire Reports

Community Strategic Plan 2022-2032

The purpose of the plan is to outline the future vision and aspirations of the community to assist with long term planning, prioritisation and decision making. The Community Vision is

Wentworth Shire will work together to create a thriving, attractive and welcoming community



To achieve the vision, Council applies a Quadruple Bottom Line approach that underpins the Community Strategic Plan. The Quadruple Bottom Line considerations include:

- Economic
- Social
- Environmental
- Civic Leadership

Within the Social consideration there is the following statement relevant to sports provision:

It is essential that all people, where ever they live, have access to services which enable them to feel included, to do what they love and to participate in cultural, sporting and social activities.

Operational Plan 2023/2024

The plan is Council's action plan for achieving the community priorities outlined in the Community Strategic Plan and Delivery Program. The Operational Plan is prepared each year and identifies the projects, programs and activities that Council will conduct to achieve the commitments outlined in the Delivery Program.



Relevant specific actions listed that are relevant to this plan are:

- Undertake specific public space capital works projects including: Reserve upgrades, Buronga Pump Track Stage 2, and James King Park Riverfront.
- Prioritise and implement recommendations of Asset Management Plans including: Alcheringa Tennis Courts Upgrade [completed] and the Carramar Drive Sporting Complex Cricket Nets [completed].
- Undertake a review of current and future sporting needs within the Shire via the delivery of the Buronga/Gol Gol Sporting Master Plan.

APPENDIX 2

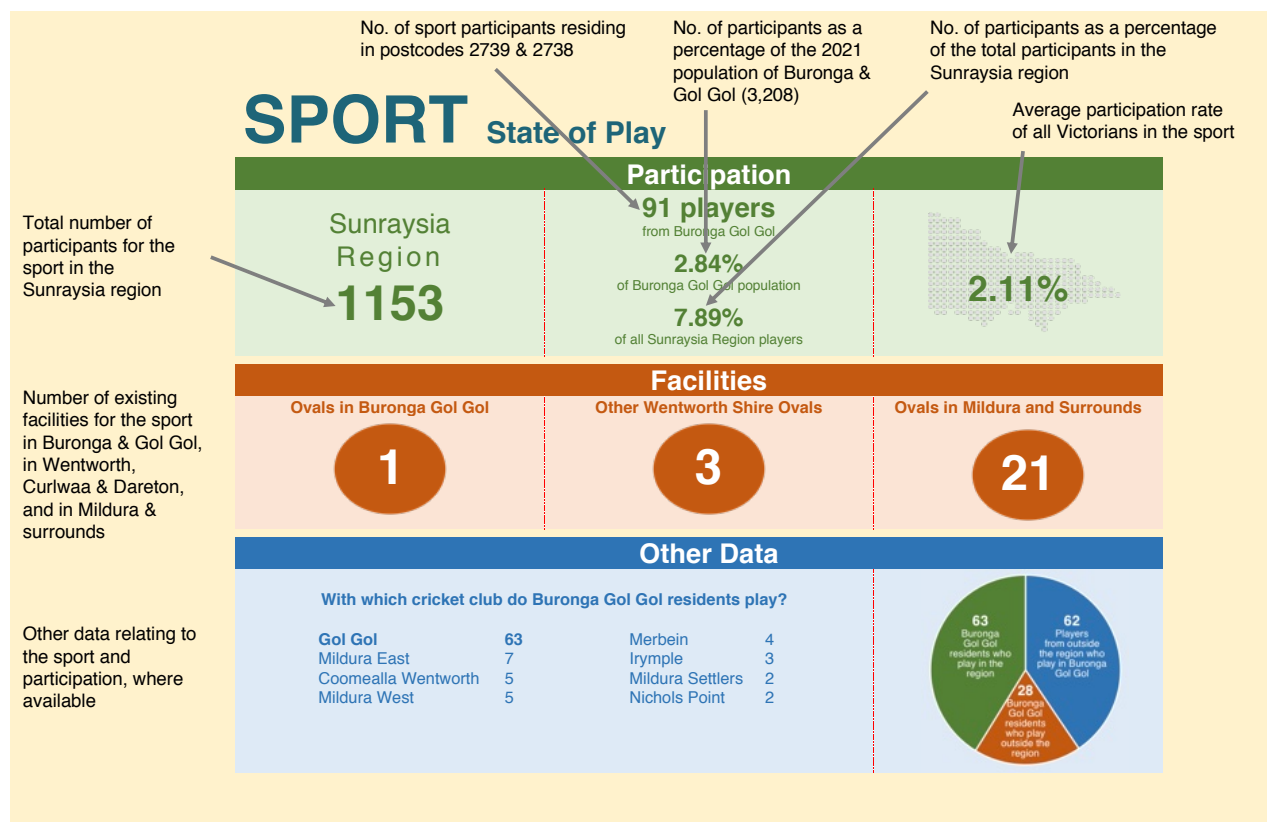
State of Play Infographics

A State of Play infographic has been prepared for the following sports:

- Football (Australian Rules)
- Baseball
- Basketball
- Cricket
- Lawn Bowls
- Netball
- Soccer
- Tennis

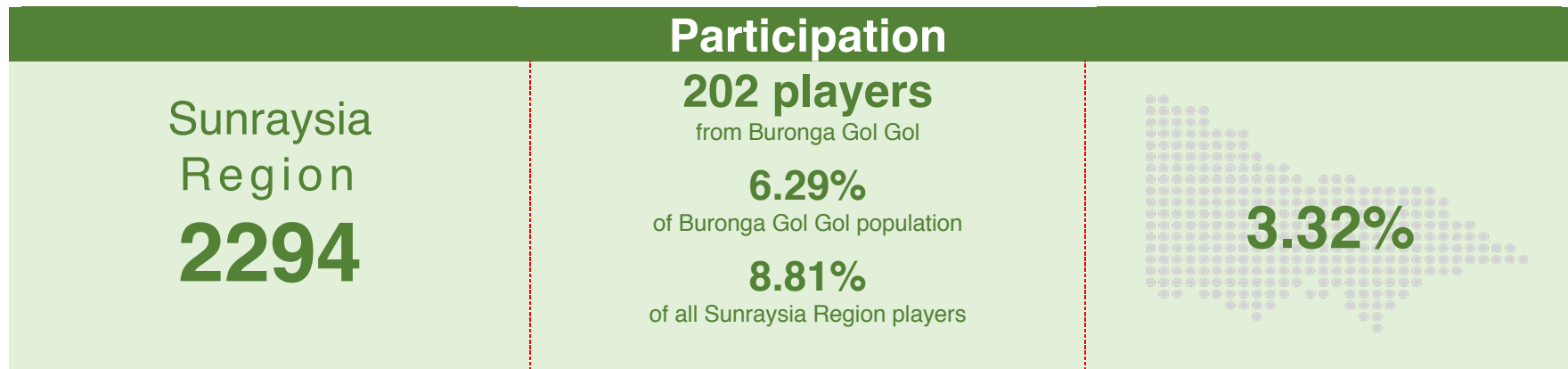
These sports have been selected as they are either already available in the Buronga Gol Gol area or they are popular sports throughout the Sunraysia Region.

The State of Play infographics provide a summary of all facilities currently available throughout the combined Buronga Gol Gol and Mildura region by sport, and also the key participation data for that sport in the context of the combined region.



AUSTRALIAN FOOTBALL

State of Play



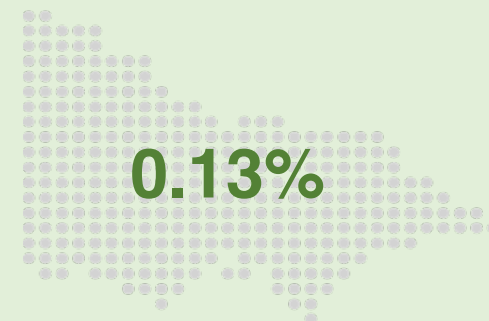
BASEBALL

State of Play

Participation

Sunraysia
Region
889

17 players
from Buronga Gol Gol
0.53%
of Buronga Gol Gol population
1.91%
of all Sunraysia Region players



Facilities

Diamonds in Buronga Gol Gol



Other Wentworth Shire Diamonds

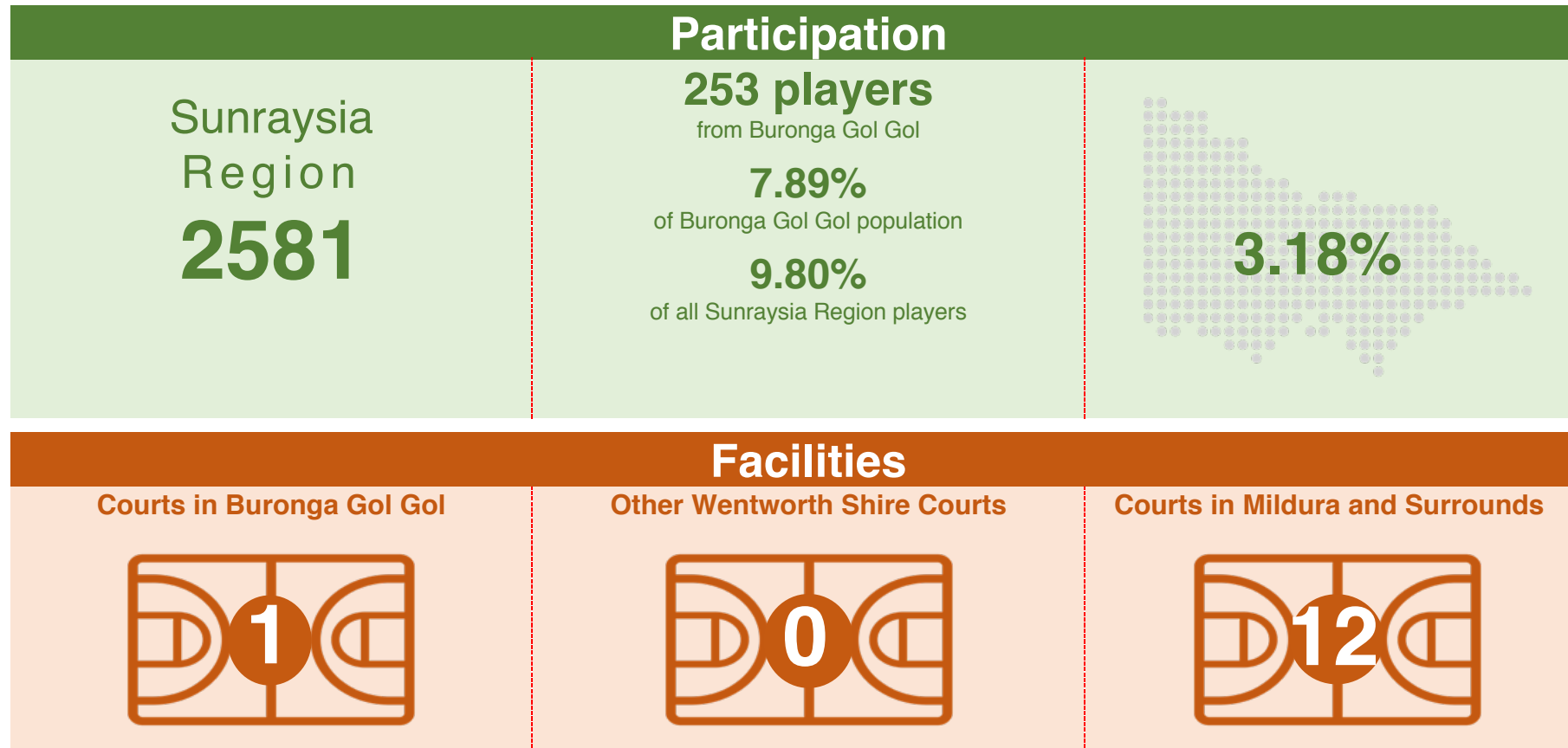


Diamonds in Mildura and
Surrounds



BASKETBALL

State of Play



CRICKET

State of Play

Participation

Sunraysia
Region
1153

91 players

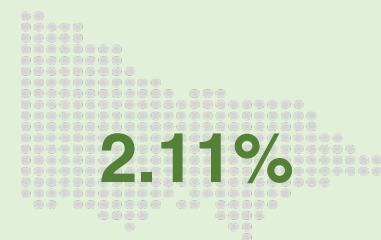
from Buronga Gol Gol

2.84%

of Buronga Gol Gol population

7.89%

of all Sunraysia Region players



Facilities

Ovals in Buronga Gol Gol

1

Other Wentworth Shire Ovals

3

Ovals in Mildura and Surrounds

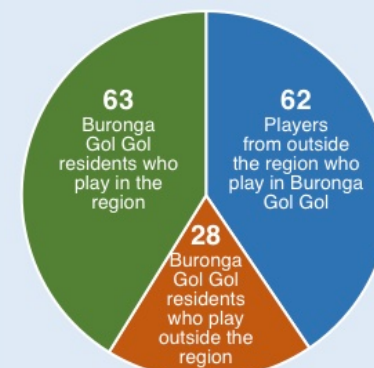
21

Other Data

With which cricket club do Buronga Gol Gol residents play?

Gol Gol	63
Mildura East	7
Coomealla Wentworth	5
Mildura West	5

Merbein	4
Irymple	3
Mildura Settlers	2
Nichols Point	2



LAWN BOWLS

State of Play

Participation

Sunraysia
Region
1300

14 players

from Buronga Gol Gol

0.44%

of Buronga Gol Gol population

1.08%

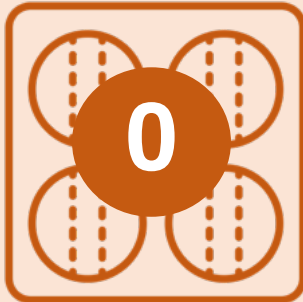
of all Sunraysia Region players

0.81%

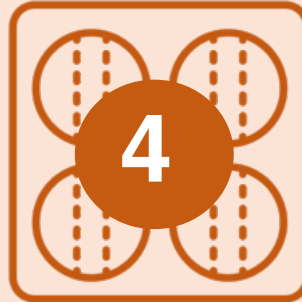


Facilities

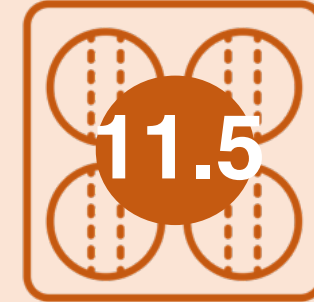
Bowling Greens in
Buronga Gol Gol



Other Wentworth Shire
Bowling Greens



Bowling Greens in Mildura and
Surrounds



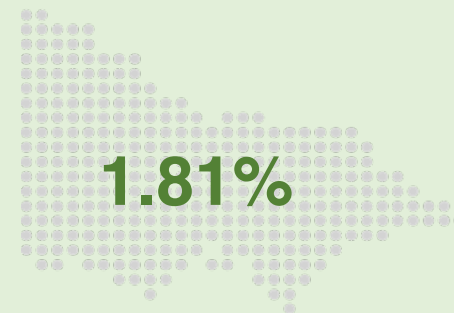
NETBALL

State of Play

Participation

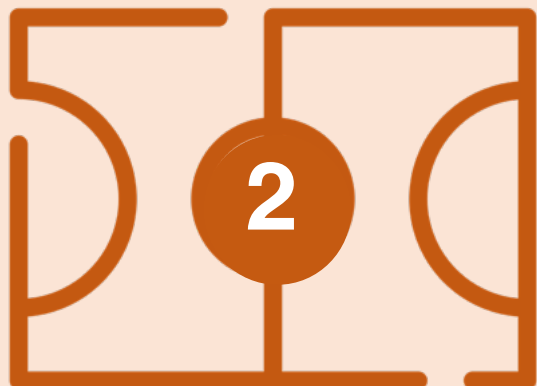
Sunraysia
Region
1754

170 players
from Buronga Gol Gol
5.30%
of Buronga Gol Gol population
9.69%
of all Sunraysia Region players



Facilities

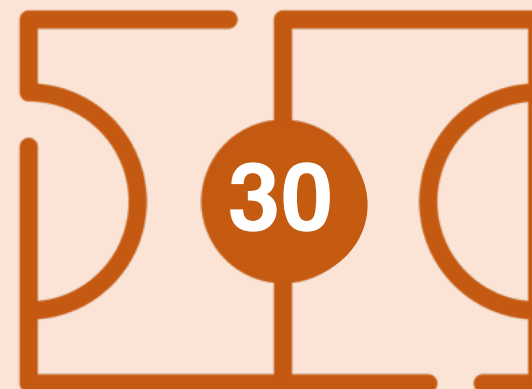
Outdoor Courts in Buronga Gol Gol



Other Wentworth Shire Outdoor
Courts



Outdoor Courts in Mildura and
Surrounds



SOCCKER

State of Play

Participation

Sunraysia
Region
871

49 players

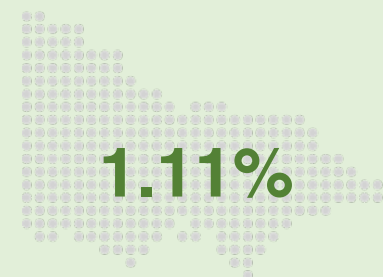
from Buronga Gol Gol

1.53%

of Buronga Gol Gol population

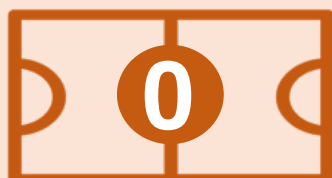
5.63%

of all Sunraysia Region players

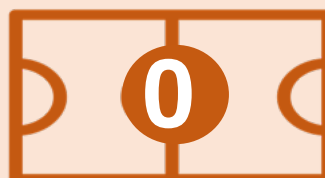


Facilities

Pitches in Buronga Gol Gol



Other Wentworth Shire Pitches



Ovals in Mildura and Pitches

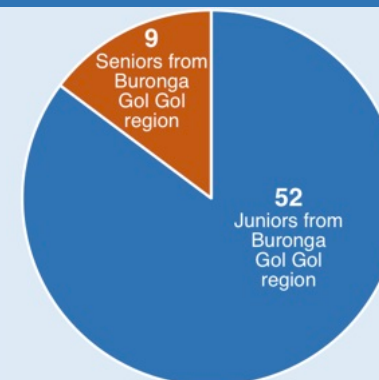


Other Data

With which soccer clubs do Buronga Gol Gol residents play?

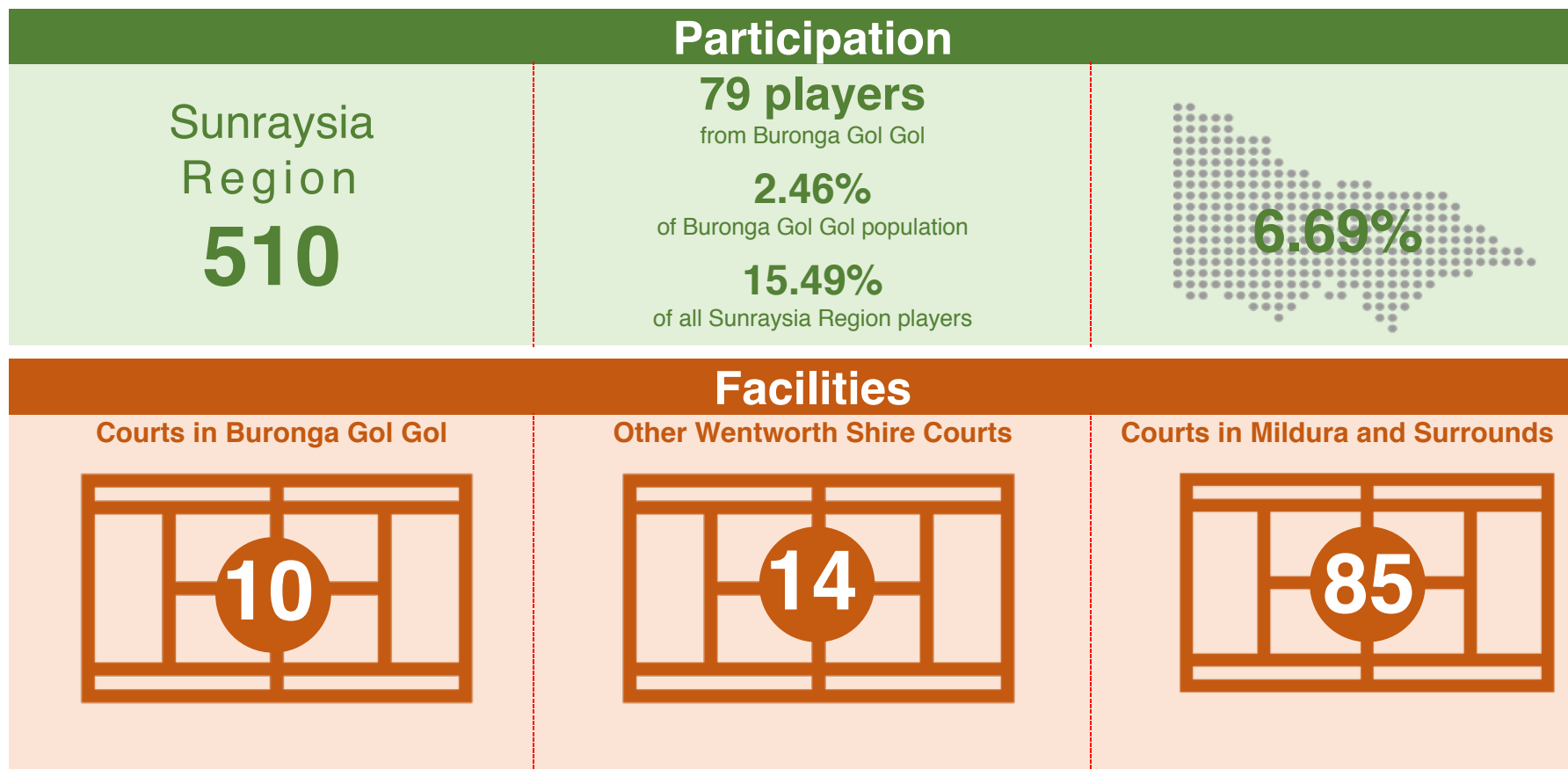
Irymple Knights	19
Nichols Point	14
Midura City	11

Three Colours	4
Mildura United	1



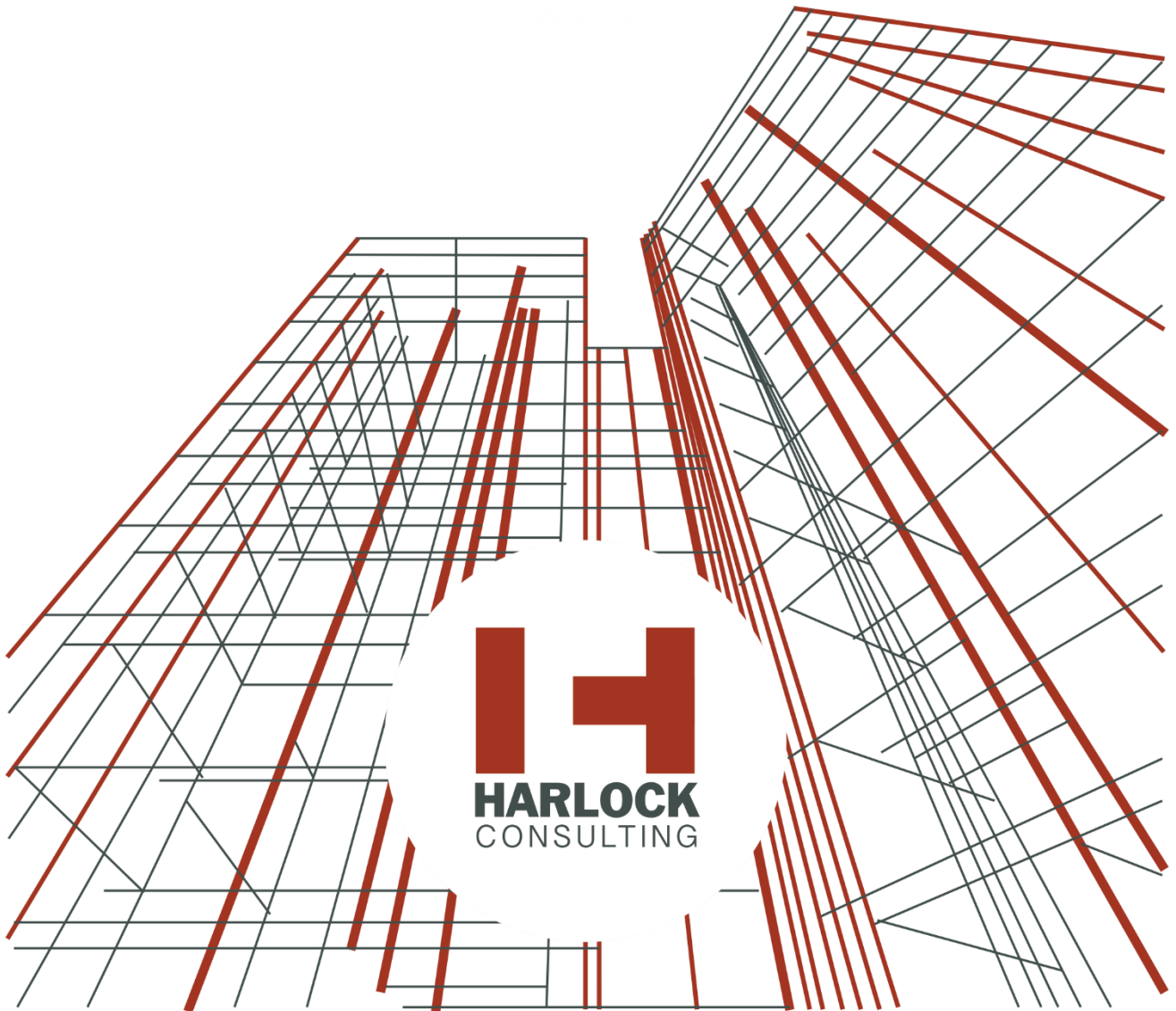
TENNIS

State of Play



APPENDIX 3

Harlock Consulting Cost Plan



MASTERPLAN COST ESTIMATE

Project: Carramar Drive Sports Precinct
Issued to: Simon Leisure
Date: 7th November 2024
Revision Number: 3

Contents

1 Executive Summary 3

2 Basis of Cost Plan..... 3

3 Cost Plan..... 3

4 Notes & Exclusions..... 3

5 Tendering & Market Assumptions..... 4

Appendix 1: Estimate 5

1 Executive Summary

As requested, Harlock Consulting have prepared a masterplan stage estimate in relation to the Carramar Drive Sporting Precinct Expansion as documented by Simon Leisure.

The estimated total project cost for the scheme is anticipated to be in the order of **\$89,070,000 (excluding GST)**

The estimate is inclusive of design and construction contingency allowances (15%) built into each project, 10% allowance for professional fees and 1% allowance for permits and authority fees.

Various notes and exclusions are set out in Section 4 of this report.

2 Basis of Cost Plan

This Cost Plan has been prepared on the basis of the following information:

- Existing conditions photographs
- Simon Leisure Master Plan drawings
- Aerial images
- Briefing provided by Simon Leisure

3 Cost Plan

Refer to Appendix 1 for a full breakdown of the cost plan.

4 Notes & Exclusions

Please note that any allowance for the following have been excluded from the estimate:

- GST
- Cost escalation beyond October 2024
- Adverse ground conditions, HAZMAT, contamination
- Costs associated with any design and construction of flood mitigation infrastructure following flood impact assessment of the site

Note: Harlock Consulting has no control over, without limitation, cost of labour, cost of materials, cost of equipment, pricing methods used by third parties, availability of competitive bids, economic factors and specific market conditions. Accordingly, Harlock Consulting does not guarantee or warrant that actual costs will not vary from any estimates or forecasts

5 Tendering & Market Assumptions

It is assumed that the works would be procured under a tradition lump sum tender methodology to several appropriately sized and qualified builders and the estimate reflects the expected preliminaries level and trade pricing associated with this form of procurement.

The rates in this estimate are based on our opinion of current market prices. It is recommended that an allowance of 4% per annum is budgeted for cost escalation up to construction commencement.

Appendix 1: Estimate

Elemental Summary

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	1. New Concrete Skate Park	1.13%					1,000,000		1,000,000
	2. Reinstate the Basketball Court	0.08%					65,000		65,000
	3. Re-purpose the existing netball courts into 8 pickleball	0.09%					75,000		75,000
	4. Upgrade the pavilion to accommodate cricket and soccer needs	2.94%					2,615,000		2,615,000
	5. Retain turf centre wicket and reconfigure the sports field to accommodate 1 main soccer pitch (105m x 63m) and 1 junior soccer pitch (90m x 50m)	0.16%					135,000		135,000
	6. Main entry to the eastern sports precinct and car parking	3.79%					3,375,000		3,375,000
	7. Passenger drop off/pick up zone	0.45%					400,000		400,000
	8. Internal road to connect to eastern side of precinct	0.30%					260,000		260,000
	9. 8 tennis courts with flood lights	2.97%					2,645,000		2,645,000
	10. 2 lawn bowling greens, 1 covered with flood lights	2.31%					2,050,000		2,050,000
	11. Integrated tennis and bowls pavilion with decking overlooking courts and greens	3.20%					2,845,000		2,845,000
	12. 2 netball courts with floodlights	0.97%					860,000		860,000
	13. Main football oval (165m x 135m) with flood lights and synthetic cricket pitch	2.62%					2,330,000		2,330,000
	14. Integrated football and netball pavilion with connection to the Indoor Leisure Centre	6.69%					5,950,000		5,950,000
	15. Oval 2 (165m x 135m) with synthetic cricket pitch – unfenced to enable flexible use of space	2.36%					2,095,000		2,095,000
	16. Permanent baseball diamond and backnet with outfield utilising the oval	0.38%					330,000		330,000
	17. Indoor Leisure Centre comprising 4 multipurpose courts, change rooms, fitness gym, function room and administration offices	30.74%					27,375,000		27,375,000
	18. Entry foyer linking to indoor courts, fitness gym and function room and to the potential future outdoor swim centre and library and learning centre	2.68%					2,380,000		2,380,000
	19. Potential future outdoor swimming centre	10.39%					9,250,000		9,250,000
	20. Potential future library and learning centre	8.99%					8,000,000		8,000,000
	21. Land for future uses to be determined	0.90%					800,000		800,000
	22. Perimeter walking path utilising connecting roads	0.37%					325,000		325,000
	Other – Tree planting	0.08%					65,000		65,000

Elemental Summary

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Other – Site demolition and site clearance	0.75%					660,000		660,000
	Other – Paving/paths	1.48%					1,315,000		1,315,000
	Other – Signage	0.52%					460,000		460,000
	Other – Street furniture	0.53%					465,000		465,000
	Other – Grassing to common areas (Other than area in No. 21)	0.66%					580,000		580,000
	Other – Perimeter fencing to Witworth Land	0.56%					490,000		490,000
	Other – Site services infrastructure	1.08%					960,000		960,000
	Professional fees (10%)	9.00%							8,015,000
	Authority fees and charges (1%)	0.90%							800,000
	Site specific flood impact study	0.04%							30,000
	Ecologist study	0.04%							30,000
	Geotech and soil investigation	0.03%							20,000
	Land and features survey	0.03%							20,000
	Exclusions:								
	GST								
	Cost escalation beyond October 2024								
	Adverse ground conditions, HAZMAT, contamination								
	Costs associated with any design and construction of flood mitigation infrastructure following flood impact assessment of the site								
100.00%									89,070,002

Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1. New Concrete Skate Park

	Preliminaries, overheads and profit		Item				112,500
	New concrete skate park		Item		750,000		750,000
	Design and construction contingency (15%)		Item				129,375
	Rounding						8,125

1. New Concrete Skate Park **750,000** **1,000,000**

2. Reinstate the Basketball Court

	Preliminaries, overheads and profit		Item				7,500
	Reinstate the Basketball Court – assume new court surfacing, new linemarking, seating, new backboards and rings, etc	1	No	50,000	50,000		50,000
	Design and construction contingency (15%)		Item				8,625
	Rounding						-1,125

2. Reinstate the Basketball Court **50,000** **65,000**

3. Re-purpose the existing netball courts into 8 pickleball

	Preliminaries, overheads and profit		Item				8,400
	New surfacing and linemarking	8	No	5,000.00	40,000		40,000
	New nets	8	No	2,000.00	16,000		16,000
	Design and construction contingency (15%)		Item				9,660
	Rounding						940

3. Re-purpose the existing netball courts into 8 pickleball **56,000** **75,000**

4. Upgrade the pavilion to accommodate cricket and soccer needs

	Preliminaries, overheads and profit		Item				296,250
	General refurbishment of the existing building	650	m2	1,500.00	975,000		975,000
	New extension to building for change rooms, etc – nominal area	200	m2	5,000.00	1,000,000		1,000,000
	Design and construction contingency (15%)		Item				340,688
	Rounding						3,062

4. Upgrade the pavilion to accommodate cricket and soccer needs **1,975,000** **2,615,000**

5. Retain turf centre wicket and reconfigure the sports field to accommodate 1 main soccer pitch (105m x 63m) and 1 junior soccer pitch (90m x 50m)

	Preliminaries, overheads and profit		Item				15,000
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Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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5. Retain turf centre wicket and reconfigure the sports field to accommodate 1 main soccer pitch (105m x 63m) and 1 junior soccer pitch (90m x 50m) (Continued)

	Earthworks		Item		25,000		25,000
	Terracing		Item		50,000		50,000
	Surface reinstatement		Item		25,000		25,000
	Design and construction contingency (15%)		Item				17,250
	Rounding						2,750

5. Retain turf centre wicket and reconfigure the sports field to accommodate 1 main soccer pitch (105m x 63m) and 1 junior soccer pitch (90m x 50m)	100,000	135,000
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6. Main entry to the eastern sports precinct and car parking

	Preliminaries, overheads and profit		Item				382,500
	Car parking including site preparation, asphalt, kerbs, pathways, linemarking, drainage, lighting, garden beds	9,500	m2	250.00	2,375,000		2,375,000
	Entry works		Item		100,000		100,000
	Wombat pedestrian crossing and pathways		Item		75,000		75,000
	Design and construction contingency (15%)		Item				439,875
	Rounding						2,625

6. Main entry to the eastern sports precinct and car parking	2,550,000	3,375,000
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7. Passenger drop off/pick up zone

	Preliminaries, overheads and profit		Item				45,000
	Passenger drop off/pick up zone including circular road		Item		300,000		300,000
	Design and construction contingency (15%)		Item				51,750
	Rounding						3,250

7. Passenger drop off/pick up zone	300,000	400,000
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8. Internal road to connect to eastern side of precinct

	Preliminaries, overheads and profit		Item				29,250
	Internal road to connect to eastern side of precinct – 4m wide	300	m	650.00	195,000		195,000
	Design and construction contingency (15%)		Item				33,638
	Rounding						2,112

8. Internal road to connect to eastern side of precinct	195,000	260,000
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Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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9. 8 tennis courts with flood lights

	Preliminaries, overheads and profit		Item				300,000
	New tennis courts with fencing players shelters, drainage and flood lights – sand filled grass	8	No	250,000	2,000,000		2,000,000
	Design and construction contingency (15%)		Item				345,000

9. 8 tennis courts with flood lights

2,000,000

2,645,000

10. 2 lawn bowling greens, 1 covered with flood lights

	Preliminaries, overheads and profit		Item				232,500
	Synthetic bowling green		Item		350,000		350,000
	Natural turf		Item		300,000		300,000
	Cover and lighting to synthetic bowling green		Item		900,000		900,000
	Design and construction contingency (15%)		Item				267,375
	Rounding						125

10. 2 lawn bowling greens, 1 covered with flood lights

1,550,000

2,050,000

11. Integrated tennis and bowls pavilion with decking overlooking courts and greens

	Preliminaries, overheads and profit		Item				322,500
	Pavilion	400	m2	5,000.00	2,000,000		2,000,000
	Decking	200	m2	750.00	150,000		150,000
	Design and construction contingency (15%)		Item				370,875
	Rounding						1,625

11. Integrated tennis and bowls pavilion with decking overlooking courts and greens

2,150,000

2,845,000

12. 2 netball courts with floodlights

	Preliminaries, overheads and profit		Item				97,500
	New netball court with fencing players shelters, drainage and flood lights	2	No	325,000	650,000		650,000
	Design and construction contingency (15%)		Item				112,125
	Rounding						375

12. 2 netball courts with floodlights

650,000

860,000

13. Main football oval (165m x 135m) with flood lights and synthetic cricket pitch

	Preliminaries, overheads and profit		Item				184,400
	Site preparation	17,500	m2	5.00	87,500		87,500

Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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13. Main football oval (165m x 135m) with flood lights and synthetic cricket pitch

(Continued)

	Grassing, goals, subsoil drainage, irrigation	17,500	m2	60.00	1,050,000		1,050,000
	Flood lighting – 200 lux	1	No	450,000.00	450,000		450,000
	Seating / boxes		Item		50,000		50,000
	Fencing	475	m	140.00	66,500		66,500
	Extra over cost of fencing for higher fencing behind goals	2	No	20,000.00	40,000		40,000
	Electronic scoreboard	1	No	80,000.00	80,000		80,000
	Sythetic cricket pitch	1	No	20,000.00	20,000		20,000
	Design and construction contingency (15%)		Item				304,260
	Rounding						-2,660

13. Main football oval (165m x 135m) with flood lights and synthetic cricket pitch

1,844,000

2,330,000

14. Integrated football and netball pavilion with connection to the Indoor Leisure Centre

	Preliminaries, overheads and profit		Item				675,000
	Integrated football and netball pavilion with connection to the Indoor Leisure Centre	1,000	m2	4,500.00	4,500,000		4,500,000
	Design and construction contingency (15%)		Item				776,250
	Rounding						-1,250

14. Integrated football and netball pavilion with connection to the Indoor Leisure Centre

4,500,000

5,950,000

15. Oval 2 (165m x 135m) with synthetic cricket pitch – unfenced to enable flexible use of space

	Preliminaries, overheads and profit		Item				165,750
	Site preparation	17,500	m2	5.00	87,500		87,500
	Grassing, goals, subsoil drainage, irrigation	17,500	m2	60.00	1,050,000		1,050,000
	Flood lighting – 100 lux	1	No	350,000.00	350,000		350,000
	Seating / boxes		Item		50,000		50,000
	Extra over cost of fencing for higher fencing behind goals	2	No	20,000.00	40,000		40,000
	Electronic scoreboard	1	No	60,000.00	60,000		60,000
	Sythetic cricket pitch	1	No	20,000.00	20,000		20,000
	Design and construction contingency (15%)		Item				273,488
	Rounding						-1,738

15. Oval 2 (165m x 135m) with synthetic cricket pitch – unfenced to enable flexible use of space

1,657,500

2,095,000

16. Permanent baseball diamond and backnet with outfield utilising the oval

	Preliminaries, overheads and profit		Item				37,500

Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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16. Permanent baseball diamond and backnet with outfield utilising the oval

(Continued)

	Permanent baseball diamond and backnet with outfield utilising the oval	1	No	250,000.00	250,000		250,000
	Design and construction contingency (15%)		Item				43,125
	Rounding						-625

16. Permanent baseball diamond and backnet with outfield utilising the oval

250,000

330,000

17. Indoor Leisure Centre comprising 4 multipurpose courts, change rooms, fitness gym, function room and administration offices

	Preliminaries, overheads and profit		Item				3,105,000
	4 x netball size courts with on-court storage within walls	4	No	4,000,000.00	16,000,000		16,000,000
	2 x sets of change and amenities	2	No	750,000.00	1,500,000		1,500,000
	Refs change		Item		150,000		150,000
	Admin/offices		Item		200,000		200,000
	Cafe		Item		500,000		500,000
	Meeting Rooms	2	No	200,000.00	400,000		400,000
	Function Room	200	m2	5,000.00	1,000,000		1,000,000
	Kitchen and furniture stores		Item		150,000		150,000
	Circulation		Item		300,000		300,000
	External works and services		Item		500,000		500,000
	Design and construction contingency (15%)		Item				3,570,750
	Rounding						-750

17. Indoor Leisure Centre comprising 4 multipurpose courts, change rooms, fitness gym, function room and administration offices

20,700,000

27,375,000

18. Entry foyer linking to indoor courts, fitness gym and function room and to the potential future outdoor swim centre and library and learning centre

	Preliminaries, overheads and profit		Item				270,000
	Entry foyer linking to indoor courts, fitness gym and function room and to the potential future outdoor swim centre and library and learning centre	400	m2	4,500.00	1,800,000		1,800,000
	Design and construction contingency (15%)		Item				310,500
	Rounding						-500

18. Entry foyer linking to indoor courts, fitness gym and function room and to the potential future outdoor swim centre and library and learning centre

1,800,000

2,380,000

19. Potential future outdoor swimming centre

	Preliminaries, overheads and profit		Item				1,050,000
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Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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19. Potential future outdoor swimming centre

(Continued)

	25m outdoor pool	463	m2	4,000.00	1,850,000		1,850,000
	Intermediate pool		Item		850,000		850,000
	Toddlers pool		Item		800,000		800,000
	Building containing – plant room, change rooms and amenities, first aid room, cafe, office and store		Item		2,500,000		2,500,000
	Concourse works, fencing, paving, grassing, garden beds, 3 x shelters		Item		1,000,000		1,000,000
	Design and construction contingency (15%)		Item				1,207,500
	Rounding						-7,500

19. Potential future outdoor swimming centre

7,000,000

9,250,000

20. Potential future library and learning centre

	Preliminaries, overheads and profit		Item				900,000
	Potential future library and learning centre and fitout – Nominal 1,000m2	1,000	m2	6,000.00	6,000,000		6,000,000
	Design and construction contingency (15%)		Item				1,035,000
	Rounding						65,000

20. Potential future library and learning centre

6,000,000

8,000,000

21. Land for future uses to be determined

	Preliminaries, overheads and profit		Item				90,000
	Soil top up and seeding, as required	60,000	m2	10.00	600,000		600,000
	Design and construction contingency (15%)		Item				103,500
	Rounding						6,500

21. Land for future uses to be determined

600,000

800,000

22. Perimeter walking path utilising connecting roads

	Preliminaries, overheads and profit		Item				36,563
	1500mm wide concrete pathways	975	m	250.00	243,750		243,750
	Design and construction contingency (15%)		Item				42,047
	Rounding						2,640

22. Perimeter walking path utilising connecting roads

243,750

325,000

Other – Tree planting

	Preliminaries, overheads and profit		Item				7,031
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Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Other – Tree planting

(Continued)

	Tree planting and establishment – semi mature	125	No	375.00	46,875		46,875
	Design and construction contingency (15%)		Item				8,086
	Rounding						3,008

Other – Tree planting

46,875

65,000

Other – Site demolition and site clearance

	Preliminaries, overheads and profit		Item				75,000
	Other – Site demolition and site clearance allowance		Item		500,000		500,000
	Design and construction contingency (15%)		Item				86,250
	Rounding						-1,250

Other – Site demolition and site clearance

500,000

660,000

Other – Paving/paths

	Preliminaries, overheads and profit		Item				149,063
	1500mm wide concrete path around oval	475	m	250.00	118,750		118,750
	Various pavements around site	5,000	m2	175.00	875,000		875,000
	Design and construction contingency (15%)		Item				171,422
	Rounding						765

Other – Paving/paths

993,750

1,315,000

Other – Signage

	Preliminaries, overheads and profit		Item				52,500
	Directional and locational signage allowance		Item		350,000		350,000
	Design and construction contingency (15%)		Item				60,375
	Rounding						-2,875

Other – Signage

350,000

460,000

Other – Street furniture

	Preliminaries, overheads and profit		Item				52,500
	Street furniture allowance – seats, bins, drinking fountains, bike stands, etc		Item		350,000		350,000
	Design and construction contingency (15%)		Item				60,375
	Rounding						2,125

Trade Detail

Project: Carramar Drive Sporting Precinct	Details: Estimate
Building: Masterplan Estimate	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Other – Street furniture

(Continued)

Other – Street furniture

350,000

465,000

Other – Grassing to common areas (Other than area in No. 21)

	Preliminaries, overheads and profit		Item				65,625
	Soil top up and seeding, as required	35,000	m2	12.50	437,500		437,500
	Design and construction contingency (15%)		Item				75,469
	Rounding						1,406

Other – Grassing to common areas (Other than area in No. 21)

437,500

580,000

Other – Perimeter fencing to Witworth Land

	Preliminaries, overheads and profit		Item				55,500
	Perimeter fencing to Witworth Land	1,600	m	200.00	320,000		320,000
	Gates, feature fences near entry etc		Item		50,000		50,000
	Design and construction contingency (15%)		Item				63,825
	Rounding						675

Other – Perimeter fencing to Witworth Land

370,000

490,000

Other – Site services infrastructure

	Preliminaries, overheads and profit		Item				108,750
	Provisional allowances:						
	Electrical		Item		200,000		200,000
	Communcations		Item		25,000		25,000
	Water		Item		100,000		100,000
	Sewer		Item		100,000		100,000
	Stormwater		Item		300,000		300,000
	Design and construction contingency (15%)		Item				125,063
	Rounding						1,187

Other – Site services infrastructure

725,000

960,000