

ELIZABETH REGIONAL CENTRE (ERC) SPORTS PRECINCT

MASTER PLAN



PREPARED ON BEHALF OF
CITY OF PLAYFORD
JUNE 2013



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REPORT 4028-001 EXECUTIVE SUMMARY



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Key Demand and Supply Findings

The Elizabeth Regional Sports Precinct Master Plan project has involved a detailed analysis of demand and supply, including:

- A review of previous planning and related documents.
- A detailed site analysis, including an assessment of alternative site options for a sports precinct within the City of Playford.
- An assessment of the existing and proposed provision of sports facilities in the City of Playford and in surrounding Council areas.
- Consultations with sporting clubs, sports associations, schools within the precinct, the Office for Recreation and Sport and DECD (Department for Education and Child Development).
- An analysis of demographics and sports participation data to consider community and sports needs and potential facility requirements.
- Best practice and case study research relating to the provision and management of sports precincts.

The demand and supply analysis has highlighted that there is strong demand and justification for the provision of higher quality sports facilities within the City of Playford. Particular demands include:

- The continued provision of a quality Australian Rules oval to support the Central District Football Club as part of SANFL football.
- The development of a quality tennis complex with around 22 courts (which is supported by Tennis SA).
- A higher level soccer complex that can support Federation Cup as well as community level soccer (including the potential for a synthetic field).
- The provision of international level softball diamonds to support the development of softball.
- The potential for a quality cricket facility to support Premier League or District level cricket (potentially through the shared use of Elizabeth Oval) as well as demand for community level cricket.
- A quality bowls club that supports existing clubs and provides a destination for the sport in the City.

In addition, a recent study undertaken by Tredwell Management has found there is justification for a four court indoor sports centre and demand for improved health and fitness facilities. Given a four court facility would be regional the regional sports precinct provides an ideal opportunity to establish this facility.

The demand and supply analysis also highlights the need for community and recreation opportunities, including:

- Indoor community spaces that support recreation activities such as dance, yoga, martial arts, as well as community gatherings and meetings.
- Community event spaces including for festivals, markets and community celebrations.
- Play spaces and activity opportunities such as playgrounds, exercise equipment, running track and spaces to play sport and walk casually.



Central District car park



Elizabeth Lawn Bowling Club



Central District Football Oval



Goodman Road looking North



Playford Gardens and Monument



Fremont Elizabeth High School



Kauria Plains School



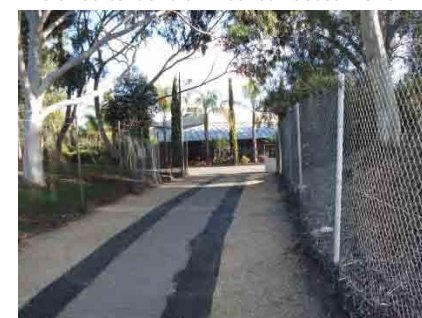
Entrance to Central District Football Oval



Fairfield Reserve



Harvey Road



Entrance to Central District Football Club



Rose and Crown Clubrooms



The Proposed Master Plan

The Elizabeth Regional Sports Precinct Master Plan Project involved developing master plan design ideas which were then drawn together to create a final Master Plan.

The Master Plan process involved identifying potential facility components based on the demand and supply analysis and determining the potential location of facilities, taking profile, access and facility connections into consideration.

The facility components that are justified for inclusion in the Master plan are summarised below.

Sport/ Activity	Potential Facility Components
Australian Rules Football	<ul style="list-style-type: none">1 senior oval for SANFL1 additional senior oval for training and games1 junior ovalCentral District Football Club facilities (club, pool, gym, change etc)Upgrade of existing grandstandCommunity amenity
Cricket	<ul style="list-style-type: none">1 oval for Premier League or District level cricket2 ovals for community cricketClub facilities
Soccer	<ul style="list-style-type: none">4 soccer pitches (potentially 1 higher level and synthetic)Club facility
Softball	<ul style="list-style-type: none">2 International softball diamonds4 additional softball diamondsClub facility
Tennis	<ul style="list-style-type: none">22 tennis courtsClub facility
Lawn Bowls	<ul style="list-style-type: none">3 bowls greens (potentially synthetic with club interest in 1 covered green)Club facility
Aquatic	<ul style="list-style-type: none">Aquadome retained and enhancedAdditional fitness components linked to Aquadome
Indoor Sport	<ul style="list-style-type: none">4 court indoor sports centre to cater for basketball, netball and other indoor sportsFlexible squash courts linked to fitness (with investment by Squash SA)Club, change, cafe and other amenities
Community	<ul style="list-style-type: none">Indoor community space for functions, activities and gatheringsOutdoor spaces and facilities for recreation (play, exercise, walking, events, gatherings)
Commercial	<ul style="list-style-type: none">Allied health servicesAdministration and office spaces for sports and related service providersClub and entertainment facilities

The rationale for proposing these components is outlined in the report.

The proposed Master Plan Design with each of these components included is presented on the following page.

It is important to understand that the Master Plan is conceptual and detailed design of each component within the Master Plan (in consultation with users and the community) will be required as a next step to the planning for the sports precinct.

The detailed planning and further consultations could result in a relocation of some sports or features within the sports precinct. For example, the Elizabeth Bowls Club has indicated that they are keen to be located near the Central District Football Club (CDFC). If further consultations with CDFC resulted in their club facilities being expanded or relocated to the high profile commercial site near Main North Road, the bowls clubs may wish to also relocate to this site. This example highlights the need for some flexibility when undertaking the detailed planning and implementation of the Master Planning providing changes do not impact on other sports or directions.

The Master Plan will further evolve over time as facility components are planned and developed.

Master Plan Design



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As shown in the Master Plan, Elizabeth Oval and the Aquadome are key components of the Regional Sports Precinct on the basis that these are significant facilities that draw from the wider region. The tennis, soccer, softball, lawn bowls and indoor facility components are also potential key regional facilities. Each of the sports and clubs catered for by the Master Plan are 'leader' sports that justify higher level facilities.

In the Master Plan a focus has been placed on integrating the education land located between Goodman Road and Phillip Highway within the regional sports precinct. A large open space area has been created between the schools to provide ovals, car parking and a pedestrian and cycle connection. This land provides an important connection open space between Elizabeth Oval and Ridley Reserve and improves the sports facility provision for the schools. The inclusion of the education land is supported by the schools and DECD.

The connections across the sports precinct are strengthened through a pathway and vegetation corridor that runs from Elizabeth Centre and the Elizabeth railway station through to Main North Road and Spruance Reserve. The pathway physically and visually connects each parcel of land within the sports precinct and encourages physical activity through walking and cycling. In addition, visual and physical connections through pathways, plantings and design features are proposed to strengthen links to the nearby Health Precinct and along Main North Road.

Due to the size of the regional sports precinct and the diversity of sports activities there is need for a number of club facilities within the sports precinct. Whilst there can be shared use of sports areas and facilities, each sport will require access to a club facility near their sports area.

The tennis complex has been located in Spruance Reserve as this is a high profile site that is large enough to support a major 22 court facility.

Commercial and administrative components could be integrated within developments linked to the Aquadome, Elizabeth Oval or the high profile site on the corner of Main North Road and Judd Road. This could include allied health, office spaces and entertainment or club facilities that complement the sports precinct character.

Trees and natural shade are maintained and strengthened around the regional sports precinct site, to reduce the potential aesthetic impact of car parking. Environmental and climate change initiatives are proposed including energy efficiency and water management initiatives. In addition, branding through gateways and landscapes is suggested.

The requirements for car parking to support each of the facility components have been assessed and in the order of 2,000 car parks are proposed within the Master Plan as summarised below. The car parks could include trees and landscapes that minimise the visual impact of car parking on the precinct and the surrounding area.

Precinct Area *	Car Parking Allocation (including existing car parks)
Sports Area West of Goodman Road(Australian Rules Football, indoor sport, lawn bowls)	650 car parks
Aquadome and Health and Fitness Precinct	200 car parks
Educational Precinct	188 car parks
Softball and Flexible Use Precinct	338 car parks
Soccer Precinct	451 car parks
Tennis Complex	166 car parks
Total Proposed Car Parking	1,993 car parks approximately

* Excludes the commercial area as car parking requirements will need to be determined based on proposed developments (which are not yet determined).

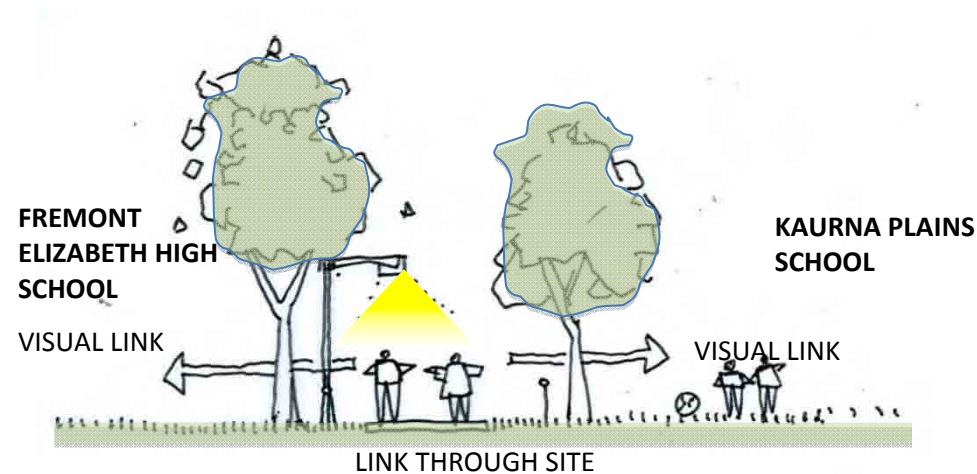


Figure 8.2 Bicycle and pedestrian connection through school



Car parking with trees integrated into the design



Clearly defined paths within car parking areas



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Potential Management

The Master Plan project has involved assessing different approaches to facility management including:

- Direct Management
- Contract Management
- Lease or Licence Arrangement
- The establishment of a Subsidiary (pursuant to Section 42 of the *Local Government Act 1999*)
- Joint Management Agreement

A Regional Sports Precinct generally justifies different management approaches for individual facilities, given that each facility tends to be regional level and justifies independent management. The approach to management will vary depending on the complexity of the facility. For example the Aquadome and indoor sports facilities could require contract management to a professional management group, the school land may require a joint use agreement and the other sports could justify independent lease arrangements.

However, it may also be appropriate for Council to consider establishing a Subsidiary to guide the overriding management of the Playford Regional Sports Precinct. The Subsidiary could include Council staff, user members and facility management professionals and be a 'driving body' that defines the vision and directions for the Regional Sports Precinct and guides the implementation of the Master Plan on behalf of Council. Different management agreements could be put in place with individual users or for groups of facilities, which the Subsidiary could manage. The Subsidiary could operate similar to a Business Unit with defined performance requirements and responsibilities, including marketing and public relations.

Further information relating to management is included in the report.

Feasibility Considerations

The proposed Master Plan Design is anticipated to indicatively cost \$53m - \$55m based on QS costings by Rider Levett Bucknell using 2013 data. This capital cost could increase over time and be affected by future detailed design. However, it gives a broad indication of the resources that may be required to achieve the Master Plan. A breakdown of the indicative capital cost is provided in the report.

Opportunities for generating revenue to contribute to the development of the Regional Sports Precinct will need to be considered for the Regional Sports Precinct to be feasible. Some opportunities could include:

- The use of funds generated through the sale of Council owned land.
- Grant funding through State and Federal Governments.
- Contributions through peak bodies and clubs.
- Sponsorships and fund raising generated through sports and community activities.
- Council funding in accordance with other priorities and the availability of resources.

A high level staged order of cost has been undertaken by Fyfe Connor Holmes and the main findings of the assessment are as follows:

- The sale of the existing Munno Para Bowling Club site could provide capital for the redevelopment of the lawn bowls facility.
- The sale of the existing Grove Tennis Club site could provide capital for the development of a new tennis complex.
- Additional funding is required for other portions of the regional sports precinct.
- Upon completion of the works, the Regional Sports Precinct has the potential to be viable providing the facilities are appropriately managed and revenue raising activities are pursued including contributions by user groups.

A detailed feasibility assessment and detailed budgets will need to be undertaken for each facility component prior to development to 'fine tune' and further evolve directions in the Master Plan and to ensure a sound understanding of related costs.



Staging and Implementation

The indicative capital costing of \$53-\$55m and the feasibility considerations highlight the need to stage the implementation of the Master Plan giving consideration to cost and resource availability.

Potential staging of facility components and the rationale for each stage is provided below.

Potential Stage	Facility Component	Rationale for Staging
Stage 1A	Tennis Complex (although the court development could be further staged over time)	Potential use of funding from sale of existing tennis court site High demand for quality courts and Tennis SA support Can be developed independently of other facilities
Stage 1B	Lawn Bowls Club (although replacement of greens could be further staged over time)	Potential use of funding from sale of existing Munno Para site Existing user group that justifies access to quality facilities
Stage 2A	Football and Cricket Facilities (including development of the Education Precinct)	Potential contribution by CDFC (Central District Football Club) Demand for training oval by CDFC Existing user groups
Stage 2B	Soccer Complex (including higher level soccer pitch)	High participation sport
Stage 2C	Softball Facilities (including international softball diamonds)	High participation sport at Playford (existing regional focus)
Stage 3	Health and Fitness Facilities (including potential flexible squash and fitness component)	Existing provision is adequate for short term Higher cost facility
Stage 4	Indoor Sports Complex (four court facility and amenities for basketball, netball and other sports)	Higher cost facility

Administration spaces and allied health services could be integrated within each of the stages and particularly within stages 3 and 4. Commercial developments would need to be market driven and as such have not been included within the staging program.

The timing of each stage will depend on the availability of resources and consideration will need to be given to other Council priorities.

In order to achieve the Master Plan, various sources of funding will need to be sought including through the sale of related Council properties, State and Federal Government funding, sporting groups and the broader community (through rates and other sources). Opportunities for funding will need to be further investigated and government bodies liaised with as a 'next step' to the Master Plan project.

The main 'next steps' required to achieve implementation of the Playford Regional Sports Precinct are summarised below and outlined in the report.

1. Undertake a strategic review of ownership, leasing and management within the sports precinct, including the potential establishment of an overriding 'Subsidiary' management group.
2. Formalise the integration of the education land within the sports precinct through equitable agreements. This will require communication and negotiation with DECD.
3. Review and suggest modifications to the Playford Development Plan to support the development of the sports precinct and enable commercial components such as allied health services.
4. Engage with peak sports bodies, relevant government departments and adjoining Councils to increase awareness and obtain support for the regional sports precinct.
5. Apply for grant funding and seek other funding opportunities including contributions by sports groups and education partners, and sponsorships.
6. Investigate commercial opportunities including the invitation of Expressions of Interest by relevant service providers.
7. Undertake detailed planning of facility components in accordance with the staging outlined in the Master Plan. This will require detailed plans and budgets developed in consultation with the potential user groups and the broader community.
8. Establish connections with the broader community to achieve an integrated precinct that supports the broad community.
9. Determine specific management approaches and develop management agreements for each facility component.
10. Develop each facility component in accordance with the proposed staging and based on the availability of resources and contributions by sporting groups.

Throughout the 'next steps' an open and consultative approach should be adopted including regular contact with user groups and the community.

Overall, a coordinated and consultative approach to implementation will be required, with the Master Plan being used as the framework for achieving a major sports precinct that will benefit the City of Playford and the wider region.



1. INTRODUCTION

1.1 Background to the Project

In 2012 the City of Playford endorsed the engagement of Connor Holmes and Suter Planners to undertake the Elizabeth Regional Centre (ERC) Sports Precinct Master Plan project. The development of a Regional Sports Precinct (RSP) within the City of Playford has been a strategic vision for a number of years.

As background information:

- In 2000, the Elizabeth Revitalisation Strategy was developed to provide a framework to develop and attract capital investment to rejuvenate the Elizabeth Regional Centre and provide a vibrant mix of civic, commercial, educational, community youth and sport and recreation services.
- In 2004 the Regional Sports and Recreation Precinct Master Plan outlined the staged redevelopment of infrastructure and capital works and the development and expansion of linkages between the various sporting, educational and recreational organisations within the Regional Recreation and Sports Precinct.
- In 2012 the Council approved the development of a Master Plan for the Elizabeth Regional Centre Sports Precinct with the level of detail required for State and Federal funding submissions.

Although the original Brief focused on the Elizabeth Regional Centre, the consultancy was asked to review other locations initially to ensure that the most appropriate location for a RSP was selected.

The primary objectives of the project have been as follows:

- Consider whether there is a community need for a RSP in City of Playford.
- Understand community and council expectations to broadly determine the type and level of RSP that would be sustainable.
- Obtain agreement on whether the RSP should be an international, national, state or regional facility.
- Determine the best location for the RSP.
- Consider what qualities the RSP should have.

The project has become known as the Playford Regional Sports Precinct on the basis that a regional sports precinct should developed and located with the aim to benefit the whole of the City of Playford.

City Of Playford

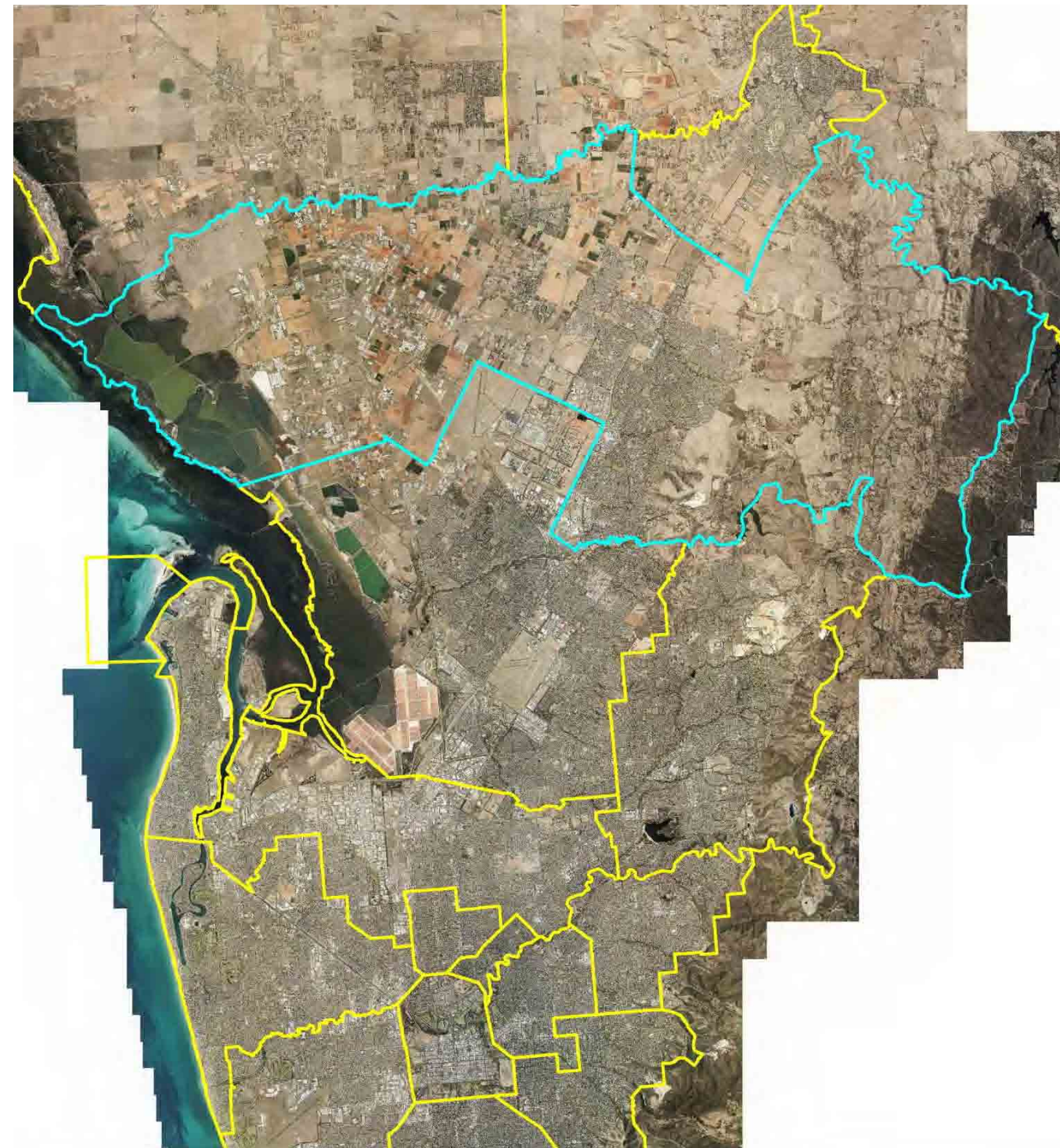


Figure 1.1- Council boundary for the city of Playford



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1.2 The Project Approach

The Playford RSP has involved a comprehensive approach including an assessment of:

- RSP characteristics, drawing on case studies and giving consideration to which sports and facilities could be included within a RSP.
- Potential community demand for sport and recreation facilities and activities and the appropriateness of meeting these demands within a RSP (this involved a demographic and potential participation analysis).
- The existing supply of sports facilities and the issues, gaps and opportunities to strengthen the provision through a RSP.
- The potential locations for a RSP and consideration of the positives and negatives relating to the location options.
- The options for the design of a RSP including facility and activity options to include.

Following the analysis, concept design options were used to determine the Master Plan and this Master Plan Report was developed.

Consultations with sports, other stakeholders and Council were undertaken throughout the project to obtain information and enable feedback on potential options.

To guide the project, Critical Success Factors were developed at the commencement of the project as follows:

1. Key sporting bodies and stakeholders are appropriately consulted and informed;
2. The role and qualities of a Sport and Recreation Precinct is well defined and agreed;
3. The preferred site is selected;
4. Sound demographics and background data is used to ensure the decision making process is clear, logical, realistic and sustainable;
5. A master plan is prepared that optimises opportunities and meets community needs;
6. A staging plan and implementation strategy, including project costs, is adopted to ensure the greatest success and ongoing sustainability.

The City of Playford recognises the important role the council staff play in the delivery of this project. Council was directly involved in:

- Providing information and reviewing traffic engineering and car parking ratios
- Providing information and reviewing site services and infrastructure
- Consultating and negotiating with key stakeholders
- Reviewing of site landscape observations
- Planning
- Recreation Planning
- Engaging the Quantity Surveyor and preparing budgets to assist staging.

The consultants acknowledge the assistance and contribution from Council in these areas.



2. BASIS OF A REGIONAL SPORTS PRECINCT

2.1 Defining a Regional Sports Precinct

Research as part of this Master Plan project has found that various definitions are used to describe a RSP. For the purpose of this study the following definition has been developed taking the other definitions into consideration.

“A Regional Sports Precinct is a large sports complex that includes diverse sport and recreation components that individually or collectively provide a destination for sport and have the potential to draw people from across the region. The facilities within the sports precinct are generally high quality and have a strong focus on sports development and achievement.”

It is relevant to also consider the definition for each key word in ‘Regional Sports Precinct’, i.e.:

- Regional refers to the capacity to draw or benefit communities across and beyond the City of Playford.
- Sport is defined as ‘A human activity capable of achieving a result requiring physical exertion and/or physical skill which, by its nature and organisation, is competitive and is generally accepted as being a sport’ (Australian Sports Commission).
- Precinct is defined as a subdivision or district with defined bounds or function.

2.2 Regional Sports Precinct Characteristics

A RSP is generally large (in excess of 10 hectares) and will incorporate a number of facilities and sports including higher level facilities that draw from a wide catchment and increase the profile of the sports precinct.

A RSP is usually larger than a Sport and Community Hub and could include a number of hubs relating to different sports and types of activities. A RSP could also include broader community facilities such as aquatic and fitness facilities and other types of development such as a school or tertiary education institution.

A RSP can include a range of sport and recreation components and activity opportunities. Generally a RSP will include higher level facilities that draw people from across the region and support higher participation sports that justify quality facilities. However a RSP can also include spaces and facilities that support community level sport and recreation including grassed areas for junior and lower grade sports, running and walking tracks and play spaces.

Community access and the opportunity for children and young people to experience higher level facilities and progress through to higher grade participation are important principles of a RSP. Most existing RSPs are not restricted to elite sports and they are readily accessible to the general community. These principles are considered to be important to the City of Playford RSP given there is high demand for community sports participation and community recreation.

Any sport could be considered within a RSP if it justifies having higher level facilities for example due to high participation levels and demands, the regional nature of the sport or the level of provision in the region.

Sports that have been identified in existing RSPs around Australia include:

Athletics	AFL	Cricket	Soccer	Rugby
Touch Football	Baseball	Softball	Netball	Tennis
Hockey	Lawn Bowls	Croquet	Archery	Lacrosse
Shooting	Equestrian	Aquatic	Indoor sports	BMX and skate

A RSP could incorporate a wide and varied range of sports depending on the size of the land available and the demands. A RSP should be accessible by public transport, motor vehicle, on foot and by bicycle. Car parking should be abundant, depending on the serviceability of public transport. A regional sports precinct may have a greater spectator focus and therefore require a greater focus on car parking and public transport access.

Facilities within a RSP are usually on the same site but could operate independently of each other due to their diversity or individual size and status. A RSP could involve a variety of management models to reflect the diversity and independence of facilities and it could include some shared management approaches. Management options are considered later in this report.



2.3 The Benefits of a Regional Sports Precinct

Whilst the City of Playford has a number of sporting facilities at various locations throughout its region, Council recognises that its community and the City as a whole would benefit from the development of a RSP.

A RSP generally includes higher standard facilities and provides the opportunity for participants to progress from community level sport through to higher grade and elite sport. A RSP can include diverse sports facilities and activity opportunities that broaden community involvement in sport and recreation participation, which ultimately contributes to the health, well being and sense of belonging within the community.

A RSP draws facilities, sports and activities together and raises the profile and potential quality of the facilities and spaces. A RSP enables an integrated and coordinated approach to the delivery of sport and recreation. A RSP also enables the strategic and co-ordinated management of sport and recreation facilities and spaces.

Sports benefit from improved facilities through increased members, economies of management and the potential for players to achieve higher standards of participation. A RSP can also support events and spectator based sport and recreation activities, which provide a social focus for the community and economic benefits for the region.

A RSP provides an opportunity to connect diverse facilities and spaces. This includes the potential to link recreation, education and community facilities such as aquatic centres, schools and universities and social clubs to other sport and recreation facilities to create an integrated precinct that is high profile, strategically promoted and well used.

Sports and schools can be key users of other facilities such as the Aquadome or a tennis complex, and have the potential to share the use of facilities and spaces.

A RSP can also be used to strengthen the vitality and viability of a town centre or another precinct such as a health precinct, tourism precinct or transport precinct. Links can be achieved through shared-use facilities, pedestrian and cycle connections and the combined promotion of facilities. A RSP linked to a town centre can contribute to raising the profile of the town centre and justifying enhancements that benefit the wide community.

Overall, a RSP has the potential to provide far-reaching social and economic benefits for the community and the City including the potential to establish the City of Playford as a major destination for higher grade sports and events. This has the potential to increase interest in the City as an appealing place to live, manage a business or visit, which ultimately will strengthen the sustainability of the City.

2.4 Key Messages in Planning for a RSP

A RSP should promote the region and the City of Playford. It should encourage a healthy community and reinforce the national, state and local council's strategic vision for the development of sport. A RSP should not simply serve its own council area; it should create a destination in the wider context for the regional community.

Whilst a RSP should be marketed as a whole, individual clubs should maintain their identity, and be given marketing and managerial support to grow and develop further. There should be a high degree of collaboration between the sports that are part of the RSP.

Critical features when planning for and defining the role of a RSP include:

- The need to define:
 - The level of sustainability and financial viability required
 - Whether the RSP be of national, state or regional standard
 - The Council's expectations of the RSP
- Understand the Local Council's desire to support sporting facilities generally;
- Understand State and Federal Government agendas to deliver sport to the community;
- Understand sporting peak bodies short and long term agendas;
- Understand the demand for facilities in the region generally and determining which sports are suitable for the RSP;
- Determine the size and location of the available land in the region to deliver the RSP;
- Consider opportunities to connect to other ancillary facilities including health and retail;
- Aim to achieve a precinct that is connected to the community and easily accessible;
- Support the concept of a connected and aspirational community through the RSP.

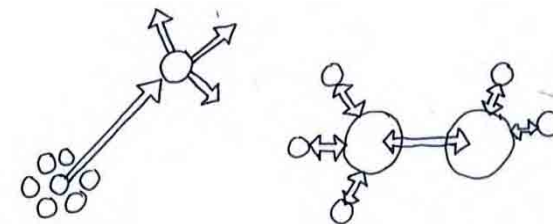


Figure 2.1 Aspiration- Inclusion and Community Connection



3. PLANNING CONTEXT

3.1 Understanding the Region

The City of Playford is located approximately 30 kilometres and a 45-minute drive north of the Adelaide Central Business District (CBD). It is bounded by five other council areas that form a potential catchment area for a regional sports precinct.

The following table shows the population size of the designated council areas.

Council Area	Approximate Population
1. City of Playford	79,000
2. City of Salisbury	129,000
3. District Council of Mallala	8,000
4. Light Regional Council	13,000
5. Town of Gawler	20,000
6. Barossa Council	22,000
7. City of Tea Tree Gully	95,000
TOTAL	366,000

Source: South Australian Government- Department of Planning and Local Government.

Figure 3.1 - Current Population in the region (2011)

Figure 3.2 presents the population sizes across the region with the shaded area showing the predominant location of the current (primarily residential) development within the region.

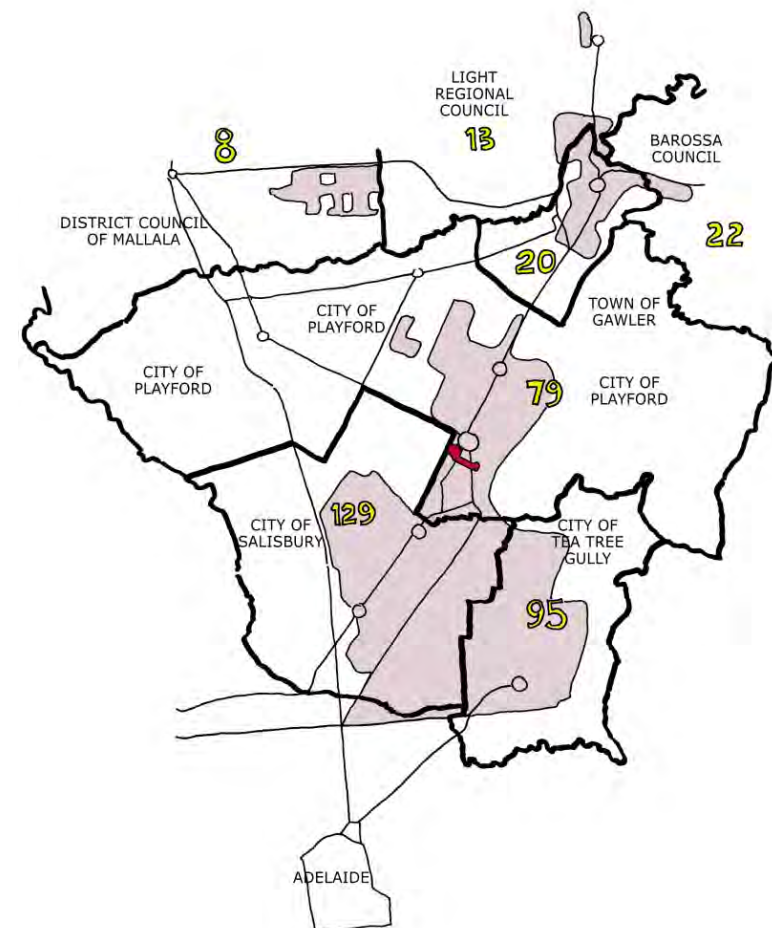


Figure 3.2 Distribution of population in the area

The following table shows the current and projected population in the region.

Council Area	Approximate Population
APPROXIMATE TOTAL CURRENT POPULATION IN REGION (2011)	
Playford North- projected	33,000
Playford North extension- projected	16,000
Buckland Park- projected	33,000
Virginia and Virginia North- projected	12,000
Angle Vale- projected	15,000
Gawler South East- projected	23,000
Concordia- projected	13,000
Roseworthy West- projected	66,000
Roseworthy East- projected	36,000
Two Wells- projected	8,000
TOTAL	621,000

Source: South Australian Government- Department of Planning and Local Government.

Figure 3.3- Population projection in the region (as at 2011)



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Figure 3.4 shows the geographical spread of residential development with the areas of potential residential development highlighted. The blue arrows indicate the major road connections within the region, and reinforce the strategic and central location of the Elizabeth City Centre within the context of the overall region.

The lighter shaded areas indicate the location of the existing (primarily residential) development, while the darker shaded areas indicate possible future areas of development as identified by the South Australian Government- Department of Planning and Local Government.

The diagram shows the potential population catchment relating to area, and the hierarchy for development of a Regional Sports Precinct.

Based purely on population:

- The Elizabeth / Salisbury / Munno Para area potentially could be catered by one Region Sports Precinct.
- The Gawler / Roseworthy area potentially could be catered by another Region Sports Precinct, and,
- The Two Wells / Virginia area potentially would be catered by a District Sports Facility.

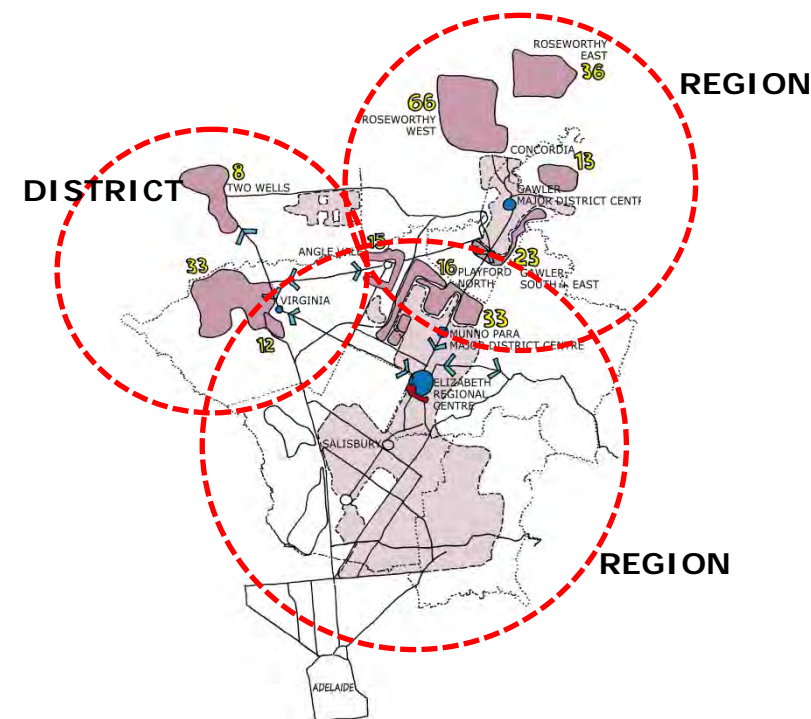


Figure 3.4 Regional Sports Facilities and District Sports Facilities

A Regional Sports Precinct would provide higher level and higher quality facilities than a District Sports Facility.

Due to the future long-term population growth expected in the Gawler / Roseworthy Region it is expected that the region would be serviced by its own Regional Sport and Recreation facilities. This could be complementary to a RSP located within the City of Playford.

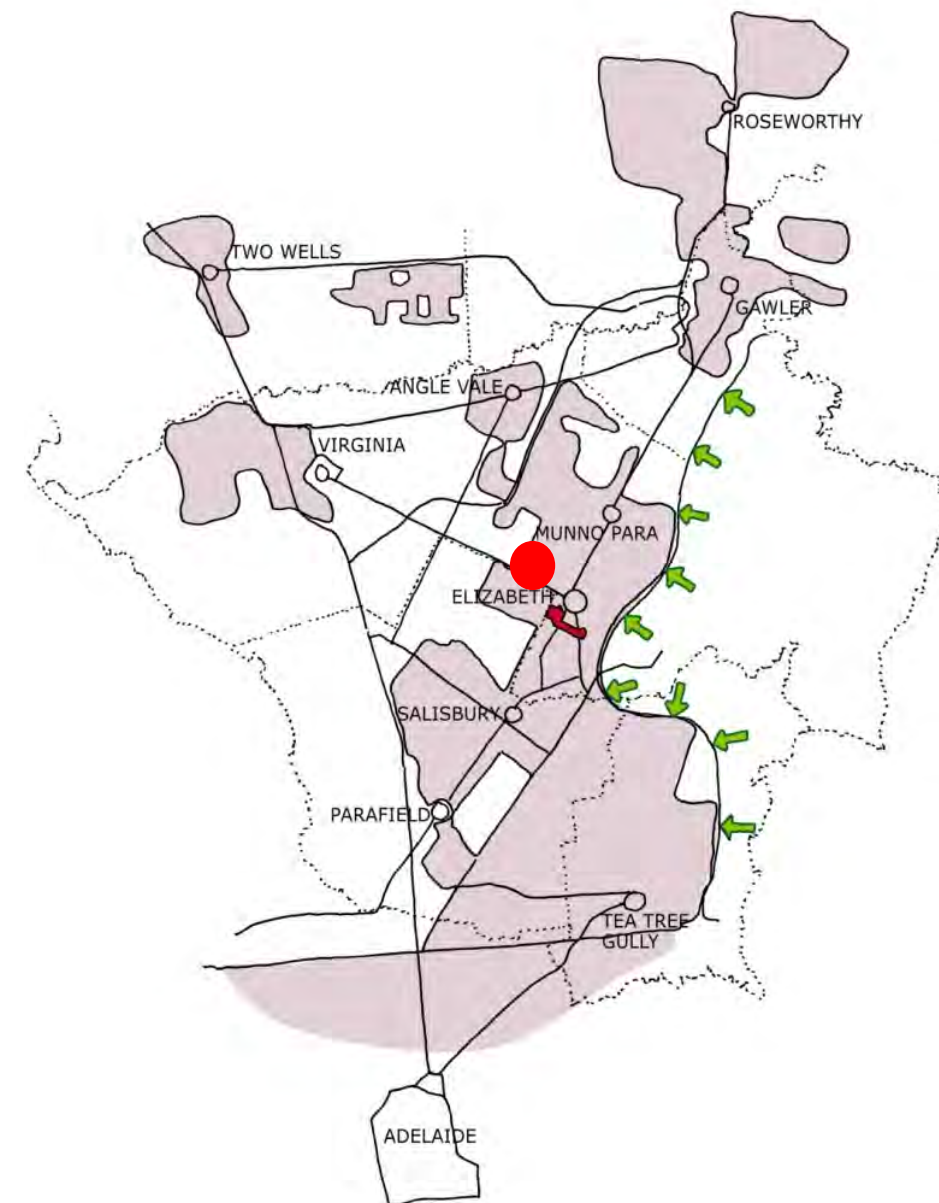


Figure 3.5- Potential residential development

Figure 3.5 shows the potential geographical spread of residential development within the region and the constraints of development to the east. The Elizabeth City Centre site is identified in red. It is centrally located within the residential development and captures both possible future development to the north and existing residential development to the south.

Refer to Section 3 for a detailed summary of the 30 Year Plan.



3.2 Sports Clubs and Facility Connections

Sports Clubs in the City of Playford

Figure 3.6 indicates the diversity of sports currently offered in the region, with Category 1 being higher-level sport, and Category 2 tending to focus more on community sport.

The sports clubs have been assigned a category based on participation, membership and the overall profile of the particular sporting group. In a diagrammatic form the chart shows the complex and diverse range of sports provided for in the region. The listing reinforces the need to provide an integrated “pathway” for key sports in the region.

The Office of Recreation and Sport refers to this hierarchical concept as “Leader” Clubs and “Feeder” Clubs. What is important is that the whole is greater than the sum of the parts. Clubs are part of the overall vision of delivering sport and encouraging a healthy and active lifestyle within the community.

Sport	Australian Rules Football	Football (soccer)	Cricket	Netball	Tennis	Softball	Other Sports
CATEGORY 1 (Leader)	Central District Football Club	Playford City Soccer Club (Federation Cup level)	Para Districts Cricket Association and District Grade Cricket	Elizabeth Netball Association Harlequin Netball Club	The Grove Tennis Club	Central Districts Softball Association	Sports Associations and State Bodies
CATEGORY 2 (Feeder)	<ul style="list-style-type: none">- Angle Vale Football Club- Central United Football Club- Eastern Park Football Club- Elizabeth Football Club- Smithfield Football Club	<ul style="list-style-type: none">- Angle Vale Soccer Club- Eastern Wolves Soccer Club- Elizabeth Downs Soccer Club- Elizabeth Grove Junior Soccer Club- Elizabeth Grove Senior Soccer and Sports Club- Elizabeth Vale Soccer Club- Munno Para City Soccer and Sports Club- One Tree Hill Sports Assoc and Junior Soccer Club	<ul style="list-style-type: none">- Angle Vale Cricket Club- ATCO Cricket Club- Central United Cricket Club- Craigmore Cricket Club- Elizabeth East Cricket Club- One Tree Hill Cricket Club- Penfield Cricket Club- Playford Cricket Club- Rose and Crown Cricket Club- Smithfield Cricket Club	<ul style="list-style-type: none">- Sapphires Netball Club- Gazelles Netball Club- Dolphins Netball Club- Eastern Demons- Elizabeth Eagles- Hawks United- Koala United- Lazer Netball Club- Angle Vale Netball Club- Kaurna Netball Club- Virginia Netball Club	<ul style="list-style-type: none">- Elizabeth and Salisbury District Tennis Club- Elizabeth Tennis Club???- One Tree hill Tennis Club	<ul style="list-style-type: none">- Central United Softball Club- United Softball Club- Central United Tigers- United Softball Club	<ul style="list-style-type: none">- Elizabeth Lawn Bowling Club- Elizabeth Little Athletics club- Elizabeth Pistol Club- Elizabeth Rugby Union Football Club- Munno Para Bowling Club- Munno Para Dog Obedience- Munno Para Little Athletics- North side Boxing Club- Playford City Baseball Club- Smithfield Sport and Social Club- Elizabeth Athletics club (Senior)- Two Wells Hockey Club- Virginia Sporting Group (various sports)- Northern United Refugee Social Club

Figure 3.6 - Diagrammatic representation of possible club hierarchy

The following observations are made regarding the location of sports:

- The Central District Football Club utilises Elizabeth Oval which could form part of a RSP
- Junior Australian Rules football is located at Ridley Reserve
- Cricket is a key user of Ridley Reserve
- Tennis is currently located next to the Lyell McEwin Hospital off John Rice Avenue. However, there is interest in relocating this facility to be part of the proposed RSP
- Softball is currently located on Ridley Reserve
- Netball is located at Argana Park off main North Road and Midway Road. Due to the significant infrastructure at Argana Park for netball it may not be appropriate to relocate this sport to a RSP
- Federation Cup level soccer is currently located at Ramsey Park
- Rugby union is played at Spruance Oval

Ridley Reserve, Spruance Reserve and Elizabeth Oval could all become part of the proposed Regional Sports Precinct due to their collective land area, high profile location and potential connection to the Elizabeth City Centre and existing major sport and recreation facilities.

A RSP should facilitate an integrated approach to the delivery of sport to the community by connecting sports at all levels.

A RSP should include quality built form (playing fields, clubrooms, spectator seating etc) and also the management structure (events, pathways for players, best practice, coaching, participation and marketing) to enable the development of sports through the RSP.



Sports facilities in the Adelaide

Figure 3.7 shows the locations of the “peak” facilities associated with particular sporting bodies in the South Australian metropolitan region. The administration of the peak sporting group may also be found at this location.

No	Sport Group
1	AFL / SANFL
2	Athletics SA
2	Athletics- SA Athletics League
2	Athletics- Little Athletics Association
2	Athletics- International Amateur Athletics Federation
3	Badminton SA
4	Basketball- Basketball Association of SA
5	Baseball
5	Softball SA
6	Cricket- SA Cricket Association
7	Soccer- Women's Soccer
7	Cricket- Cricket-Women's cricket
7	Hockey- Women's Hockey
7	Tennis- Women's Tennis
7	Lacrosse- Women's lacrosse
8	Cycling- AIS Track Cycling
8	Cycling- SA Cycling Federation
9	Diving SA
9	Swimming SA
9	Water Polo SA
10	Hockey – Hockey SA
11	Motorcycling SA Inc
12	Motor Racing
13	Mountain Biking
14	Netball SA
15	Rifle Shooting- Sporting Shooters of Australia (SA Inc)
16	Rowing- SA Rowing Association
17	Rugby League- SA Rugby League
17	Soccer- Football Federation South Australia
17	Soccer- Adelaide United- Soccer
17	Soccer- Football Federation South Australia
18	Soccer- Indoor
19	Squash SA
20	Tennis- Tennis SA
21	Touch Football
22	Volleyball SA: Indoor Volleyball



Figure 3.7 Location of “peak” sporting facilities

Sport and Facility Connections

Figure 3.8 shows the connections regarding the use of facilities and the concept of satellite facilities. As shown on the map, sports in Category 1 can be found in a variety of locations but there is a particular focus around Ridley Reserve and Elizabeth Oval.

The map highlights that there should be potential to establish a RSP with higher level facilities that draws from other clubs across the City of Playford, where players would ‘feed’ into the ‘leader’ sports and associations.

This would result in an integrated approach to the delivery of sport across the City. It would not be desirable to have all sports in one location. A hierarchy approach to facility provision and the sports clubs themselves is recommended.

A RSP can benefit both ‘leader’ and ‘feeder’ sports clubs (category 1 and category 2) through development and leadership programs, events and other opportunities for inclusion, as well as access to playing fields and buildings.

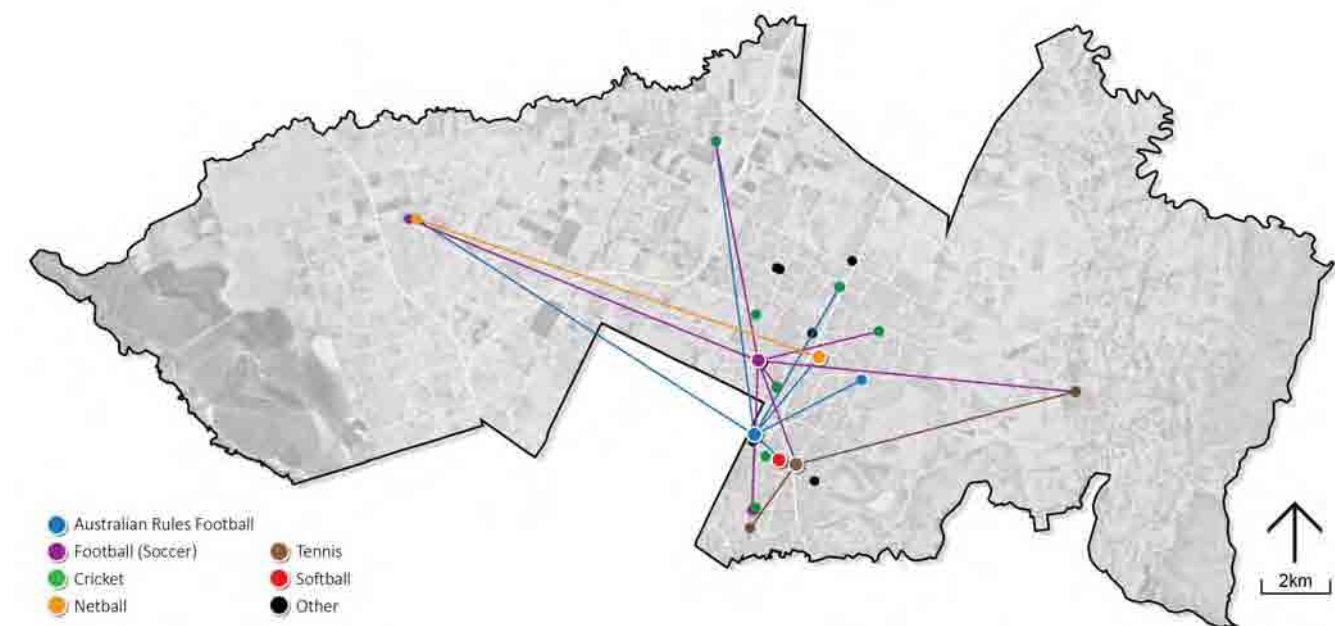


Figure 3.8 Sporting facilities within the community

There is also potential to connect major recreation facilities and education facilities to a RSP if the RSP is located near the Aquadome and the nearby schools. In addition, a RSP in this vicinity could connect to the Elizabeth Town Centre and link to the public transport nodes. These opportunities are further discussed under Potential Sites for a Sports Precinct.

3.3 Open Space and Sportsground Provision

Open Space in General

The City of Playford has the highest proportion of open space to population of any metropolitan Council. Some 3% of the total Council area and 19% of the urban area of the Council is open space. This equates to about 15ha of open space per 1,000 residents.

Open space areas within the Council include passive recreation spaces, active recreation spaces (ovals and courts and specialist facilities) and operational spaces; land used for the primary purpose of operations such as drainage and wind breaks.

The Council has developed detailed plans in relation to the provision and maintenance of all of its open space.

A hierarchy of open space is provided for in the Council's planning documents. Regional open space (areas of 10ha or more) is designed to cater for informal recreation, such as walking, cycling and picnics. Sports grounds are designed for formal sporting activities. Sporting grounds generally provide a dual purpose being in addition to a sporting ground also play the role of district, neighbourhood or local level open space.

Neighbourhood Parks are close to 1ha in size and are designed to attract people from the wider neighbourhood and often have facilities such as seating, pathways and playgrounds. Local parks are generally less than 1ha in area and are designed to cater for the needs of the local population. The Development Plan requires neighbourhood parks of a minimum of 0.5 ha to be located within 500m of the dwellings they serve and local parks of 0.2 ha to be developed within 300m of the dwellings that they serve.

Sporting Open Space

Figure 1.10 provides a map of open space in the City of Playford with the sports grounds highlighted. The sports grounds include (from south to north):

- Mofflin Reserve
- Elizabeth Oval
- Ridley Reserve
- Spruance Oval
- Dauntsey Reserve
- Womma Park
- Ramsay Park
- Argana Reserve
- Dwight Oval
- Kalara Reserve
- Uley Reserve
- Broadmeadows Oval
- Smithfield Reserve
- Kooranowa Reserve
- Angle Vale Oval
- Virginia Oval
- One Tree Hill Oval



Figure 3.9 Green Open Space near the Elizabeth City Centre

As highlighted on the map the area comprising Ridley Reserve and Spruance Oval is currently one of the largest connected area of sporting open space in the City of Playford.



3.4 Key Strategy Documents

Key strategy reports have been reviewed to provide background information for possible development of a RSP in the City of Playford. The following hierarchical structure reflects the top-down approach to ensure any decisions are made in the context of the South Australian strategic plan and other key documents.

SA Strategic Plan 2011

Strategic Infrastructure Plan for South Australia 2005/6 – 2014/15

30 Year Plan for Greater Adelaide (2010)

Other Key Documents

Facility Strategic Plan for Football (Soccer) in South Australia	Open Space	Playford Community Plan	City of Playford Council Plan 2010/112 013/14	City of Playford Regional Sports Precinct Report	Future Directions of Community Centres and Community Centres for Older People	Social Infrastructure and facilities Plan Progress report 1	Social Plan for Services and Infrastructure Progress Report 2	City of Playford "A plan for Young People" 2011 – 2016	City of Playford 'A plan for Young people'	Picking up the Ball	City of Playford Development Plan
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A summary of the key information in the main strategic plans is provided below.

SA Strategic Plan 2011

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The Strategic Plan does not contain any specific reference to the study area. However the Plan does express themes that are relevant to the planning of a RSP. In particular, improving wellbeing, building communities, and expanding opportunities relate to an improved quality of life. Under these themes, the Plan seeks to focus on early childhood years to give children the best start in life, provide high quality education opportunities, focus on the wellbeing of Australian Aborigines, inclusion of all into the community, reduce economic disadvantage, improve access to housing, improve physical and mental health, intervene to prevent poor health, and provide safe communities.

Strategic Infrastructure Plan for South Australia 2005/6 – 2014/15

The *Strategic Infrastructure Plan for South Australia* is a coordinated long-term approach to infrastructure provision throughout the state. It provides an overarching framework for the planning and delivery of infrastructure by all government and private sector infrastructure providers. The Plan identifies strategic priorities for 14 infrastructure sectors such as transport, energy, health, and recreation and sport.

The Plan expresses policies and actions as outlined below which are relevant to the planning of a sports precinct. These include:

- A coordinated approach to development of urban planning and transport systems to maximise the economic, social and environmental benefits;
- Encouraging higher-density residential development in appropriate urban areas through planning for land use and infrastructure augmentation.

30 Year Plan for Greater Adelaide (2010)

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development of the community, the private sector and local government.

The 30-Year Plan is a volume of the Planning Strategy for South Australia and applies to the study area. The Plan has been prepared by the Government to guide the community, local government, business and industry.

The main aim of the Plan is to outline how the South Australian Government proposes to balance population and economic growth with the need to preserve the environment and protect the heritage, history and character of Greater Adelaide. The Plan seeks to create inclusive, vibrant and liveable communities, while protecting the regional hinterlands and primary production lands and sustaining natural resources.

Finally, the Plan is one of the key tools to assist the State Government, local government and the entire community in building resilience to the risks and impacts of climate change.

While it is not intended to reiterate the content of these chapters in any detail, it is worth providing a snapshot of the comments of most relevance to formulating a land use planning framework for growth areas such as the study area.

The Plan's content provides discussion on a number of main themes including population characteristics, form of new development and employment.

In relation to expected changes to the size and make-up of the population within the Greater Adelaide Region:

- A total forecast population for Greater Adelaide of 1.85 million people by 2036 – the population is growing faster than was forecast in *South Australia's Strategic Plan* (2004) and the *Prosperity Through People* population policy (2004), which both forecast a target of 2 million people by 2050 for the entire state; this is now projected to be reached 23 years ahead of target, in 2027;
- Greater Adelaide's population is older than the Australian average and our share of people aged over 65 is growing faster than the national average:
 - Those aged over 65 will increase from 194,000 in 2006 to 407,000 in 2036, a 110 per cent increase
 - The proportion of aged people (over 65 years) in the population will increase from 18 per cent in 2006 to 22 per cent in 2036
 - The number of South Australians aged 85 years or more is projected to increase by 222 per cent by 2036, with those living in non-private accommodation projected to increase by more than 220 per cent from about 10,000 in 2006 to in excess of 31,000 in 2036;
- The three dominant household types in Greater Adelaide (couples with children, couples without children and lone-person households) will comprise about 84 per cent of total occupied private dwellings and of these:
 - Lone-person households were the fastest-growing household type in the past decade and are projected to account for 33 per cent of all household types in Greater Adelaide by 2036;
 - Lone-person households reflect the ageing of the population and changes in family relationships;
- Changes in population dynamics has resulted in the need for more dwellings to accommodate the same number of people - in the 1950s to 1970s, when households were made up of large families, 300 extra homes were needed for every 1000 extra people; today, 420 homes are required for every 1000 people; and by 2036, 435 homes will be required for every 1000 people.



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To meet the demands of a larger population and household needs, the Plan outlines a vision for a 'new urban form' including:

- Concentrating new housing in existing areas:
 - The Plan contains a detailed strategy to locate the bulk of new housing in established areas around the existing public transport networks and transit corridors to create a transit-connected city.
 - A greater co-location of a greater mixture of building uses (e.g. street facing shops and services located under residential apartments, providing walkable neighbourhoods and easy access to services)
 - New greenfield developments to contain a larger mixture of densities and housing types.
 - Achieve a greater mix of dwelling types to cater for the changing make-up of the population. These would range from single detached dwellings to low-rise attached accommodation, such as townhouses and villas, and medium-density housing, such as well-designed three-to-five storey apartment blocks in appropriate locations.
- A network of connected open spaces would characterise the major activity centres and transit corridors. These very distinct green buffers would improve amenity, have a cooling effect and provide a noise buffer between residential accommodation and transport thoroughfares.

The 30 Year Plan for Greater Adelaide is underpinned by 14 principles. A number of these speak to human service provision including: Housing Diversity and choice, accessibility social inclusion and fairness, healthy, safe and connected communities and affordable living.

Importantly, the Plan supports mixed-use development around transport orientated developments to facilitate and encourage accessibility. This site has a significant existing infrastructure and delivers on many of the key strategies within the Plan.

Playford Community Plan

The Playford community plan contains three goals:

1. Community well-being
2. Economic Prosperity
3. Environmental care

The three goals are relevant to the design and success of the RSP.

City of Playford – Council Plan 2010/11-2013/14

The Council Plan articulates Council priorities over the next four years. An Annual Business Plan and Budget is contained within, which identifies the key funded activities to be implemented in the first year of the Plan, and how they will be funded.

The Plan is framed around four goals, each of which is underpinned by a series of objectives and strategies. The four goals are:

1. Economic Prosperity

"A city with a strong economy that maximises employment opportunities and wealth creation"

Site usage should be maximised to include commercial, retail, residential, transport, and community facilities. The image should create a "sense of city" with 24 hour access and activity.

2. Environmental care

"A city with a well planned blend of built and natural environment", including:

- Developing best practice in urban design, building, water, and landscaping;
- Reinforcing the urban setting and linkages to community;
- Enhancing civic character
- Strengthening pedestrian links
- Reducing car dominants, and
- Enhancing open-space

3. Community well-being

"A community that enjoys a good quality of life" where:

- There is a community focus;
- Healthy environments are created
- Openness is provided

4. Organisational excellence

"Progressive, responsive and innovative organisation that supports the implementation of the Playford community vision".

- a community that is informed and involved
- Balancing community need with available resources



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In addition to the overarching Council Plan, specific goal related plans have been prepared. These being:

- Community Wellbeing Plan 2006-2011;
- Economic Prosperity Goal Plan 2006-2011.

City of Playford Regional Sports Precinct Report

Prepared by Smart Connection Company in October 2004

The report highlights the period of time Council has been contemplating the possible development of a Sport and Recreation Precinct at Playford.

The report refers to the Thompson Tregear Elizabeth Sport and Recreation Hub 1994 which appears to have primarily focussed on redevelopment of the Aquadome, the Central District Football Club and the Elizabeth Bowling Club. Interestingly, a re-alignment of Central District football oval was suggested to provide an additional training oval. Further, Goodman Road was re-aligned and Crockerton Road appeared to become a no through road. Without viewing the original report, we are unsure whether there was a detailed analysis of the traffic management in the area.

The plan shows a new grandstand on the eastern side of the oval. This does not appear to be ideal as spectators look directly into the afternoon sun from the grandstand or viewing area.

The key objective of the report was to prepare an urban design master plan for the staged redevelopment of the precinct and expand on the linkages between the various sporting and recreation organisations.

The report defined a difference between a sports hub and a sports precinct, and specifically says that a “local sports precinct may be developed with mass participation in mind in an attempt to optimise use by the local community. The Precinct aims to cater for as wide a cross section of the community as possible and predominantly target the ‘foundation’ and ‘participation’ aspects of the traditional sports development continuum. With sound management and coordination of user groups and their continued development, the Precinct can lead to increased participation and therefore a ‘trickle up’ or pathway to higher (elite) performance also being realised.

Future Directions of Community Centres and Community Centres for Older People

Prepared by Elton Consulting in July 2010

This Report defines a Community Centre and identifies the objectives of a Community Centre. It recognises the need for the City of Playford to plan strategically for its community centres.

The location and size (regional, or local) of community centres in or around the Elizabeth Regional Centre should be complementary to the provision of sporting facilities.

Social Infrastructure and Facilities Plan Progress Report 1 and 2

Prepared by Elton Consulting in March 2012

The Social Infrastructure Facilities Plan aims to provide a blueprint for social infrastructure provision that addresses current and future community needs in a way that is financially viable and sustainable. The report is primarily focussed on the built for (community facilities, libraries, recreation, youth, arts and culture).

The second report proposes a hierarchy of community facilities across the City. Specifically, Elizabeth suburbs requiring (amongst other things) a district multipurpose community Centre, a district library, youth resources centre, 1-2 community halls, a multipurpose indoor recreation centre, and junior and senior activity spaces.

City of Playford ‘A Plan for Young people’

This document outlines the Federal, State and local government objectives where the common theme revolves around health and wellbeing, strong and connected communities and expanding opportunities. These objectives resonate with the qualities found in Sport generally. The report clearly provides the underlying principles and policies that support an accessible and integrated sporting facility that is accessible to youth.

There are approximately 17,800 young people aged between 12 and 15 in the city of Playford and it is expected that the total population will increase by an additional 33,000 to 45,000 by 2021.

Based on the 2006 census there are 1,832 indigenous Australians in Playford of which 78% are under 35 years of age.

In the review of the 2005-2010 youth development strategy and policy the objectives include:

- An opportunity to learn
- Contribute and create
- Encourage a positive lifestyle
- Encourage connection to the community
- An active safe and positive lifestyle

The document highlights the work Playford undertook during 2005 to 2010 including the Northern Sound System and upgrading of the Aquadome.

Picking up the Ball

Club Development Needs Assessment Project Report prepared by Debra Anderson- Senior Community Projects Officer for the City of Playford

The “Picking up the Ball” report was prepared following a Strategic Development Workshop held in April 2009. The report focuses in the continued engagement with sport and recreation clubs in the City of Playford. The report highlights particular strategies to assist the general management of clubs and maintain ongoing communication with the clubs.

The recommendations within the RSP should be communicated to the sporting clubs identified in this report.

Playford Community Leadership and Club Development Report

Prepared by SGL August 2012

This report was a nature progression from the Mayors Community Leadership Program 2005-2011 and subsequent “Picking up the Ball” Report (2012), a Pilot Program in partnership with the Office of Recreation and Sport to promote self-assessment of training and administration. It was designed to develop and support the community’s leadership capacity through individual training, workshops and mentoring with a particular reference to the SARCLUB Club Development Program.

The recommendations included:

- Adopting a framework for community, sport and recreation leadership;
- Appointing a Community Recreation Officer;
- Developing a corporate sponsorship Policy and
- Entering into formal agreements with sporting clubs and community organisations.

The recommendations should be embraced as part of the RSP and in particular should be addressed as an integral part of the proposed management model described later in this report.



4. CASE STUDY CONSIDERATIONS

4.1 Case Study Assessment

Case Study Levels

Existing and proposed sports precincts have been reviewed as case studies and consideration has been given to the best practice features included within the sports precincts.

Ten sports precinct 'case studies' were undertaken ranging from smaller sports precincts with lower level development through to major state and international level sports precincts that had a number of sports components and high level facilities. Each sports precinct was allocated a 'level' of between 1 and 10 based on the following criteria:

- Size of the site (land area)
- Profile of the site (main road connection, links to city centres and other key facilities)
- Range of sports and facility components (number and diversity)
- Quality of facilities (level of development)
- Level of competition (local, regional, national, international)
- Accessibility (links to transport, linear connections)

The 'case study' sports precincts and the level allocated to each sports precinct is summarised below.

Level	Name of Facility	Location	Size of site
1	The Paddocks	Para Hills	Approximately 46 hectares
2	The Ponds Sports	The Ponds, NSW	Approximately 320 hectares
3	Girraween Sports Precinct	Noosa, Sunshine Coast, QLD	30
4	Adelaide University Sports Hub	North Adelaide, SA	33
5	Knox Eastern Recreation Precinct	Wantirna South, Victoria	27 hectares
6	Caloundra Central Park	Caloundra, Sunshine Coast, QLD	26 hectares
7 (or 8)	Adelaide Shores Precinct	West Beach, SA	135 hectares (inc. tourist accommodation)
8 (or 9)	State Sports Park, Gepps Cross	Gepps Cross, SA	44
9	AK Reserve Sports Precinct, WA	Leederville / Floreat, WA	21
10	Blacktown International Sports Park	Blacktown, NSW	10

Figure 4.1 Profile of Sports Facilities

Level 1 is a relatively basic facility serving the local community, while level 10 is a state, national or international facility with high quality facilities serving elite sports and including extensive spectator area and car parking.

The assessment of these regional sports precincts (RSP) found that the scope and role of a regional sports precinct (RSP) is determined by its size, the level of sports included, the quality of the facilities and the profile of the site. In addition, the management approach and the branding of the facility influence the level of the precinct.

The assessment also highlighted that RSP's that incorporate high level state, national or international facilities require significant state and federal government assistance.

The main features of the of the higher level 'case study' sports precincts are provided on the following page. Further information relating to each case study is provided in Appendix 5.

Higher Level Case Studies

The case studies that are high quality and most relevant to the Playford RSP are likely to be:

- Caloundra Central Park, Queensland
- Adelaide Shores Precinct, South Australia
- AK Reserve Sports Precinct, Western Australia
- Blacktown International Sports Park, Sydney

It is of interest to note that although these sports precincts are higher level and are used for state, national and international competitions and events, each has a strong focus on community sports as well as higher level sport. None of the sports precincts are only available for elite sport. This should be an important consideration when planning for and developing a RSP in the City of Playford.



The main features in these sports precincts that contribute to best practice are considered to be as follows.

Best Practice Features	Caloundra Central Park (proposed)	Adelaide Shores Precinct (existing and proposed)	AK Reserve Sports Precinct (proposed)	Blacktown International Sports Park (existing)
Hierarchy	Premier sport and recreation destination	State sport and recreation precinct	Major sports precinct	International sports precinct
Profile	High profile site (Central Park) Close to Central Business Area	High profile coastal destination	Main road connections Links to new development area	Major road link and central to western region
Size	Major site (26 ha's)	Major site (135ha's)	Major site (21ha's)	Major site (10ha's)
Diversity	Range of sports and activities (regional tennis, regional mallet sports, rugby league, rugby union, cricket, indoor and community sport, disability focus)	Range of sports and activities (tennis, softball, baseball, golf, aquatics, community)	Range of indoor and outdoor (football, cricket, soccer, athletics, rugby, baseball, hockey, indoor stadium, swimming pool, water polo, tennis and netball courts)	A number of key diverse sports (softball, baseball, athletics, Australian Rules AFL and cricket, indoor practice centre, soccer, international goalkeepers academy)
High Quality	High quality buildings, architectural treatment and spaces	Very high quality buildings and spaces	Very high quality with aim to achieve major destination	Very high quality and maintained to international standard
Multi-Use	Community spaces integrated with sport Multi-use fields	Visitors, sports and community focus Buildings and areas are shared use Recreation as well as sports focus	Multi- use field areas Shared use cricket and rugby building Grassed area for events and car parking	Major events focus but also used for community level sports and activities
Accessibility	Disability access	Easily accessible sites and good car parking Minimal fencing and open design	Car parks and overflow parking	Good car parking and access points Defined facility areas but open accessible spaces also
Connectivity	Connections between separate areas and to the wider area (trails, visual)	Visual and design consistency Bike and pedestrian connections	Pedestrian and cycle connections	Pedestrian connections
Landscape and Environment	High quality green space for community Trees and shade	Coastal landscape Well maintained Sustainability focus	Vegetation corridors Focus on sustainable development	Trees and shade Sustainable building design
Viability	Grant funding opportunities through planning	Links to tourism and commercial Activities and management structure aimed at viability	Inclusion of mixed buildings (administration, accommodation, health and fitness, food and beverage, sport related retail) Link to Research and Business Park	Major events and high level competition focus but also encourage school and community sports use to increase revenue and facility value

Figure 4.2 Features of a Regional Sports Precinct

Sports Precinct Facility Provision

The following table provides a comparison of the sports facilities included within the 10 case study sports precincts.

	The Paddocks (1)	The Ponds Sports & Recreational Precinct (2)	Girraween Sports Precinct (3)	Adelaide university Sports Hub (4)	Knox Eastern Recreation Precinct (5)	Caloundra Central Park Sport and Recreation Precinct (6)	Adelaide Shores Precinct (7 or 8)	State Sports Park, Gepps Cross (8 or 9)	AK Reserve Sports Precinct, WA (9)	Blacktown International Sports Park (10)
AFL	X	X	X	X					X	X
Athletics			X	X					X	X
Archery										
American Football								X		
Aquatic Facility (Indoor)						X				
Badminton						X				
Baseball							X			X
Basketball		X							X	
BBQ		X					X			
Beach Volleyball										
Bike										
Bowls										
Cricket	X	X	X	X					X	X
Croquet										
Cycling			X					X		
Golf							X			
Gymnastics						X		X		
Gymnasium				X						
Hockey								X		
Indoor Sport facility					X	X		X	X	X
Lacrosse				X			X			
Lawn Bowls										
Netball	X	X								
Playground	X	X					X			
Rugby League						X			X	
Rugby Union						X			X	
Skateboarding							X			
Soccer	X			X	X			X	X	X
Softball							X			X
Swimming						X			X	
Table tennis										
Tennis		X		X		X	X		X	
Touch Football				X		X	X		X	

Figure 4.3 Sports within a Regional Sports Precinct

The shaded rows indicate where there are five or more common sports in all the case studies.

The summary of facilities included within the case study sports precincts highlights there is potential to include any sport within a regional sports precinct. Most sports are included in at least one regional sports precinct. However, it is of interest to note that sports that are provided more often in the case study sports precincts tend to be higher demand sports (i.e. Australian Rules Football, football (soccer), tennis, indoor sport).



The main reasons for including a sport within a regional sports precinct are likely to include:

- The demand for the sport or the facility
- The existing supply of the facility, i.e. whether there is a gap in provision or whether an existing user should be catered for
- The justification for a higher level facility to cater for a wide catchment or support higher level competitions and events, e.g. a synthetic athletics track
- The potential for funding or partnerships, e.g. contribution by State Government, sports body or community group

There could be various other social, economic, environmental or political reasons for including a sports facility.

4.2 Playford RSP Potential Directions

Potential Sports Precinct Level

Through the case study assessment and related stakeholder engagement, it was determined that the City of Playford RSP should aim to be a higher level sports precinct and potentially a level 7 as shown in Figure 4.4.

It was agreed that the Playford RSP should not be state, national or international level (i.e. level 8, 9, or 10) as these are catered for elsewhere in Greater Adelaide, but it should aim to be a high level regional facility similar to the higher level sports precincts assessed as case studies (i.e. Caloundra and potentially of similar quality and profile to the Adelaide Shores Precinct).

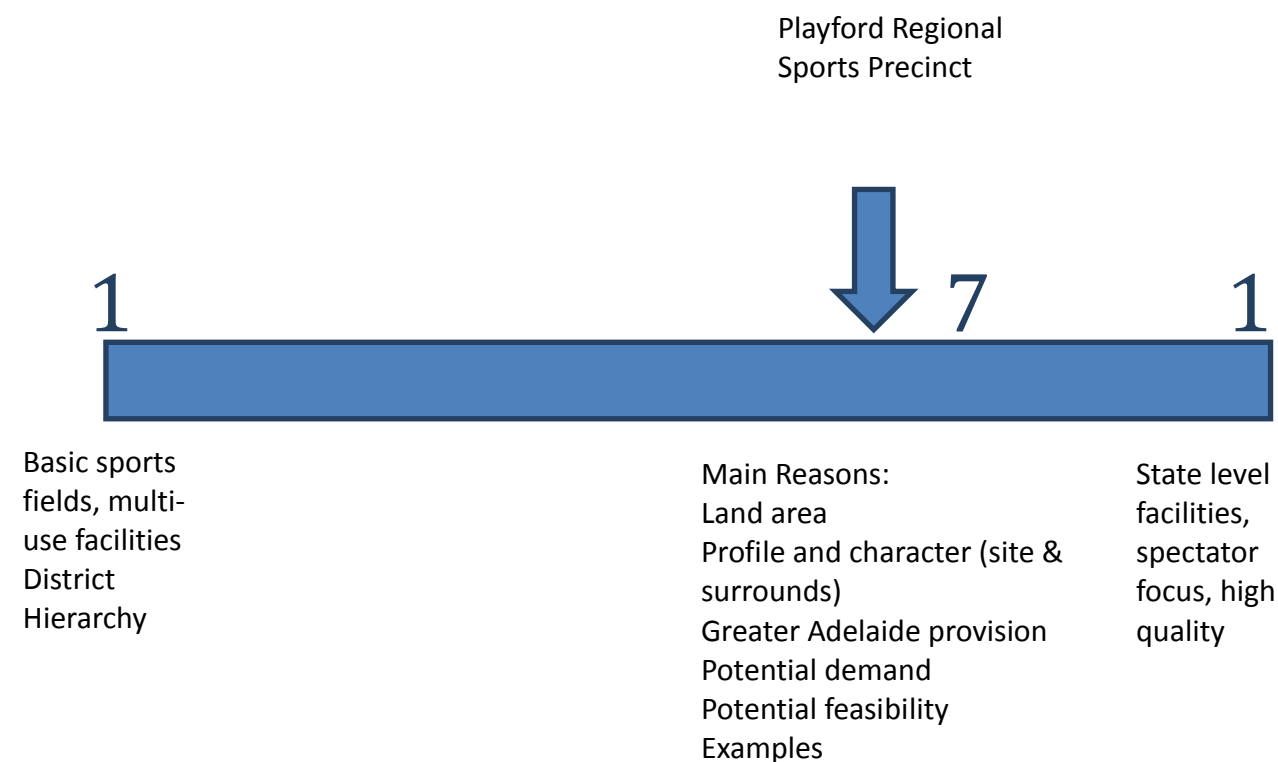


Figure 4.4 Project Positioning

Potential Best Practice Principles

Taking the case studies into consideration, 12 best practice principles that would ideally be reflected within the Playford Regional Sports Precinct have been identified as follows:

1. Establish a good sized sports precinct with a diversity of sport and recreation activity opportunities that contribute to a vibrant and viable sports precinct.
2. Ensure the sports precinct is in a high profile location with links to main roads, transport nodes and other commercial or education precincts.
3. Locate facilities and buildings that require a high profile nearest to the main roads, e.g. community and sports club, event area, sports that could draw in participants through their visual exposure such as tennis and lawn bowls.
4. Aim to achieve shared use and multi-use where possible to broaden the use and value of facilities. This includes the integration of flexible spaces and activity opportunities.
5. Establish high quality and well maintained spaces and infrastructure consistent with the regional focus of the precinct.
6. Include higher level and higher quality facilities within the sports precinct to create a destination and consistency of standard. However, also support school, community and local sport use to ensure diverse use and access.
7. Ensure the sports precinct remains accessible to the broad community and minimise fencing and exclusive spaces and activities. This includes ensuring good access to people with a disability.
8. Aim to achieve connectivity within and beyond the sports precinct including pathways and signage to surrounding precincts and the various facilities.
9. Enable facilities to be stand alone where required (with their own buildings and infrastructure) but create connections between the facilities through pathways, vegetation, design, lighting and management.
10. Include trees and vegetation around the sports precinct to provide shade and habitat for birds and wildlife and to enhance the character, appeal and visual connection within the precinct.
11. Adopt sustainability practices using latest technology and best practice including energy efficiency, water management and sustainable building design.
12. Integrate commercial components within the sports precinct that are consistent with the character of the precinct, e.g. sports health and retail, healthy food outlets.



5. SITE OPTIONS ANALYSIS

5.1 Site Analysis Background

The Potential Sites

The City of Playford is in a strategic location between Adelaide and Gawler and it is well placed to deliver a sports solution through a regional sports precinct that can service the northern region as well as the City of Playford.

Four potential locations for a RSP have been considered as listed below and shown in Figure 5.1.

- A Playford Central
- B Elizabeth Regional Centre West
- C Argana Park
- D Munno Para West

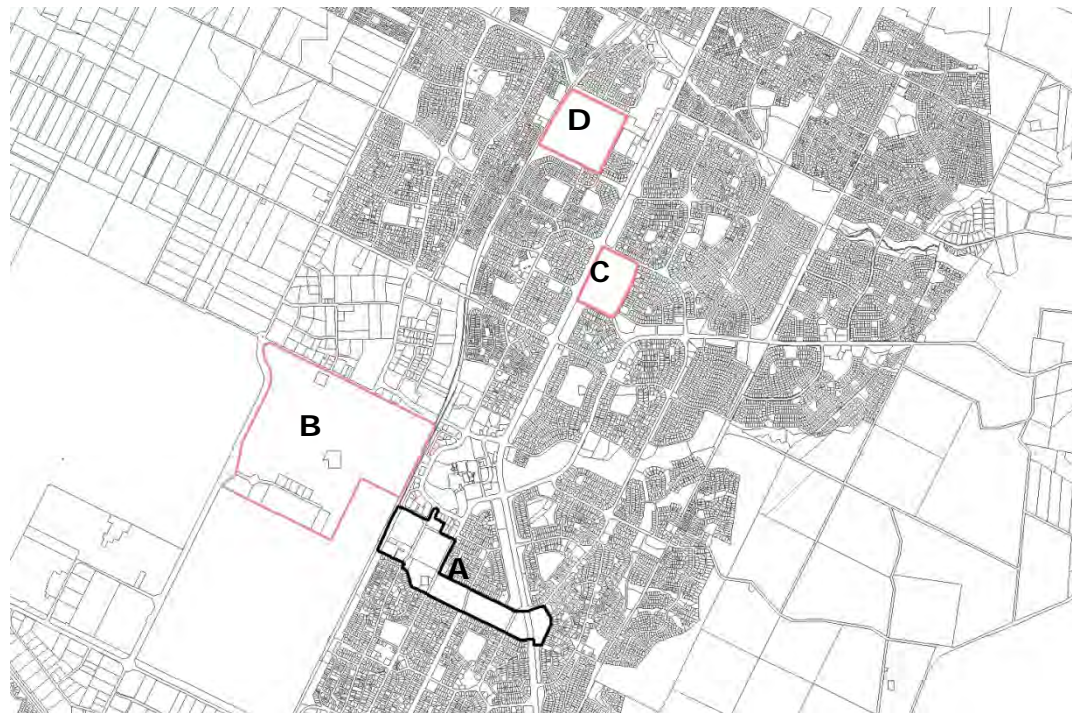


Figure 5.1 Possible sites

The land directly to the west of Site A is owned by the Federal Government Defence Science and Technology Organisation (DSTO). It is located within the City of Salisbury and presents significant issues regard possible future ownership and development. For this reason the site has not been considered. However if Site A is preferred, connections with DSTO land and Site A could be developed as part of the site structure planning.

Site Analysis Criteria



The following criteria have been used to assist in determining the most appropriate site for the development of a Regional Sports Precinct:

1. Is the site size able to incorporate a number of sport and recreation components?
2. Is the site high profile (linked to main road, good visual appeal, accessible)?
3. Is the site close to public transport, train or bus transfer station?
4. Is the site generally under the control of the City of Playford council?
5. Is the site defined as or potentially part of a Regional Centre?
6. Does the site support sport and recreation uses under the existing Development Plan?
7. Is the site in close proximity to the other services such as retail and medical services to provide a “whole of life” experience?
8. Does the site include significant existing infrastructure?



5.2 Findings of the Site Analysis

Figure 5.2 defines each of the potential sports precinct sites analysed and summaries the positives and negatives of each site to understand the most appropriate site for a RSP in the City of Playford.

Location	Positives	Negatives
A 'Playford Central' Site Area 56.2 hectares approx. 	<ul style="list-style-type: none">• Significant land holding with potential to support a number of sports• Council owns the land• Existing zoning suits the intended use• High profile site with link to Main North Road• Close proximity to retail and medical services• Includes existing key facilities (Aquadome and Central District Football Club)• Link to Elizabeth City centre and transport connections (train and bus routes)• Link to schools to enable school use• Significant infrastructure is already in place	<ul style="list-style-type: none">• Existing sports stakeholders to manage• Potential displacement of some existing users• Residential development surrounding the site• Schools within site potentially segregate the site
B Elizabeth Regional Centre- West Renewal SA site area 180 hectares approx.. 	<ul style="list-style-type: none">• Land currently vacant• Large area of land with potential for good sized open space (that could cater for key sports)• Close to public transport	<ul style="list-style-type: none">• Council does not own the land (land owned by Renewal SA and Federal Government)• Identified as a Transport Orientated Development (TOD) site in the future• If developed for housing open space requirements will be community oriented• Within the boundaries of the City of Salisbury, not the City of Playford



Location	Positives	Negatives
C Argana Park Site Area 20 hectares approx.. 	<ul style="list-style-type: none">• Existing sports infrastructure	<ul style="list-style-type: none">• Site area is relatively small for a regional sports precinct• Lower profile site compared to Site A• Management of existing sports clubs• Less access to public transport compared to other sites
D Munno Para- West of shopping Centre Site Area 33 hectares approx.. Army Ordinance Depot 	<ul style="list-style-type: none">• No existing sports or stakeholders to manage• Close to retail facilities at Munno Para	<ul style="list-style-type: none">• The site area is not overly large for a regional sports precinct• Lower profile site compared to Site A• Council does not own the land (owned by Department of Defence)• Potential contamination issues

Figure 5.2 Potential Sites Opportunities and Constraints



5.3 Selection of 'Playford Central' Site

Reasons for Selecting Playford Central

It is recommended that Council to pursue the development of a RSP at Playford Central for the follow reasons:

1. It is a large site (56.2 ha) with potential to cater for a number of sports components
2. It is a high profile site with links to a number of main roads (Main North Road, Phillip Highway)
3. The majority of the site is under the control of council (the schools are the exception but there is potential to partner with the schools to include part of their land within the sports precinct)
4. It is currently zoned a Regional Centre and supports sport and recreation uses
5. It is located near the Elizabeth City Centre and has excellent access to public transport
6. It is in close proximity to other desired uses such as retail and medical facilities
7. It has significant existing infrastructure

The location of the facility near the Elizabeth City Centre South has the potential to create a major community and sports destination and provide economic benefits that can flow through to the City Centre, e.g. people attending a competition, event or recreation could also visit the City Centre.

Strengths and Weakness of the Site

A Strengths Weakness Opportunities and Constraints (SWOT) analysis has been undertaken for the preferred Playford Central site and the main findings are outlined below.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none">• State Planning Strategy designated Regional Centre• Planning Strategy Growth Area• Central District Football Club's professionalism and high profile• Close proximity to retail facilities• Close proximity to train station and public transport• Exposure on Main North Road• Council's ability to influence the outcome	<ul style="list-style-type: none">• Major roads such as Phillip Highway and Main North Road dissect the site• Schools potentially divide the site (although potential partnership)• Need to increase the profile of facilities along Phillip Highway• Existing user groups may not be highest level or best use. Will need to manage use and stage works
OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none">• Potential to include ancillary health services as part of health and wellbeing in the community• Connection of schools to the sports precinct• Built form linked to Main North Road• Large areas that could accommodate demands, e.g. the desire to relocate the Grove Tennis Club• TOD redevelopment west of the train station and increase of residents• Economic benefit to surrounding environs• Expansion of facilities to the western side of the railway line into Salisbury and DSTO• Potential connections beyond the site, e.g. to health precinct, Elizabeth City Centre and pathway networks	<ul style="list-style-type: none">• Formalised partnership to integrate schools into the precinct required• Potential residential interface issues (lights, car parking, traffic, noise etc.)• Poker machines at CDFC could reduce access to external funding• Need to balance interdependence and independence of stakeholders

Figure 5.3 Playford Central SWOT Analysis



6. POTENTIAL FACILITIES IN A RSP

6.1 Outdoor Sports Demand and Supply Findings

Key Demand Findings

An analysis of demand and supply has been undertaken for outdoor sports to determine which sports have greater demand and which sports could be considered for inclusion within the Playford Regional Sports Precinct. The sports assessed include:

- Australian Rules Football
- Cricket
- Soccer (Football)
- Tennis
- Netball
- Softball
- Baseball
- Athletics
- Hockey
- Rugby Union
- Rugby League
- Touch Football
- Lawn Bowls

It is estimated that more than 13,000 players and members across 50 associations and clubs are involved in sport and recreation at City of Playford facilities.

The analysis of demand has highlighted that there is existing and potential strong demand for each of the main sports including Australian Rules Football, soccer (football), cricket, tennis and netball. There is also potential strong demand for softball and the rugby codes in the City of Playford.

The actual demand for soccer (football) in the northern region is particularly strong with 4,500 registered players linked to the Elizabeth & Districts Junior Soccer Association and 2,177 players across 11 local soccer clubs in the City of Playford as at 2009. The Football Federation of South Australia has expressed demand for additional soccer pitches and is seeking the development of district and regional facilities across Greater Adelaide.

Participation in softball is high compared to national and state levels, with around 400 players linked to the Central Districts Softball Association in 2009. The Softball Association has indicated demand for some higher standard international level softball diamonds given the high participation and a lack of quality facilities in the region. Participation in rugby union and rugby league in the City of Playford is also quite high with 300 rugby union players and 150 rugby league players linked to the Elizabeth Rugby Union Football Club (as at 2009).

Whilst tennis participation across the City of Playford is not overly high compared to state and national figures, the Bicentennial Tennis Club located at Elizabeth Grove has around 400 players which justifies a large tennis complex. This is currently the largest tennis club in the north and Tennis SA is seeking a regional tennis complex linked to this club.

Participation in netball is quite strong but less than the state and national participation levels. This suggests there is potential to strengthen netball participation in the City of Playford.

Participation in lawn bowls is quite low in the City of Playford compared to state and national figures. Council is currently working with the two clubs located in the City to consider the opportunities for combining or co-locating the clubs to one higher quality facility to increase the use and value of facilities. Participation in baseball, athletics and hockey are not overly high, possibly due to a lack of quality facilities in the City of Playford.

The demand for sports will increase over time in accordance with population growth. It is anticipated that the City of Playford population will increase to 160,000 by 2036 and this could result in an increase in participation numbers, by around 100%.

Whilst additional sports grounds will be established to cater for the local needs of new development areas the demand for district and regional level sports such as athletics, softball and the rugby codes will need to be met through existing facilities.



Key Supply Findings

In relation to supply, the City of Playford has a relatively good provision of most sporting facilities, with the exception of tennis courts which are currently lacking.

The current supply of soccer pitches is particularly high with 23 senior pitches and 12 modified/ junior pitches including the use of Ridley Reserve and Ramsay Park. In addition, the City of Salisbury has established a district level soccer complex at Burton Park and a quality facility with synthetic greens is proposed by the Football Federation of South Australia (FFSA) at Gepps Cross linked to the Super School. However, soccer is a key sport in the City of Playford and FFSA is seeking the provision of additional quality facilities linked to high profile sports hubs. Also, there could be potential to relocate some soccer pitches from other sportsgrounds to free up grounds for other sports. As such, it is appropriate to consider catering for soccer through the proposed Playford Regional Sports Precinct even though the existing supply is quite high.

Other sports that currently have a good provision of facilities in the City of Playford are considered below.

- Australian Rules Football is well catered for based on current participation numbers, with eight senior sized ovals including Elizabeth Oval as well as nine junior ovals. Elizabeth Oval supports higher grades and has high spectator value.
- The City of Playford currently has 17 cricket pitches which should be adequate for the current cricket participation numbers and also enable some growth.
- Netball is well catered for with 22 courts at Argana Park and, 3 courts at Virginia Sports Oval and 6 courts currently being developed at Angle Vale sports Association.
- Softball is well catered for at Ridley Reserve with space for nine diamonds during the summer months.
- Two lawn bowls facilities are provided for relatively small numbers of players. Negotiations for co-location are underway with the Elizabeth Bowls Club and the Munno Para Bowls Club and the proposed Playford Regional Sports Precinct is being considered as an option.
- Athletics is relatively well catered for with three tracks in the City of Playford, although the quality of these facilities is not overly high. A higher level athletics facility with a synthetic is currently being considered in the City of Salisbury.

Facilities for rugby union and rugby league are provided at Ramsay Park (2 union fields) and Spruance Oval (1 league field). Whilst this is a good provision for these less traditional sports, the player numbers are high and there is limited capacity for these facilities to cater for future growth.

Whilst hockey facilities are limited and located in Two Wells, State level hockey facilities are provided at State Sports Park in Gepps Cross. As such, it would not be appropriate to establish a high level hockey facility within the proposed Playford Regional Sports Precinct. However, a flexible space that caters for hockey could be considered.

Tennis courts are lacking across the City of Playford with only 27 courts provided compared to a potential demand for 43 courts. There is a proposal to relocate twelve Elizabeth Grove tennis courts currently used by the Bicentennial Tennis Club to enable alternative development of the site.

Whilst the provision of facilities is quite good for most sports in the City of Playford, no sport has an oversupply of facilities. As such it will be difficult to remove facilities without re-establishing them within the regional sports precinct or elsewhere in the City of Playford or the wider area.

Also, a number of existing facilities are located on Ridley Reserve which is a potential location for the Playford Regional Sports Precinct. Ridley Reserve provides seven of the nine junior football ovals, nine softball diamonds, three soccer pitches (two senior and one modified) and two cricket pitches. Any redevelopment of Ridley Reserve could impact on the provision of these facilities for which there is high demand. Spruance Oval could also be part of a regional sports precinct and this could impact on the provision of facilities for rugby league. Opportunities for relocating facilities could be limited with most other existing sports grounds in the City of Playford being well used.

A further consideration regarding supply and demand is the fact that quality is not overly high for a number of sports facilities in the City of Playford. Over recent years sports in the City of Playford have expressed a desire for higher level and higher quality facilities including for soccer, cricket, tennis, softball and athletics. This includes the provision of facilities that can support higher grade games.

A summary of the main demand and supply findings is provided on the following pages. A further analysis of demand and supply is included in Appendix 9.

Demand and Supply Analysis Summary

Sport	Demand Findings *	Supply Findings	Considerations
Australian Rules Football	<ul style="list-style-type: none">The Central District Football Club (CDFC) has four teams (SANFL) and provides a spectator focusThe CDFC is keen to obtain another oval within the precinct for trainingThe City of Playford has five local clubs with 1,480 playersA 'potential participation' analysis suggests there could be potential to increase player numbers	<ul style="list-style-type: none">Elizabeth Oval is a key facility that justifies some improvementsThere are 8 senior and 9 modified ovals in the City (including Elizabeth Oval)If participation were the same as state and national figures there may be justification for 12 senior ovals	<ul style="list-style-type: none">Elizabeth Oval justifies being retained as this provides a focus for the regionThe existing provision should have the capacity to support growth and there could be potential to reduce the number of modified ovalsSoccer could be impacting on Australian Rules numbers
Cricket	<ul style="list-style-type: none">The City of Playford has eleven local clubs with around 1,100 playersA 'potential participation' analysis suggests there could be potential to increase player numbersCraigmore Cricket Club has expressed demand for a cricket hub (outdoor and indoor)Existing users of Ridley Reserve (Para Districts Cricket Association and the Rose and Crown Cricket Club have expressed a demand to continue to utilise the reserve. The club has 70-80 players and associations games are held at least 6 times a year.	<ul style="list-style-type: none">There are 17 cricket pitches in the City including 14 senior and 3 junior pitches (with 1 senior and 1 junior turf pitch)2 cricket pitches are provided in Ridley ReserveIf participation were the same as state and national figures there may be justification for 18 cricket pitches	<ul style="list-style-type: none">The existing provision of cricket pitches should be adequate although population growth could justify some additional pitchesThere could be potential to provide some higher level facilities as suggested by the Craigmore Cricket Club
Soccer (football)	<ul style="list-style-type: none">The City of Playford has eleven local clubs with 2,177 playersThe Elizabeth & Districts Junior Soccer Association has 4,500 registered playersNew arrivals are seeking space for gamesA 'potential participation' analysis suggests the actual participation numbers are high and the Association could be drawing from across the region	<ul style="list-style-type: none">The supply of soccer pitches is quite high with 23 senior pitches and 12 modified pitchesUley Reserve is a key facility with 5 senior and 3 modified soccer pitchesIf participation were the same as state and national figures there may only be justification for around 16 senior sized fields	<ul style="list-style-type: none">The existing number of soccer pitches should be adequate to cater for the local demand and future growthThe FFSA is using its State Plan to seek additional district and regional soccer facilitiesA high profile and growing sport such as soccer could justify having facilities within a regional sports precinct



Demand and Supply Analysis Summary

Sport	Demand Findings *	Supply Findings	Considerations
Tennis	<ul style="list-style-type: none"> - Bicentennial Tennis Club (Elizabeth Grove) is one of the biggest clubs in South Australia with around 400 players - A 'potential participation' analysis suggests there could be potential to increase player numbers 	<ul style="list-style-type: none"> - The City of Playford is lacking tennis courts with only 27 courts - If participation were the same as state and national figures there may be justification for 43 tennis courts 	<ul style="list-style-type: none"> - The proposed relocation of Bicentennial Tennis Club provides an opportunity to establish a tennis complex within the proposed Playford Regional Sports Precinct - Tennis SA recommends the development of a complex with at least 18 courts
Netball	<ul style="list-style-type: none"> - The Elizabeth and District Netball Association has 1,400 players - A 'potential participation' analysis suggests there could be potential to increase player numbers 	<ul style="list-style-type: none"> - 22 netball courts are located in Argana Park - If participation were the same as state and national figures there may be justification for 25 netball courts 	<ul style="list-style-type: none"> - As the population increases there could be demand for additional courts - Ideally new courts would be located in Argana Park linked to the existing courts. However, there could also be justification for additional courts for training at other sites - School facilities could also be used
Softball	<ul style="list-style-type: none"> - The Central Districts Softball Association has around 400 players - A 'potential participation' analysis suggests the actual participation numbers are higher than state and national participation levels 	<ul style="list-style-type: none"> - 9 softball diamonds are provided in Ridley Reserve - If participation were the same as state and national figures there may only be justification for 2 softball diamonds - Regional softball facilities are some distance away at Adelaide Shores. 	<ul style="list-style-type: none"> - Nine diamonds seems quite high, even for 400 players. As such, there could be potential to reduce the number of diamonds - The Central Districts Softball Association has indicated a desire for international standard diamonds and the regional sports precinct could enable this - Softball provides an opportunity to support girls participation in sport
Baseball	<ul style="list-style-type: none"> - There is only one baseball club in the City of Playford which has 45 players - The player numbers are consistent with state and national participation levels 	<ul style="list-style-type: none"> - Two baseball diamonds are provided at Broadmeadows Oval 	<ul style="list-style-type: none"> - One diamond could have the capacity to cater for 45 players, although a second diamond will enable growth in the sport

Demand and Supply Analysis Summary

Sport	Demand Findings *	Supply Findings	Considerations
Athletics	<ul style="list-style-type: none"> - In 2009 there were 295 players across three clubs - A 'potential participation' analysis suggests there could be potential to increase player numbers (particular for senior athletics) 	<ul style="list-style-type: none"> - Three athletics facilities are provided in the City of Playford (discuss) - A high level athletics facility is being considered in the City of Salisbury (the Old Bridgestone site) 	<ul style="list-style-type: none"> - Due to the low participant numbers and the proposed Salisbury facility there is not strong justification to include an athletics facility within the regional sports precinct
Hockey	<ul style="list-style-type: none"> - There are around 120 players linked to the Playford Wells Hockey Club - The club has grown over recent years - A 'potential participation' analysis suggests there could be potential to further increase player numbers - The Playford Wells Hockey Club is seeking improved training facilities as well as a home ground location for games in the City of Playford (ideally synthetic turf) 	<ul style="list-style-type: none"> - The Playford Wells Hockey Club use a field in the City of Playford for training but this is considered to be inadequate by the club (poor lighting, lack of facilities and storage and condition issues) - The State Sports Park Gepps Cross hockey complex will have two quality synthetic fields - A synthetic turf facility is being established in the Barossa Valley (which is the Playford Wells Hockey Club's District) 	<ul style="list-style-type: none"> - Hockey demands in the northern region could be catered for through the State Sports Park Gepps Cross hockey complex or the proposed Barossa Valley Stockwell facility - An additional synthetic field (located in the City of Playford) is not considered to be feasible (by Hockey SA, ORS and the consultants)
Rugby Union	<ul style="list-style-type: none"> - The Elizabeth Rugby Union Football Club has around 300 rugby union players - The player numbers are consistent with state and national participation levels 	<ul style="list-style-type: none"> - Two rugby union fields are provided at Ramsay Park 	<ul style="list-style-type: none"> - The existing provision is justified and the capacity for additional players could be limited, i.e. it will be important not to lose facilities
Rugby League	<ul style="list-style-type: none"> - The Elizabeth Rugby Union Football Club has around 150 rugby league players - The player numbers are consistent with state and national participation levels 	<ul style="list-style-type: none"> - One rugby league field is provided at Spruance Oval 	<ul style="list-style-type: none"> - The existing provision is justified and the capacity for additional players could be limited, i.e. it will be important not to lose facilities
Touch Football	<ul style="list-style-type: none"> - Touch football is not played in the City of Playford 	<ul style="list-style-type: none"> - Touch Football facilities are provided in the Adelaide Parklands 	<ul style="list-style-type: none"> - Given the centralisation of touch football there may not be a need for facilities in the City of Playford

Figure 6.1 Demand and Supply

Actual participation numbers are drawn from Council research "Picking Up the Ball" and relate to 2009. The potential participation analysis is based on an analysis of 'what the participation numbers would be if participation was the same as state and national participation levels' using Australian Bureau of Statistics (2010) and Australian Sports Commission (2010) participation data and 2011 population numbers.



6.2 Indoor Sport and Recreation Analysis

The demand for indoor sports facilities has been identified through another study undertaken by Tredwell Consulting. The study has found that there is a lack of indoor court provision in the City of Playford and there is justification for a three or four court indoor sports centre to be considered as part of the Playford Regional Sports Precinct. In addition, there is justification for improved community, fitness and health facilities, potentially linked to the Aquadome and as part of other facilities within the Playford Regional Sports Precinct.

The specific findings of the Tredwell indoor sports analysis has identified that:

"The only regional level indoor sport and recreation facility located within the CoP is the Aquadome however this facility does not include any sports courts suitable for basketball, netball, indoor soccer, volleyball, etc. A need has been identified by peak bodies of these sports (Basketball SA, Netball SA, etc) to have a regional level (4 court) indoor facility that would service the northern suburbs of Adelaide. Given the central location of Elizabeth, the accessible public transport and existing regional level facilities such as the Aquadome and Elizabeth Oval it is logical to develop a regional level indoor sport facility with a minimum of four courts at this location. The Elizabeth Regional Centre Sports Precinct Master Plan has identified a location adjacent the Central Districts Football Club to develop a four court indoor sport and recreation facility. Prior to the development of the regional indoor sports facility a feasibility study and master plan should be prepared for the proposed facility to ensure it is a viable proposition."

The Regional Sports Precinct has also found that there is a need to provide spaces to support indoor community and recreation activities. The club facility located on Spruance Oval and the lawn bowls clubs in the City of Playford currently support a number of community activities such as martial arts, dance, yoga and social gatherings. Flexible spaces will be required within other buildings if these existing facilities are removed as part of the proposed Playford Regional Sports Precinct.

The Elizabeth Aquadome is a major indoor recreation facility that supports a range of activities and community groups. There is justification to retain and further enhance the Aquadome and this could include integrating other health and fitness components within the facility. The Aquadome has the potential to be key destination within the regional sports precinct and connect to other facilities in the precinct.

There is potential to integrate some squash courts as part of fitness facilities with Squash SA indicating an interest in contributing to the development of 'state of the art' facilities that will support the development of squash in the northern region and cater for tournaments. Squash courts are more frequently being designed as flexible spaces with removable walls that can be used for fitness activities when not being used for squash. Squash SA has indicated an interest in establishing four flexible squash courts. These could either be included within improvements to the Aquadome or become part of a new indoor sports centre facility.

6.3 The Gaps and Opportunities

The analysis of demand and supply has identified gaps and potential opportunities for a regional sports precinct in the City of Playford. The main gaps are:

- A lack of higher level and higher quality sports facilities in the City of Playford for a number of sports including cricket, soccer, tennis, softball, baseball, athletics, hockey and indoor sports.
- A lack of tennis courts and the need for a quality tennis complex in the City of Playford.
- Limited opportunities to relocate facilities from Ridley Reserve and Spruance Oval if these reserves become part of a regional sports precinct.
- A lack of indoor sports courts and the need for a 3-4 court facility.

Outdoor sports that are currently considered to be adequately catered for include Australian Rules Football, cricket, netball, baseball, athletics (although quality is not ideal), hockey (although a grassed area could be considered) rugby union, rugby league and archery. A summary of the gaps and opportunities for each outdoor sport is included in the Background Report.

The main opportunities for a RSP in the City of Playford include:

- The development of a high quality RSP that caters for a diversity of sports and activity opportunities and provides a focus for all levels of participation (higher level and community level).
- The integration of best practice within the design of the RSP, particularly the principles of multi-use, flexibility, accessibility, connectivity and new technology.
- The inclusion of some higher level outdoor sports facilities including international and national standard facilities to support events and higher grades of participation. In particular there is justification to establish higher level soccer, tennis, lawn bowls and softball facilities.
- The inclusion of multi-use and flexible indoor sport and recreation facilities to broaden the use of sports precinct and cater for a range of community needs.
- The integration of Elizabeth Oval and the Aquadome within the RSP given these are existing high profile regional facilities and their inclusion and further enhancement has the potential to increase the use and viability of these facilities and raise the profile of the sports precinct.
- The provision of accessible and open spaces for informal recreation and community use including community events and social gatherings.
- The development of connections within and beyond the regional sports precinct including through to the Elizabeth City Centre, transport nodes, local schools and the Health Precinct.
- The potential longer term inclusion of land west of the railway line to expand the size and scope of the RSP. This would require partnerships with the State Government and the City of Salisbury.

The opportunities aim to contribute to addressing the gaps and achieving best practice. The RSP could be designed to cater for events, higher level competitions and spectators while also catering for sports development and general community participation and use.



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Specific facility opportunities that aim to address the gaps and support diverse sports participation could include the following:

- A substantial tennis complex that provides a focus for events as well as for Bicentennial Tennis Club activities. An 18 court or larger facility could be considered to support Tennis SA directions.
- A quality lawn bowls facility that includes synthetic greens and a good sized club facility. The facility could cater for members from both existing lawn bowls clubs.
- A quality high profile soccer hub that has the potential to support higher level competitions and events. This could enable soccer to be relocated from Ramsay Park and then rugby league could be located at that facility.
- Opportunities for cricket linked to existing and new football ovals. This could include establishing a higher grade cricket pitch on Elizabeth Oval using latest technology to minimise impacts on football.
- International standard softball diamonds to provide a regional focus for the northern region.
- Flexible grassed areas to support other local sports and activities such as hockey, soccer and softball.
- A 3-4 court indoor sports centre, potentially linked to the Aquadome or Elizabeth Oval.
- Community spaces for recreation and community activities within other facilities such as the indoor sports centre or the lawn bowls facility.
- Additional high profile health and fitness facilities within the Aquadome.

The specific facility opportunities are based on an analysis of gaps and opportunities undertaken for each sport. A summary of the gaps and opportunities relating to each sport is included in Appendix 9.

A number of sports bodies have liaised with Council over recent years on the need for administration and office space to assist with their operations. A sports administration component could therefore be considered within new buildings developed as part of the regional sports precinct. The specific demands and the feasibility of any sports administration component would need to be assessed by Council as part of future detailed planning and have not been included in this report.



7. PLAYFORD CENTRAL SITE CONSIDERATIONS

7.1 Site Context

The Playford Central site, including all roads, is 56.2 hectares. The site excluding roads is 50.77 hectares.

The site includes 44.8 hectares specifically earmarked for a sports precinct. Council currently owns 23 hectares of the land, with the remainder owned by the Education Department and a small parcel of privately owned land on the corner of Philip Highway and Ridley Road. The site also includes land owned by the Elizabeth Bowling Club.



Figure 7.1 Site Areas

The Playford Central site is south of the Elizabeth City Centre shopping centre and bounded by the Adelaide to Gawler train line, Ridley Road, Spruance Road, Midway Road, Fairfield Road, Judd Road, Philip Highway, Crockerton Road, Elizabeth Way, Goodman Road and Langford Drive.

The Adelaide to Gawler railway line forms the council boundary between the City of Playford and the City of Salisbury.

Federal Government Defence Science and Technology Organisation (DSTO) owns land directly to the west of the Central District Football Club and on the western side of the Adelaide to Gawler railway line. The land to the west of the Elizabeth railway station is owned by the State Government and under the control of Renewal SA. Both portions of land are within the City of Salisbury Council boundaries.

The City of Playford has a long-term vision for the Playford central site. This long-term vision is reinforced under the strategic vision and the Council's Development Plan, with a significant portion of the site being included as part of the Regional Centre.

The strategic location of the site, including the location of the Elizabeth Railway Station, the Elizabeth Shopping Centre, the transport interchange, the future Transport Oriented Development (TOD) on the western side of the railway line, the Civic Centre and the Grenville Centre are all critical drivers reinforcing the appropriateness of the site.

Strategic use of open space in this area is a critical factor in reinforcing the character and attractiveness of this area.



7.2 Existing Features and Facilities

The site is relatively flat with significant green open space and established trees around the outer.

The built form is primarily as listed below and shown on Figure 7.2:

1. The Aquadome which includes a 50 metre indoor swimming pool with leisure features and fitness facilities;
2. Elizabeth Oval which is used by the Central District Football Club, and includes a community club complex, grandstand, change and toilet facilities, gym and swimming pool (established by the football club), oval and mounding associated with the football oval;
3. Elizabeth Bowling Club, including clubrooms and three bowling greens;
4. Fremont Elizabeth City High School including classrooms, administration and hall;
5. Kauria Plains School including school buildings;
6. Private land on the corner of Ridley Road and Philip Highway (owned by a private developer), which has a Development Plan Consent for an apartment building, however is currently vacant;
7. The western end of Ridley Reserve (divided by Fairfield Road) which is currently used for cricket and junior football. A good sized clubroom is provided (used by cricket).
8. The eastern end of Ridley Reserve (divided by Fairfield Road) which is currently used for softball and until recently was also used for soccer. The area includes a small clubroom.
9. Spruance Oval, including clubroom facilities that are also used as a community hall;
10. Car parking provided along the roads at Elizabeth Oval, the Aquadome, Elizabeth Bowling Club, around Ridley Reserve and at Spruance Oval;



Figure 7.2 Existing Clubs locations



7.3 Zoning Considerations

The Playford Central site is located across two zones, the Regional Centre Zone and Recreation Zone. Additionally, there are three precincts within the Regional Centre Zone:

- Centre Recreation;
- Centre Institutional; and
- Centre Fringe.

The land directly to the west of the railway line is within the City of Salisbury and is defined as Enterprise or Federal land, occupied by the Defence Science and Technology Organisation (DSTO).

Figure 7.3 illustrates the extent of the zone boundaries and precincts.

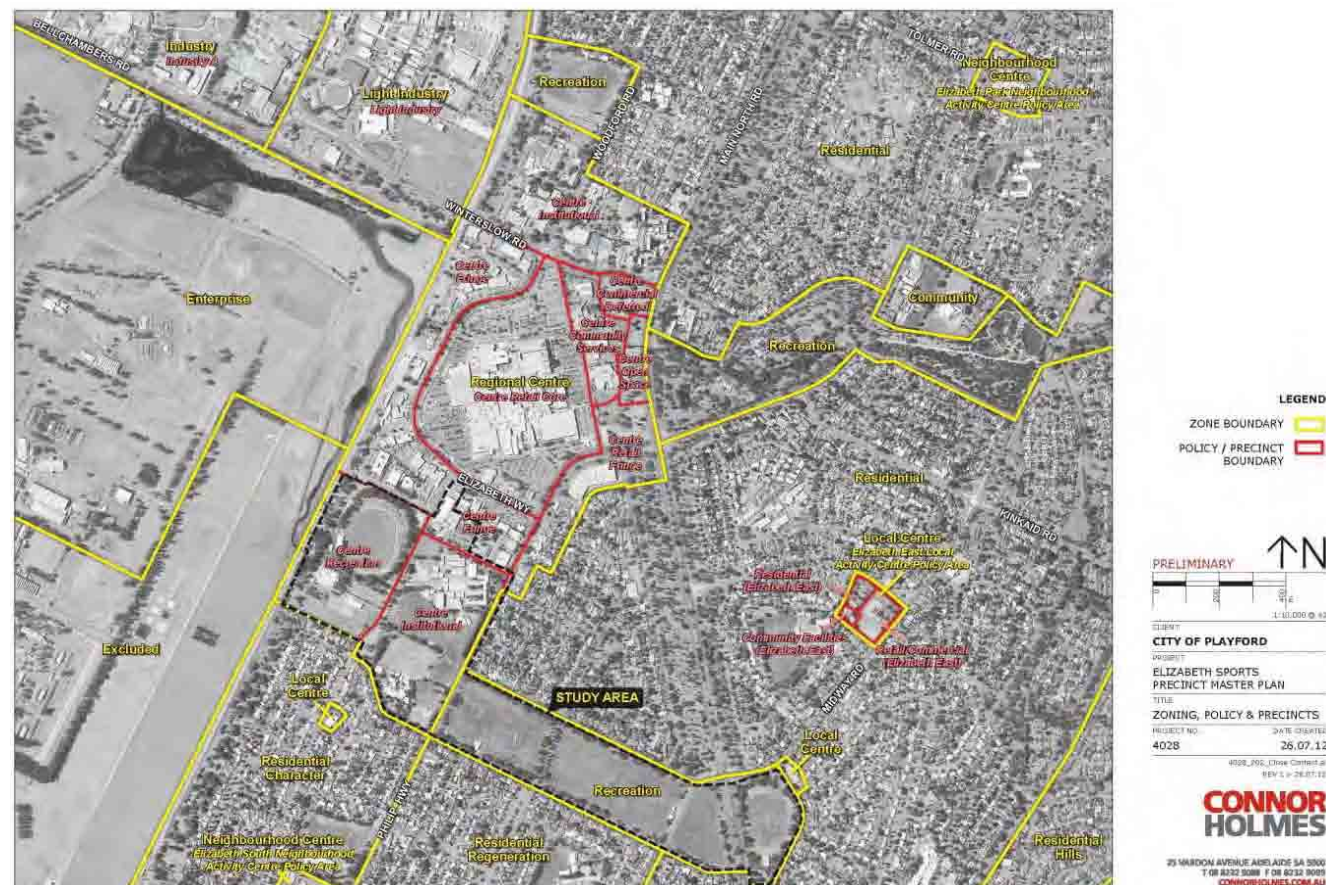


Figure 7.3 Zoning and Policy Precinct Boundaries

The following provides an overview of the zone provisions and highlights any areas that may need to be addressed if a regional sports precinct is established on the Playford Central site.

Regional Centre Zone

The Regional Centre Zone covers the portion of the study area east of Philip Highway, and is essentially bounded by Philip Highway, Wilcox Road and Ridley Road to the south; Main North Road to the east; Wishford Road to the north; and the Adelaide to Gawler railway line to the west.

Specifically, the sites currently occupied by the Central District Football Club, the Elizabeth Bowling Club, the Aquadome, a private developer on the corner of Philip Highway and Ridley Road, the Fremont Elizabeth High School, and the Kaurna Plains School are within the Regional Centre zone boundary.

There are 8 objectives for the Regional Centre Zone, with a primary focus on business and commercial services for the region, outside of the Adelaide CBD. The zone supports a wide range of uses, including shopping, administration, cultural, community, entertainment, education, and recreational facilities. Childcare, community centres, community health, consulting rooms, dwellings (other than detached dwellings), education, entertainment, hospital, hotel, indoor games centre, library, motel, office, playing fields, public transport facilities, recreation areas, residential flat buildings, restaurants, shops, supermarket, swimming pools and theatres are all envisaged within the zone.

The Zone encourages development that is designed to promote linkages between various developments within the centre and the main adjoining roads; and that defines public spaces such as open space with continuous and solid-built form creating and maintaining a sense of urban enclosure.

A sports precinct with sound educational and medical support facilities, underpinned by a strong sense of community, fits well within the Regional Centre zone.

The Regional Centre Zone also contains the following precincts, which provide more detailed policy for each of the applicable land areas:

Precinct 21- Centre Fringe

This precinct covers the area from the Elizabeth Railway Station to the area between Langford Drive and Elizabeth Way, where the Aquadome aquatic facility is located. There are five specific provisions within this precinct. Of particular note, development should be mixed use and ensure linkages with the Elizabeth transport interchange. Pedestrian movement should be encouraged.

Precinct 22- Centre Institutional

This precinct includes the area bounded by Crockerton Road to the north, Philip Highway to the east, Ridley Road to the south and Goodman Road to the west. The site is occupied by Fremont Elizabeth City High School, Kaurna Plains School and private owner on the corner of Ridley Road and Philip Highway. There are three specific provisions within this precinct. Development within this precinct should consist of institutional uses, however aged care facilities and medium density housing is also included. Residential development should not be the predominant land use or impact on the ability for institutional uses to develop, expand and integrate. If residential development is proposed, it should be at a density of at least 30 dwellings per hectare.

Precinct 24- Centre Recreation

This precinct addresses the area bounded by Langford Drive to the north, Goodman Road to the east, the rear of residential development off Ridley Road to the south and the Adelaide to Gawler railway line to the west. The Central District Football Club and Elizabeth Bowling Club primarily occupy the site. Development within this precinct should be accessible and offer a range of activities for the community. Conference facilities with a connection to the recreation use are also supported, if not the prominent use. Shared use of facilities is encouraged and lighting for night-time use is supported.



Recreation Zone

The Recreation Zone is bounded by Judd Road to the north, Spruance Road to the east, Ridley Road to the south and Philip Highway to the west.

The zone objectives encourage sport, entertainment, cultural and recreation activities, with associated spectator and administrative facilities. The buildings should be of a high standard and be integrated and accessible to the community.

Most importantly, Objective 4 clearly seeks to provide *"for future regional recreation facilities"*.

Land uses encouraged in the Zone include car parking, clubroom facilities, entertainment, cultural and exhibition facilities, golf, indoor and outdoor recreation and sport facilities, lighting for night-time, showgrounds, special events, ancillary spectator and administration facilities and a swimming pool.

The Zone provisions seek an open character with a strong landscaping theme. Car parking should be shaded and screened with vegetation.

If land divisions or re-arrangements are considered, this should take place as an integrated and coordinated development scheme.

Clearly a sports precinct fits within this zone.

Local Heritage and State Heritage

There are two Local Heritage Places within the Study Area:

- The original 1960's Elizabeth Oval grandstand including its original form, materials and details
- The Monument, walls and paths of the Playford Gardens on the corner of Goodman Road and Ridley Road.

There is one State heritage Place within the Study Area:

- The residence located at no 7 Judd Road is a State Heritage Place, known as Judd House.



Figure 7.4 Heritage Site

Rezoning Opportunities

Although the preceding discussion clearly demonstrates that the existing zone provisions are supportive of a Regional Sports Precinct, there may be opportunities to alter or refine the planning policy to better support and guide the development of such a facility and encourage synergy between different (but compatible) land uses.

The current version of the South Australian Planning Policy Library (SAPPL) contains a 'Community Zone' policy module that is intended to accommodate community, educational, recreational and health care facilities. The following land uses that are envisaged in the zone:

- cemetery
- consulting room
- emergency services facility
- health facility
- library
- place of worship
- recreation centre
- welfare institution
- community centre
- educational establishment
- hall
- hospital
- office associated with community service
- public administration office
- theatre

The Community Zone module of the SAPPL also contains a 'Recreation Policy Area' template that envisages the following land uses:

- car parking
- community centre
- educational establishment
- entertainment, cultural and exhibition facility
- indoor and outdoor recreation facility
- lighting for night use of facilities
- office associated with community or recreation facility
- shops or groups of shops ancillary to recreation development
- sports ground and associated facility
- special event
- swimming pool
- clubroom associated with a sports facility
- community hall
- emergency services facility
- golf course
- library
- meeting hall
- playground
- showground
- theatre
- spectator and administrative facilities ancillary to recreation development

These policy modules support the types of development that would form part of a regional sports precinct and could be a potential future policy option for the subject site. The site could also be divided into precincts if appropriate, to provide further detailed guidance for particular development on parts of the site, for example, it may be appropriate to create a precinct specifically for education, but that encourages facility sharing and integration with the balance of the Zone.

Alternatively, the Regional Centre Zone could be extended to encompass the existing Recreation Zone, with appropriate Policy Areas or Precincts developed to support the recreational and associated uses.

Rezoning opportunities for the existing residential areas to the north and south of the Recreation Zone could also be explored, as these areas could potentially support increased densities and a wider range of land uses that are compatible with recreational uses such as consulting rooms, community uses, child care etc. This could enable the integration of appropriate community uses with either the existing residential uses, or providing opportunities for residential redevelopment at a higher density integrated with other uses, encouraging regeneration of these residential areas.

These potential options will require further and more detailed investigation as part of a future rezoning process.



7.4 Potential School Partners

Schools within Playford Central

Sporting Clubs consulted have expressed a desire to further connect with the schools in the area, either by developing programs at the school or developing pathways for students to become involved in their club. This may include the active involvement in the participation of sport or the participation in general management and event management.

Of particular note, there are two schools located strategically within the subject site, being Fremont Elizabeth City High School and Kurna Plains Primary and Secondary School R-12. Involvement and participation of these schools will be important to the success of the RSP. The Principals of both schools have been interviewed as part of the stakeholder consultation process.

Figure 7.5 shows the locations of schools in the region. The number of students at each school is provided in Appendix 7.

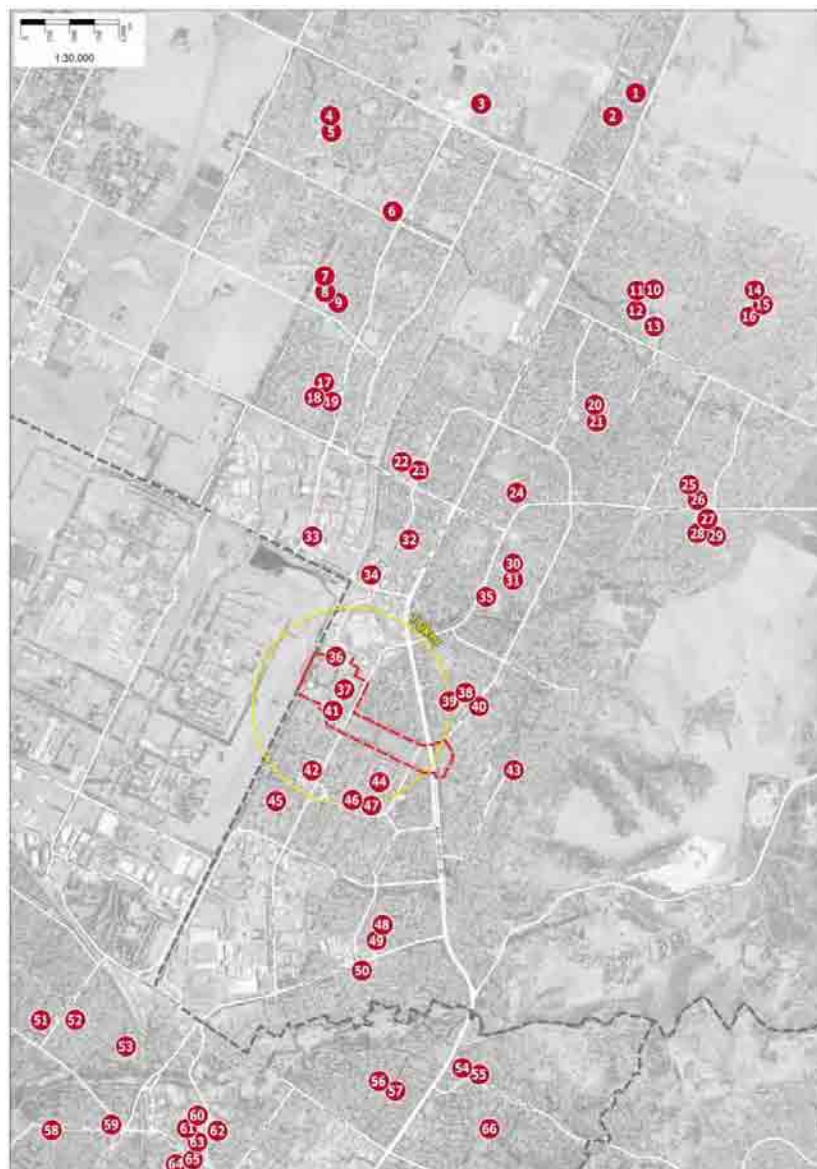


Figure 7.5 Location of school in surrounding area

Sources: http://www.decd.sa.gov.au/locs/a8_publish/modules/locations/az_list.asp
<http://www.myschool.edu.au/>

Engagement with Schools and DECD

Department of Education and Childrens Development (DECD)

DECD's primary concern is the "delivery of educational services, addressing the needs of the schools and protecting their interests. The following information was obtained through consultation with DECD.

- There are currently no plans to develop either Fremont Elizabeth City High School or the Kurna Plains School
- The schools are required and the facilities are needed
- There is no plan to dispose of or reduce the size / capacity of the schools
- No funding has been allocated for capital works
- There is need for discussions to clearly identify benefits for the schools and a need to consult with DECD
- There is a need for the schools to be involved in the planning process
- There are a number of schools that operate sport and recreation facilities that cater for both the school and the general community. Examples are as follows:
 - Blackwood Recreation Centre. This is operated by the community and managed by CASA. The school and the general community use it jointly
 - Golden Grove- Pedare- Gleeson Community Recreation Centre. This is an example of a tri-partite agreement facility used by a public school, a private school and the community
 - The current Super Schools at The Pines operated by Spotless. DECD are but one of the users of the facilities and it is understood that there is community use. This management approach could be considered by DECD.
- The existing tree line provides a natural delineation between the two schools. There is also a low chain wire mesh fence

Fremont Elizabeth City High School

Fremont Elizabeth High School has a site area of 8.092 hectares and a total of 866 students.

As a Special Interest Music Centre, Fremont Elizabeth High School has a focus on music with specialised intensive music education for the musically gifted. The school has continued its close cooperation with Kurna Plains R-12 School. The Kurna Plains secondary students can access curriculum at Fremont- Elizabeth City. Welfare and student management issues are handled jointly.

In the past Fremont Elizabeth City High School allowed Central District Football club to use their facilities, however the terms and conditions have not been finalised.

Fremont Elizabeth City High School support a greater focus on community integration and consequently forging links with Central District Football Club.

The facilities provided in a sports precinct, and the courses associated with management of organised sporting functions could be integrated with the school curriculum, thereby providing "pathways" for students.

Kurna Plains Primary and Secondary School

Kurna Plain School has a site area of 3.725 hectares and a total of 70 full time indigenous people students. The school also includes a Children's Centre.

Kurna Plains School is an Aboriginal Reception to Year 12 School. Kurna language and culture form an important part of the curriculum, which covers the breadth of the standard public school program.



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7.5 Other Planning Considerations

A number of documents have sought to address the area around know as the Elizabeth Regional Centre and incorporating, amongst other things, the Elizabeth Railway Station and the Elizabeth Shopping Centre. The follow recent documents provide background information in regard to connectivity of the RSP to adjoining areas.

- Elizabeth Regional Centre- Guiding Principles and Concept
- Elizabeth Regional Centre Master Plan
- Elizabeth Regional Activity Centre and Surrounds- Vision, Structure and Implementation Strategy
- Elizabeth Centre West Concept Plan
- City of Playford Development Plan

These documents have been reviewed and findings are included in Appendix 6

The main opportunities relating to the broader planning include:

- The potential to connect to the physically and visually connect the Playford Central site to the Elizabeth City Centre. This could include walking and bike connections as well as landscapes and signage that connect the sports precinct to the city centre.
- The potential to connect the Playford Central site with the Lyell McEwin Hospital as part of a Health Precinct. This could include the development of walking and bike connections through to the hospital and surrounding areas and the integration of activity, fitness and commercial opportunities that create a strong health focus within the regional sports precinct.

Although not part of this study, the future use of land on the western side of the Adelaide to Gawler railway line should be considered in the overall context of the RSP. Potential connectivity should be explored and is indicated on the proposed Master Plan.

Due to the uncertainty of the land, it should not be considered essential to the success of the RSP, but allow for future expansion and improvement, subject to ongoing long term negotiations.



7.6 Playford Central Site Analysis

To determine the opportunities and appropriate directions for the Master Plan, a detailed analysis has been undertaken for the Playford Central site. This has included an analysis of the following:

- Land Ownership
- Site History
- Green Spaces
- Built Form
- Car Parking
- Utilities

The main findings and key information is provided below.

Land Ownership

Figure 7.6 shows the land that is owned by the Commonwealth Government (pink), the State Government (green) and the Local Government (blue).

Commonwealth Government Land (pink)

The Department of Defence Science and Technology occupy this land.

State Government (green)

Land to the west of the train line is under the control of Renewal SA. The land including the Elizabeth Train station is currently proposed as a Transport Oriented development (TOD) and includes some significant master planning of the site with medium density residential and mixed use development.

Includes the land owned by the Department of Education and Child Development (DECD), including Fremont Elizabeth City High School and Karna Plains School.

Local Government (blue)

Playford Council owns a significant portion of the land on the subject site. The land owned (or under the care and control of) Playford Council includes:

- Central district football club including grandstand and clubrooms and oval
- The Aquadome indoor aquatic facility and gymnasium including car parking
- Ridley Reserve
- Spruance Oval
- Former Elizabeth Grove Tennis Club tennis courts



Figure 7.6 Site Ownership

Further details relating to land ownership are included in Appendix 8.





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Site History

The following aerial photographs provide a chronological history of the site from 1949 to present. Some observations are provided with each aerial photograph.



1949

Observations:

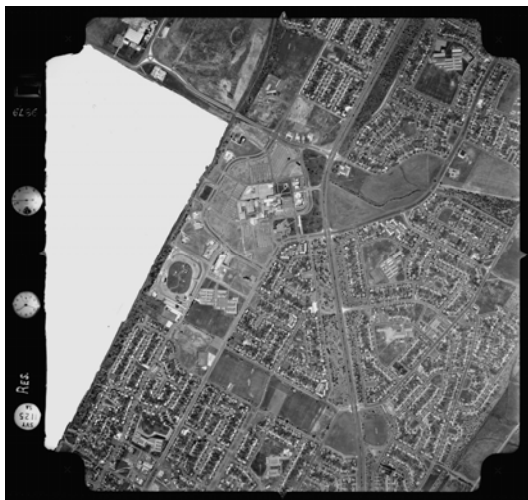
White section is the Federal DSTO land that has been blanked out for security reasons
Adelaide to Gawler railway line constructed
Route of Main North Road defined
Possibly route of Phillip Highway defined
Generally the land is rural
No major infrastructure evident



1959

Observations:

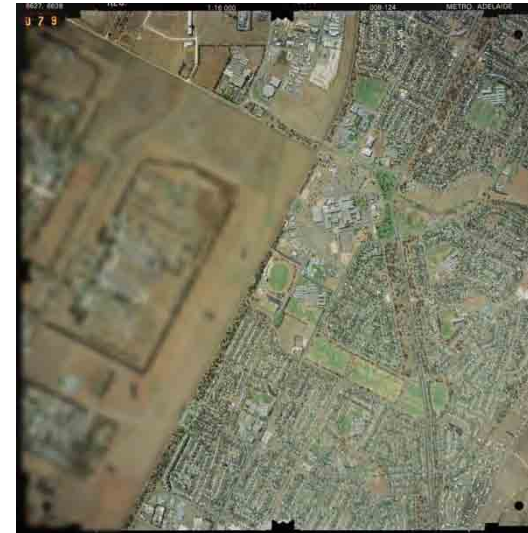
White section is the Federal DSTO land that has been blanked out for security reasons
Central District Oval constructed
Central District grandstand not constructed as yet
Major road infrastructure is clearly identified
The walkway through Fremont Elizabeth high School and Kurna Plains School connecting Phillip Highway to Goodman Road is visible
Clubrooms built on the current site of the Rose and XXX Cricket team
Residential allotments significantly developed



1968

Observations:

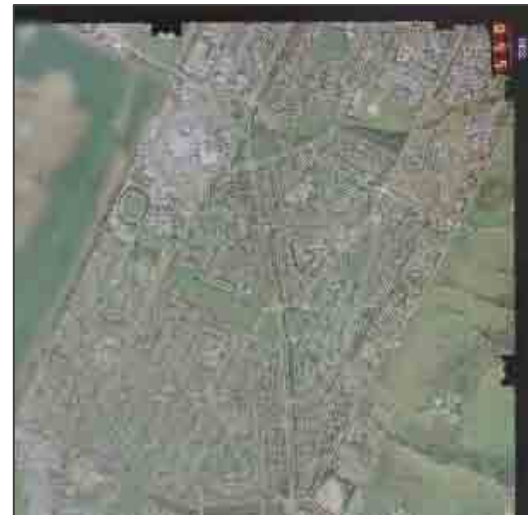
Central District clubrooms and grandstand constructed
Fremont Elizabeth High School constructed including major buildings on western side of the site
Tennis courts constructed on the school sites, restricting the connection from Phillip Highway to Goodman Road
Trees becoming established around the perimeter of Ridley reserve and Harvey Road
Bowling club and greens constructed
Landscape buffer zone adjoining railway line is becoming established
Outdoor swimming pools constructed



1979

Observations:

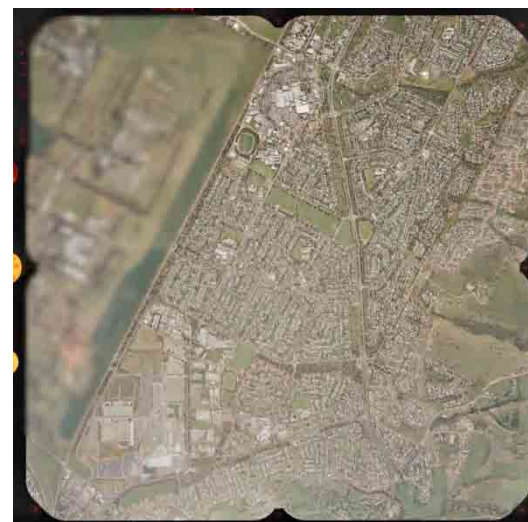
Central District Car park bitumen
Swimming pools still outside pools
Playford Gardens and memorial established
Minor structures on the eastern side of Kurna Plains School (possible tennis club)
Building constructed on southern section of Spruance Oval
Minor clubroom constructed of Fairfield Road



1989

Observations:

Kurna Plains School constructed
Expansion of tennis clubrooms of Phillip Highway
Landscaping significantly developed around the perimeter of Central District Oval
Reduction in building stock on the Fremont Elizabeth high School site
50m pool at the Aquadome is now undercover



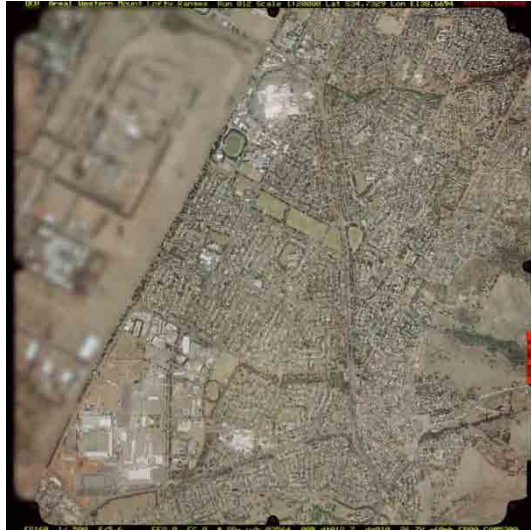
1999

Further reduction in building stock on the Fremont Elizabeth high School site
Performance theatre constructed



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2005

Observations:

Expansion of Central District Football Clubrooms evident



2011

Observations:

Redevelopment of the Aquadome undertaken including new entrance and gymnasium facilities

Over time the development undertaken in and around the site suggests that the likelihood of major uses which may generate significant contamination are not evident.



Overall Green Space Context

The City of Playford has a history steeped in the garden city tradition with linear parks and buffer zones connecting spaces throughout the City. Some spaces are designated for formal sport and recreation, while others simply provide passive connectivity or walking trails between the spaces.

When considering the subject site in a broader context, the green spaces clearly connect the main transport routes of Main North Road and the Gawler to Adelaide railway line. These are primarily buffer zones that reduce the impact of noisy cars and trains while providing some visual relief.

It is also evident that a subsidiary green belt connects the Lyell McEwin Hospital to the Elizabeth Regional Centre. Harvey Road and Mofflin Reserve clearly provide opportunities to deliver passive connections from the Health Precinct to the Sports Precinct. Furthermore, Blakes Road connects to the Elizabeth South train station and the linear park that runs along the eastern edge of the railway line. The linear park adjacent to the railway line not only represents a possible connection from the Health Precinct to the Sports Precinct, but also connects the Elizabeth train station to the Womma train station and its sporting facilities.

This linear park further reinforces the opportunities to connect spaces and make the sports precincts value "greater than the sum of the parts".

Opportunities to develop playgrounds, bike tracks, exercise areas, walkways etc exist and should be explored to encourage a greater sense of connection between the precincts.

General safety measures including lighting may be explored along the linear parks. Figure 7.7 shows the local context of green space around the subject site.



Figure 7.7 Green Space in the Overall Context

Local Green Space Context

The Playford Central site is primarily open green space consisting of maintained grassed areas and trees. Figure 7.8 shows the green space including avenues / boulevards of trees and locations of important trees.

A grove of trees on the eastern side of the Adelaide to Gawler train line and adjacent to the Central District Football Club provides a significant buffer and potential opportunity to connect outer lying spaces. Trees also circle the Central District Football oval and dissect the Fremont Elizabeth High School and the Kaurna Plains School sites. Prominent trees surround Ridley Potter Reserve, Fairfield Reserve and Spruance Oval. Significant trees also surround Central District Football Club, in particular along Goodman Road, and represent a visual barrier that inhibits connectivity between the general public and the users of the oval. Although the mounding around the oval is used by football supporters when matches are played, it would be beneficial to remove the mounding and encourage a visual connection with the oval and grandstand beyond.

Primarily green open space includes:

- Central District Oval and surrounds
- Fremont Elizabeth City High School
- Kaurna Plains School
- The linear park on the eastern side of the train line
- Playford Gardens, to the west of the Kaurna Plains School
- Ridley Reserve
- Spruance Oval
- The linear reserve on the western side of Main North Road

Generally the trees surrounding the spaces create a sense of enclosure and provide shade for spectators.

Significant visual connections are apparent through the site.

The trees on the boundary that delineate Fremont Elizabeth High School from Kaurna Plains School define ownership but also assist in potentially reinforcing the connection from Goodman Road to Phillip Highway, and assists in connecting the council owned spaces on the east and west. This is a logical location for a pedestrian connection to connect the spaces and the uses beyond the site.

Phillip Highway, Goodman Road and Main North Road all have a visual connection through the trees to the green spaces.

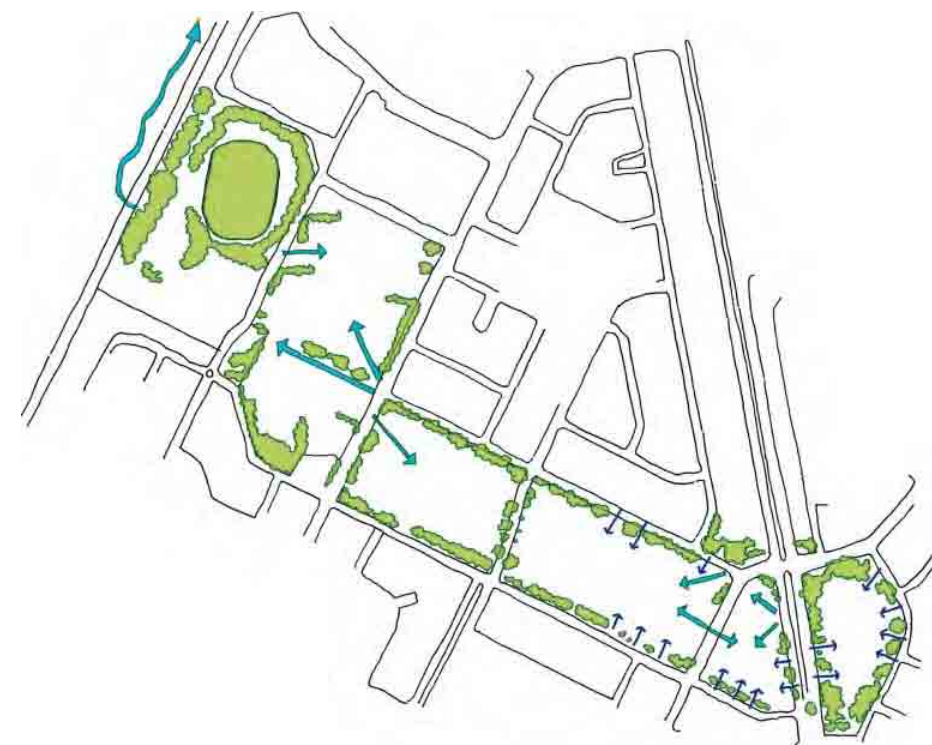


Figure 7.8- Green Space in the Local Context



Built Form

Figure 7.9 shows the existing built form within the proximity of the Playford Central site. The following observations are made:

- Buildings are predominantly residential in nature to the perimeter of Ridley Reserve, along Judd Road and Ridley Road.
- More significant buildings are evident on the Fremont Elizabeth High School and Kaurua Plains School site.
- Commercial buildings are primarily focused on the northern side of Crockerton Road. This includes the Aquadome building.
- Pedestrian connections through the built form are concentrated along the roads. There appears to be no secondary laneways that connect spaces and provide an alternative connection from one space to another.
- Various buildings are located on the green space.
- More major buildings exist around Elizabeth Oval, including the grandstand, the Central District Clubrooms and Elizabeth Lawn Bowling Club to the south.

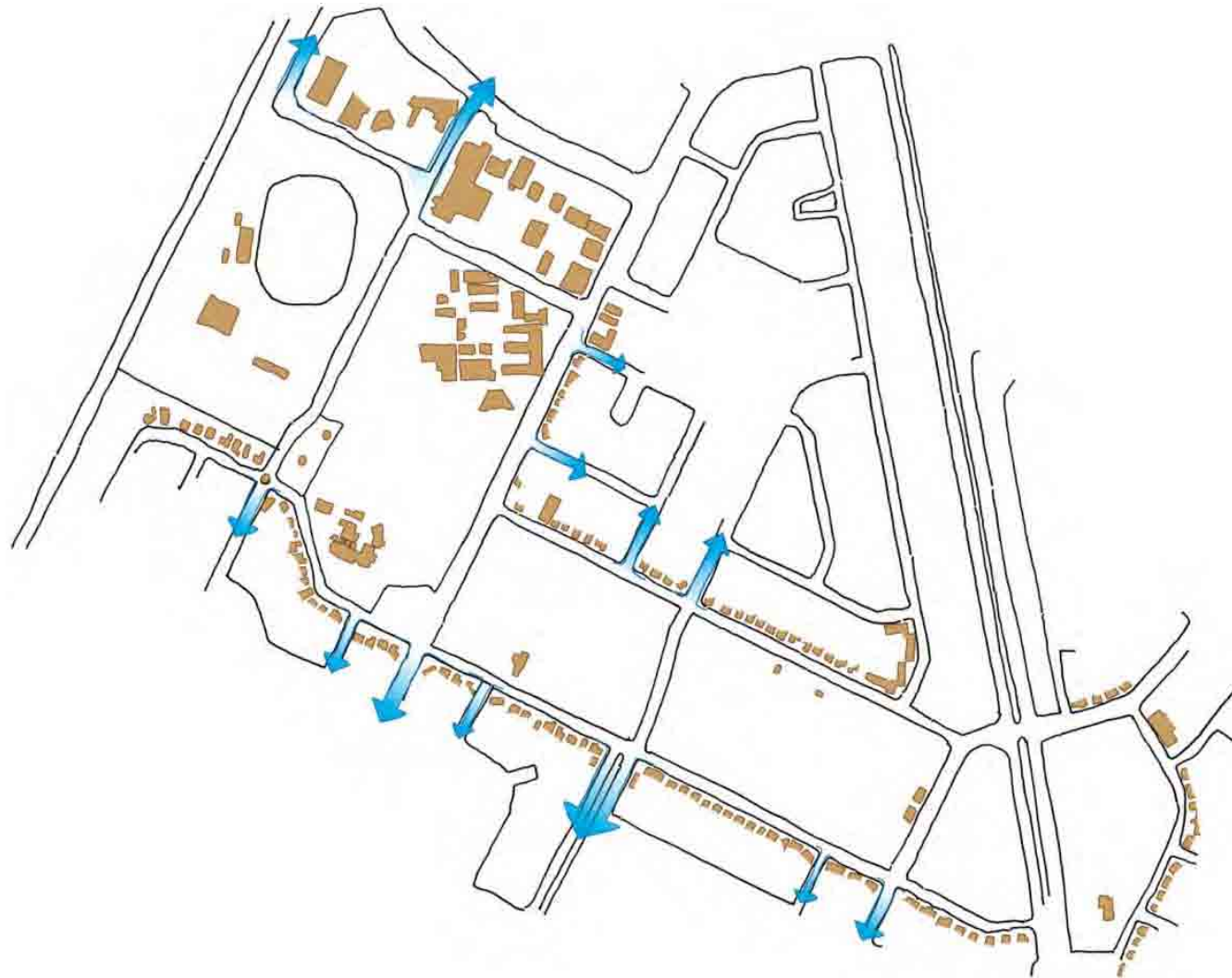


Figure 7.9- Built Form



Traffic and Road Networks

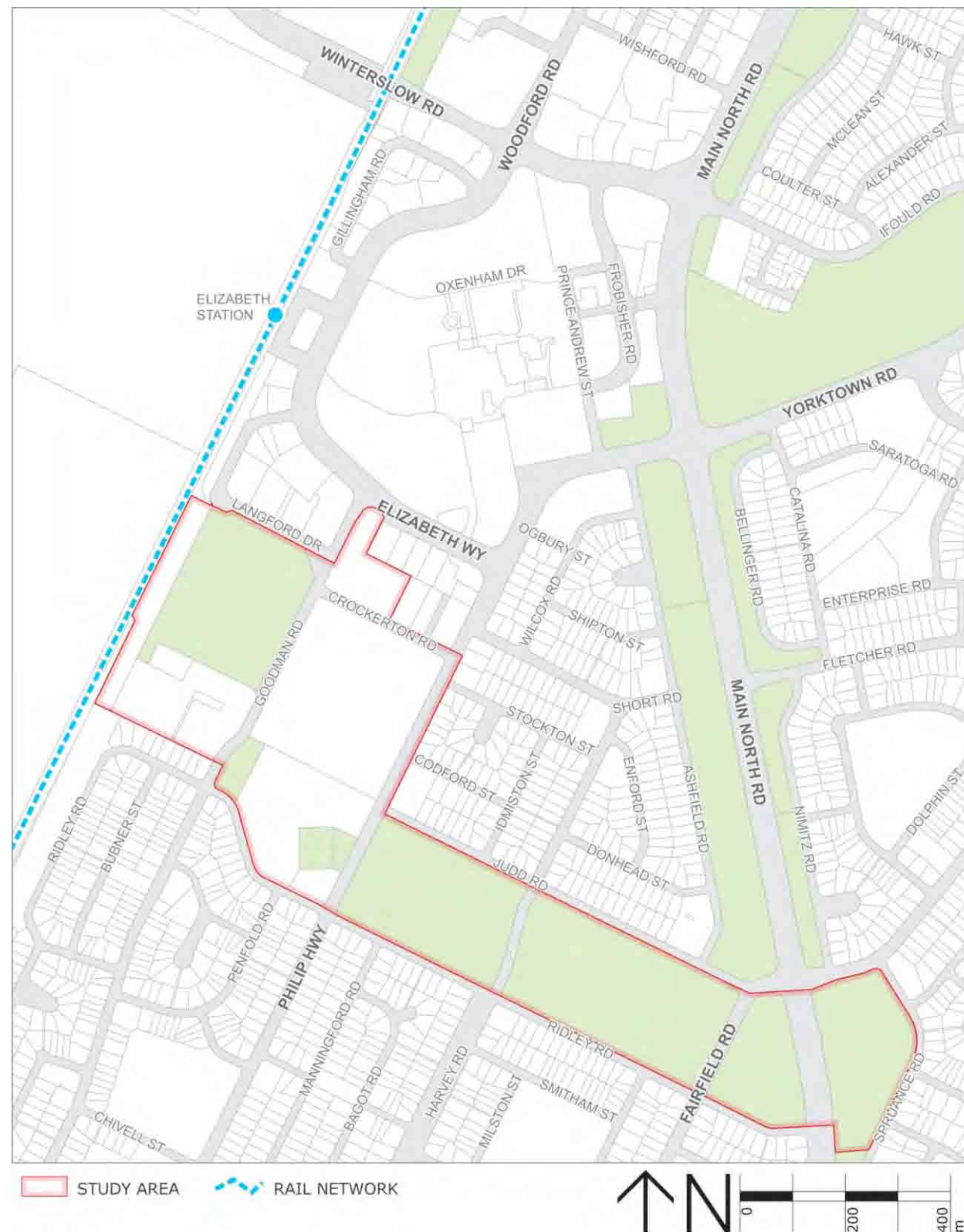


Figure 7.10 Traffic Network

The road network system is essentially maintained and controlled by two departments.

1. Playford Council

Typically the **local road** is under the care and control of the local council. Consequently, subject to the council philosophical position, there may be more opportunity to close roads, provide traffic calming techniques (in accordance with appropriate legislation), install pedestrian crossing facilities (such as signalised crossings or non-signalised refuges) and provide site access. Other innovative treatments such as Shared Zones may also be considered but these will require DPTI approval. As a general rule, these roads are typically part of the Urban Default Speed Limit of 50km/h, although the limit could range from 25km/h to 60km/h. Typically the council controls the road and the verge, from the allotment boundary to allotment boundary, including the road, kerbs, footpath, infrastructure, landscaping and street furniture.

2. State Government / Department of Planning Transport and Infrastructure (DPTI)

Arterial roads are under the care and control of the Department of Planning Transport and Infrastructure (DPTI). As a general rule, these roads may have a traffic speed of 60km/h or greater, although some lower order arterial roads have a speed limit of 50km/h. Typically the area between the kerbs is controlled by DPTI however the verge (including the drainage, footpath, landscaping, street furniture etc) is controlled and maintained by Council. DPTI must approve any works within the kerb lines, including a right or left hand turn lane.

The opportunity to provide innovative pedestrian or traffic calming techniques on arterial roads is very limited.

A number of DPTI roads have been gazetted as **controlled access roads**. Typically these are major arterial roads or freight routes but may be other routes (such as a short section of a minor road which is on approach to a major road for example). In the case of controlled access roads, DPTI has control of all areas within the road reserve. In those cases where access to/from a controlled access road is granted, a permit must be issued by DPTI to allow the access to be constructed and maintained.

State Government / DPTI Roads

Philip Highway

- Runs in a north – south direction, is a minor arterial road connecting Main North Road past the Elizabeth City Centre (ECC)
- A Pedestrian Actuated Crossing (PAC) presently exists outside Freemont High School
- DPTI would not install another crossing in this precinct
- Phillip Highway is an Adelaide Metro bus route

Main North Road

- Runs in a north- south direction and is a major arterial road
- Traffic signals exist at the intersection of Fairfield Road/Midway Road
- DPTI would not install any other facilities which would slow the high volume of traffic in this area
- Main North Road is an Adelaide Metro bus route



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Council /City of Playford Roads

Goodman Road

Goodman Road runs north south connecting Elizabeth Way (ECC) and Hogarth Road and is a major collector. It provides connections to Hope Central Church, a Day Care Centre, three schools Elizabeth South Shops, Central District Football and Bowling Clubs and the Aquadome. There is no opportunity to close this road. A survey would be required to determine a location for any proposed crossing place due to the number of activities in the area. The road is accessed by a number of Adelaide Metro and private buses.

Elizabeth Way

Elizabeth Way is a collector route running in a semi-circle connecting the Main North Road with Philip Highway. Both have traffic signals. There are also traffic signals at Mt Batten Square connecting the Elizabeth Interchange and the Elizabeth City Shopping Centre. There are a number of Fast Food outlets, Elizabeth Tavern, The Aquadome, a variety of commercial premises fronting Elizabeth Way.

There are a number of side roads making connection to the Central District Football Oval

Langford Drive

Runs northwest to southeast connecting Goodman Road and Elizabeth Way. It is a local road that provides entrance/egress to Central District Football Club and exit from the Elizabeth Interchange car park. It presently has some parking restrictions and provides commercial access to businesses.

Crockerton Road

Runs east west between Goodman Road and Philip Highway and is a local road. It provides access to the Aquadome car park and other commercial businesses on the northern side. It services the Freemont Elizabeth City High School on the southern side. Presently there are some parking restrictions. It has medium to high vehicle and pedestrian movements. A pedestrian crossing is imminent in the future. It is accessed by a number of Adelaide Metro and private buses.

Ridley Road

Runs east west (adjacent the precinct) then north south along the Adelaide to Gawler railway and is a minor collector road. Areas of residential exist west of Goodman Road which have parking restrictions to combat 'sporting day' parkers. Ridley Road east of Goodman Road is used by residential and Kaurna Plains School together with parking restrictions. Ridley Road between Philip Highway (closed) and Main North Road is used by residential and sporting club facilities.

Judd Road

Runs east west parallel with Ridley Road between Philip Highway and Fairfield Road and is a minor collector road. It is serviced by 90 degree parking bays adjacent the reserve with residential on the northern side. There is no right turn access or egress at Philip Highway.

Harvey Road

Runs north south and divides Ridley Reserve and is a collector route.

Fairfield Road

Runs northeast to south west between Main North Road and Philip Highway and is a major collector road. The road divides Riley Reserve at the eastern side between Ridley Road and Judd Road. Travelling circus troupes frequents Ridley Reserve at the extreme east. The road is an Adelaide Metro bus route.

Midway Road

Midway Road Abuts Spruance Oval and runs North east to south west between Main North Road and Kinkaid Road and is a major collector road. It connects the Midway Local Shops and Medical Centre. The road is an Adelaide Metro bus route. It has a number of parking restrictions.

Spruance Road

Spruance Road runs north to south between Midway Road and Halsey Road and is a local collector road. It abuts the Midway Road Local shops and Medical Centre together with Spruance Oval. It has 90 degree parking at the shops and some parking restrictions. Spruance Road provides access/egress to Spruance oval at the southern end.

There are a number on contentious issues surrounding traffic movements in this whole area. Any consideration of further road closures would compound the traffic management throughout the precinct and would have to be justified by a full review of traffic movements in all corridors.

The installation of pedestrian refuges may be able to be accommodated at some locations but will still require serious consideration of where pedestrians/cyclists are to be channelled.



8. MASTER PLAN DEVELOPMENT

8.1 Basis of the Master Plan

The development of the Master Plan draws on the demand and supply findings and the 'potential facilities' analysis outlined in the previous section. The analysis identifies which sports facilities should be included in the Master Plan.

The selection of the Playford Central site for the Regional Sports Precinct (RSP) has also influenced the sports facilities and features that should be included in the Master Plan. In addition, consideration has been given to the findings of the Playford Central Site Analysis and the potential for connections within and beyond the site, including connections with schools and the Playford Health Precinct.

Whilst athletics also justifies a higher quality facility in the northern region, planning is underway for such a facility in the City of Salisbury and as such an athletic facility is not included. A higher level synthetic turf hockey facility is also not included due to the proximity of the State Sports Park hockey complex at Gepps Cross. Both Hockey SA and the Office for Recreation and Sport have advised that the primary focus for regional hockey facilities in the north will be at Gepps Cross and a higher level facility is already proposed for the Barossa region.

8.2 Potential Facilities and Features

The sports facilities that have been identified for inclusion within the Playford RSP are as follows:

- Elizabeth Oval and the club facility linked to the Central District Football Club given this is a key existing facility within the Playford Central site.
- The Aquadome as this is also a key existing facility within the Playford Central site that is well located and well used.
- An indoor sports centre potentially linked to the Aquadome to support demand for indoor sport identified through the Tredwell report.
- A tennis complex due to demand for a regional tennis complex by Tennis SA and the Grove Tennis Club, as well as high participation numbers linked to this club and the need to relocate this club from the Health Precinct.
- A soccer hub including a higher level pitch (potentially synthetic) due to demand and soccer being a significant participation sport in the region.
- A softball hub with international standard diamonds due to strong participation numbers in the region, existing use of the Playford Central site (Ridley Reserve) for this sport and a lack of quality softball facilities in the region.
- A lawn bowls facility potentially with higher level greens and club facility.
- Football and cricket ovals to support higher grade sports (the Central Districts Football Club and the local cricket Association), higher participation sports and existing user groups of the Playford Central site.

A main reason for establishing the RSP is to enable the development of higher standard facilities that support player progression from community level sport to higher grade and elite sports participation. As such, consideration has been given to the potential to include higher level facilities within the Master Plan, such as a synthetic soccer pitch, international softball diamonds, synthetic lawn bowls greens and a major indoor sport and recreation complex.

There is also potential to include indoor community activity and function spaces linked to the indoor sports hall complex, although the provision of club facilities as part of the Central District Football Club will need to be considered to determine the appropriate level of development.

Other facilities and features that are considered as part of the Master Plan include:

- Quality lighting to support night games and training (with higher Lux lighting where games are appropriate).
- Clubroom facilities and amenities including meeting and social spaces, adequate storage and adequate change rooms to support the function of the sports precinct and meet sporting requirements.
- Adequate car parking to support users and minimise traffic impacts on surrounding residents.
- Walking and cycle connections to support movement and access within and beyond the sports precinct.
- Quality play, exercise and activity opportunities to support broad community use of the sports precinct.
- Landscaping to enhance the character and appeal of the site.

Fencing of field spaces should be limited to the areas that justify spectator control or for the safety reasons to ensure the majority of the sports precinct is accessible to the broad community including surrounding residents.



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8.3 Integration of Education Land

Fremont High School and the Kurna Plains Primary and Secondary School are located within the Playford Central site. Consultation with these two schools has highlighted that there is potential to integrate the schools within the RSP.

Kurna Plains School supports the integration of the school with the community and possibly incorporating courses that help to facilitate a greater connection with the sporting groups in the precinct. They also support discussion with Fremont Elizabeth City High School.

Both schools supported access through the site but require their individual identity to be maintained. A solution where a formal paved footpath is constructed, complete with lighting, low fencing and carefully designed landscaping which ensures a visual connection through the site was generally supported. A low fence could possibly be constructed on either side of the paved footpath to delineated the semi-public realm and reduce vandalism of the playing surface.

The details of such a proposal would need to be discussed with each school and DECD to address issues such as:

- Ownership
- Leasing
- Right off way
- Maintenance
- Payment of Infrastructure
- Capital costs
- Maintaining security and delineation between the school and the “semi-public” space when the general public would walk through the site
- Lighting
- Hours of use for facilities / ovals
- Financing generally

The position expressed by both schools suggests there is support for part of the education land to be incorporated within the regional sports precinct providing the schools maintain access to the land and there is not a requirement for the site to be developed by the schools. Fencing would need to be established to separate the school buildings from the sports precinct and there would need to be access points for the schools to the sports precinct. The establishment of playing fields, amenities and pathway connections on the educations land part of the sports precinct was supported in principle.

This is the position of the schools and does not reflect the position of DECD. Further consultations will be required with DECD and the schools in the detailed planning for the Playford Central site and a formal agreement will be required as part of the further planning.

The Master Plan has been developed on the basis that part of the education land can be integrated within the Playford Central Regional Sports Precinct and there would be community and sports use of this land and the associated facilities at all times.



8.4 Potential Connections Within and Beyond the RSP

If the Regional Sports Precinct is located within the Playford Central site there is potential to establish connections with Elizabeth City Centre, the Regency TAFE Elizabeth Campus located to the north of the city centre and the Health Precinct linked to the Lyell McEwin Hospital.

In addition, there is potential to establish connections within the site through a pathway connection, landscape and signage. The opportunities are explained below.

Connection through the Education Land Site

Figure 8.1 below highlights the potential connection through the school sites and considers how security can be retained for the schools.

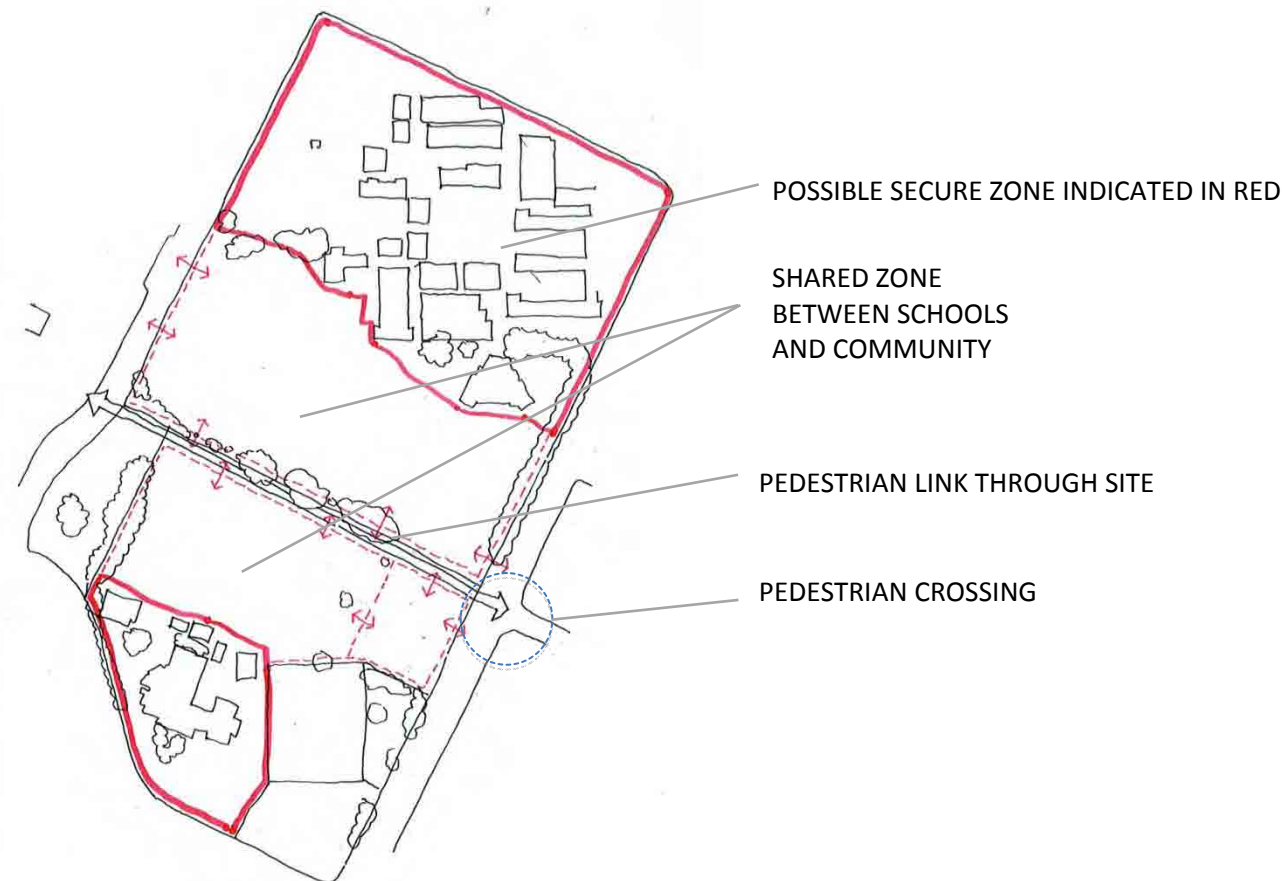


Figure 8.1 School Security and connection with the community

The connection opportunity shown in Figure 8.1 aims to achieve the level of security required to meet the school expectations and allow some connection and relationship with the general community. The thick red line shows the higher level security around the school proper while the thinner dashed red line is envisaged to be a low fence which allows a visually permeable connection with the community. A series of gates should be incorporated within this fence to encourage school use of the spaces.

Figure 8.2 shows the possible section through the pedestrian walkway through the Fremont Elizabeth / Kaurna Plains site schools. The pathway could be located on the southern side of the existing row of trees and have low fences either side. Lighting could be incorporated and a visual connection maintained between the schools to enhance connectivity and safety in the area.

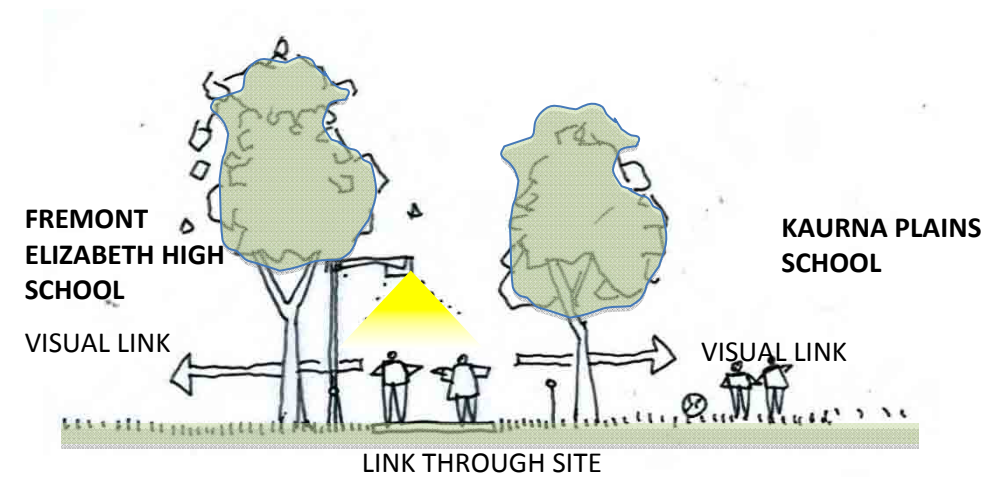


Figure 8.2 Bicycle and pedestrian connection through school

The connection through the education land has the potential to continue through the rest of the RSP from the west through Elizabeth Oval and the Aquadome, and to the east onto the existing Spruance Oval site.

Health Precinct Connections

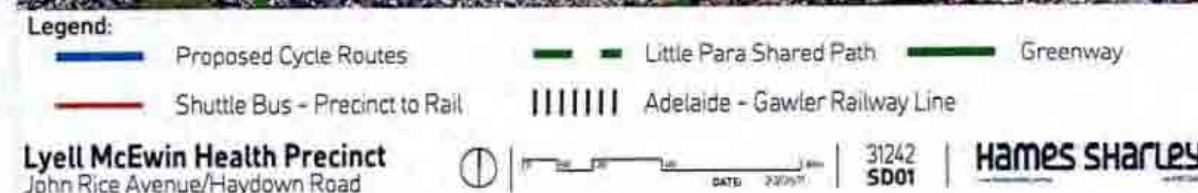


Figure 3.15 Cycling/Shuttle Bus Connections

Figure 8.3 Connections beyond the Health Precinct

Figure 8.3 is an extract from the Lyell McEwin Health Precinct – Master Plan prepared by Hames Sharley, Leedwell, Infraplan, Lincoln Scott and dated August 2011. The plan shows the proposed Bicycle routes, Little Para Shared path, Greenway, shuttle bus and Adelaide Gawler railway line.

The opportunities to extend these proposed routes north, to the RSP should be explored to encourage and promote the connection of the Elizabeth City Centre to complementary services and to connect regional precincts in general.

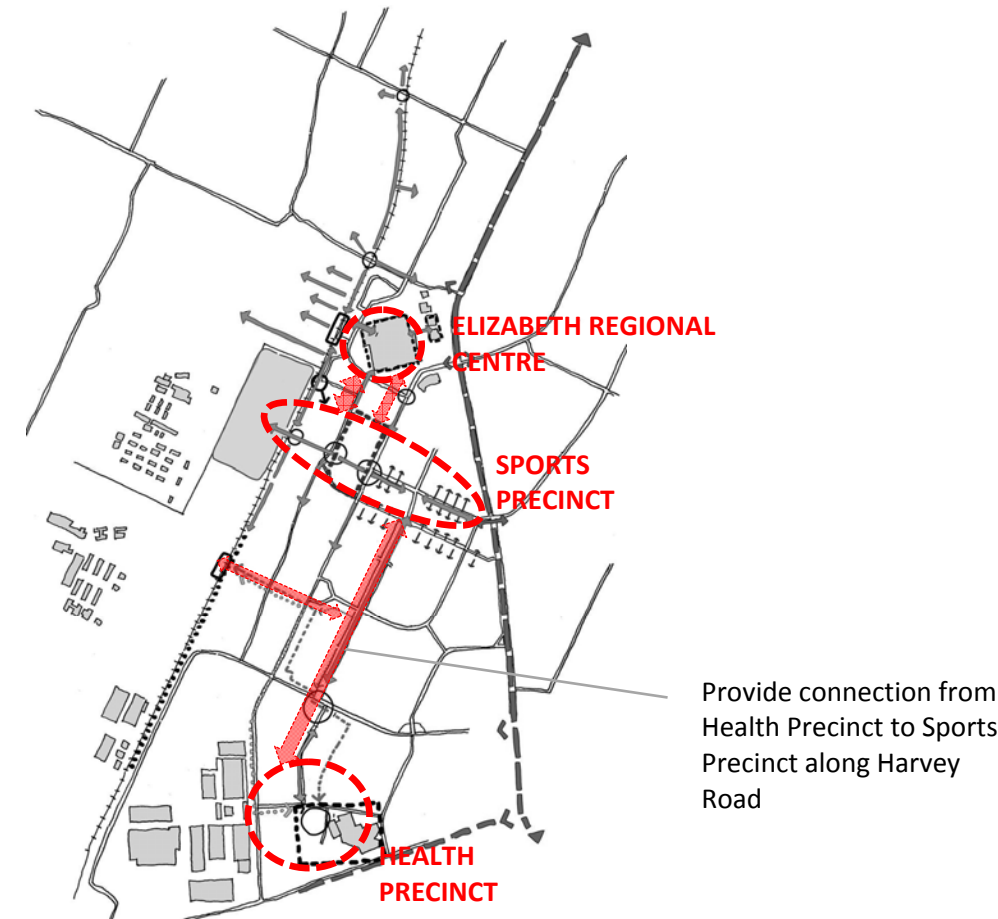


Figure 8.4 Connections to Health Precinct

There are excellent opportunities to connect the RSP to the existing Health Precinct at the Lyell McEwin Hospital and environs. Potentially this could represent a physical connection, using pedestrian walkways, bike paths and signage, and also through innovative health and sports programs that encourage a healthy lifestyle, greater wellbeing and the provision of allied health services.

Harvey Road represents an excellent opportunity to connect the RSP to the Health Precinct with a pedestrian or bicycle link.

Figure 8.4 shows the overall connectivity and linkages between the Health Precinct and the proposed RSP.

Connections to the City Centre

Elizabeth City Centre is located close to the Playford Central site and there is potential to establish strong visual and physical connections between the City Centre and the proposed RSP. This can be achieved through pathway connections, safe road crossings, consistent tree plantings and landscapes and signage.

Opportunities for connecting the RSP to the transport hubs (rail and bus) can also be achieved through pathways, crossings, landscapes and signage.

In addition, a stronger visual connection can be established between Elizabeth Oval and the Elizabeth City Centre by removing some mounding, modifying fencing and creating a visual link to the sports precinct through the oval and landscapes.

8.5 Site Analysis Considerations

The following plan provides a summary of the site infrastructure that will need to be taken into consideration as part of future detailed planning and development. Related utility information is provided in Appendix 8

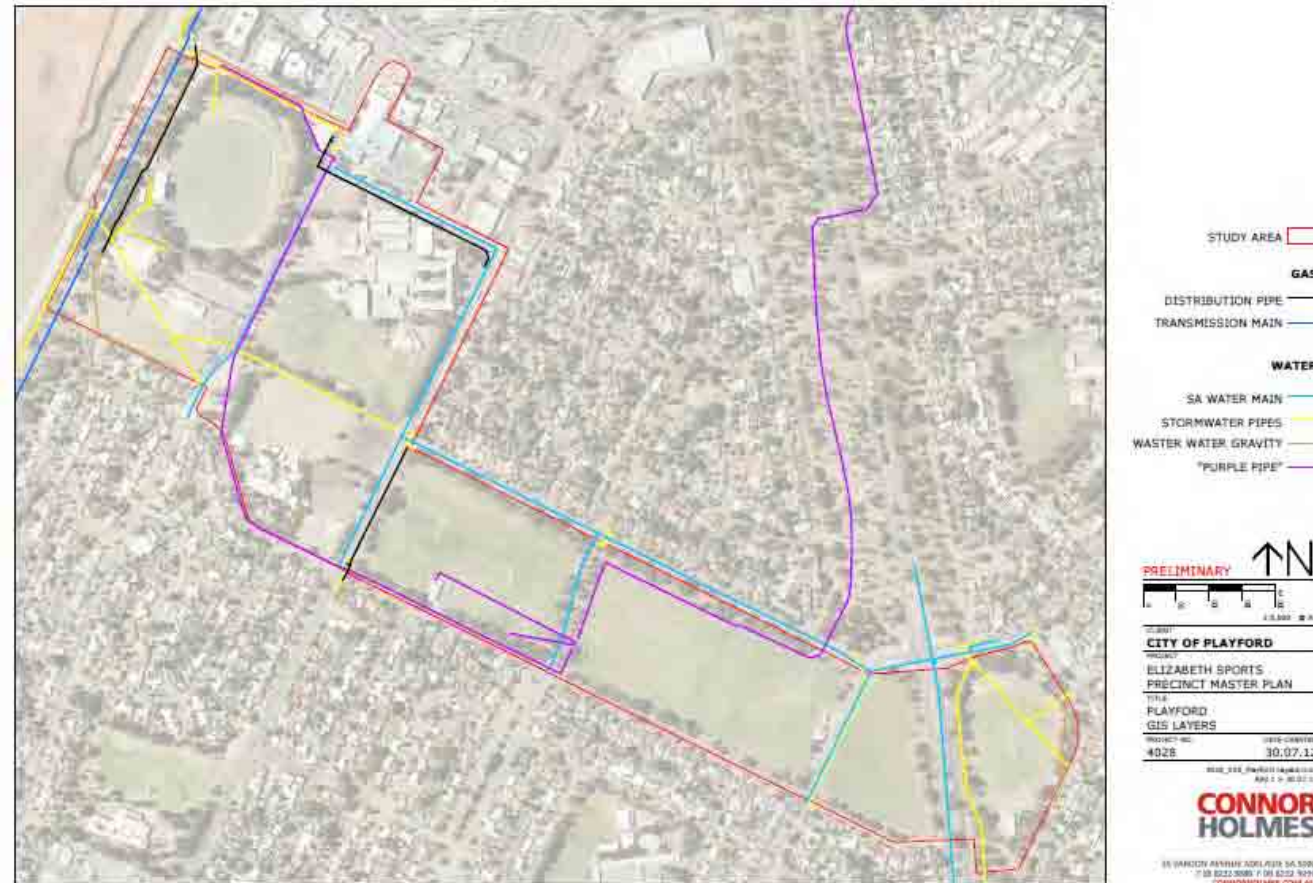


Figure 8.5: Infrastructure Summary

Opportunities and Constraints

Opportunities

- Good access to public transport including bus and rail
- Good proximity to retail facilities
- Good exposure to a main road
- Good opportunities for connection to educational facilities
- Possible expansion to DSTO on western side of rail line in the future
- Predominantly owned or under the control of the City of Playford
- Significant existing user groups are already at the site
- Well serviced by all major infrastructure services including power, mains water, recycled water and sewer connections
- Well positioned for the proposed future Transport Oriented Development on the western side of the rail line with the potential increase in population
- Possible increased density to residential zone around the green space
- Existing aquatic facility on site with the opportunity for expansion
- High exposure on Main North Road for potential commercial development
- Elizabeth Oval including the grandstand is a significant asset
- Connection to the Lyell McEwin Hospital health precinct along Harvey Road

Constraints

- Fremont and Elizabeth High School together with Kaurna Plains divide the site
- Main North Road is a barrier to linking Spruance Oval with the remainder of the precinct
- Phillip Highway is busy and a potential pedestrian barrier
- The fencing to Elizabeth Oval and mounding reduces the visual connection to the oval and reduces passive surveillance and safety
- Existing residential properties and concerns regarding traffic, noise and lighting when undertaking future development

The main opportunities and constraints associated with the site are summarised on the map below.

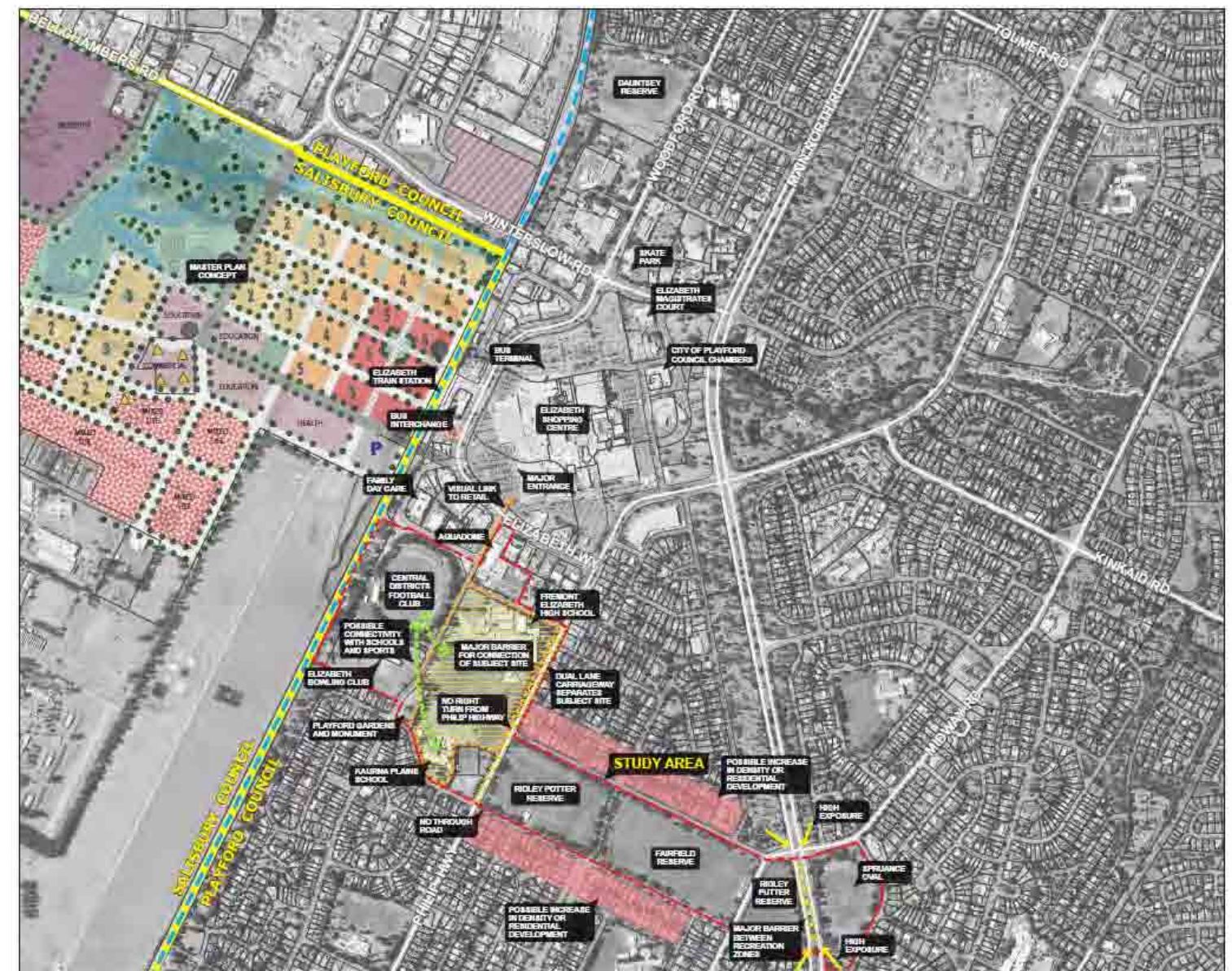


Figure 8.6 Opportunities and Constraints



9. THE MASTER PLAN

The proposed Master Plan for the RSP on the Playford Central site is provided below. The Master Plan has been developed following consultation with existing and potential stakeholders.



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ELIZABETH SPORTS
PRECINCT MASTER PLAN
DRAFT MASTER PLAN
PROJECT NO. 4028
DATE: 21.05.13
REV. 1: 01.06.13





10 PRECINCT MANAGEMENT

The Playford RSP study has involved assessing options for the management of the Regional Sports Precinct. The assessment has considered:

- What are the options for managing sports facilities?
- Which management approaches are used at other regional sports precincts?
- What is the potential approach to management for the precinct as a whole?
- What management approaches might be best for individual facilities?

10.1 Management Options

The main approaches to managing sport or recreation facilities located on local government land include:

- Direct Management
- Contract Management
- Lease or Licence Arrangement
- The establishment of a Subsidiary (pursuant to Section 42 of the *Local Government Act 1999*)
- Joint Management Agreement

An explanation of each management approach and when they are generally used is provided below. This is based on information provided by sport and recreation government departments and other studies that have addressed sports facility management. The explanation is presented in the context of local government. Any management approach would need to be undertaken in accordance with the Local Government Act 1999 and relevant Community Land Management Plans.

Direct Management involves a Local Council (the land owner) directly managing the facility. This could involve the Council employing a manager or staff member to manage a facility on behalf of the Council. The Council is then generally responsible for all aspects of the operations and development of the facility, including asset management and day to day operations and activities. Generally direct management is used for community and indoor centres, but some Council's also directly manage sportsgrounds in order to maintain control over the use of the sportsground and to ensure broad community access to facilities. Direct management gives the Council high control over the facility and can be the simplest approach in terms of managing assets and compliance with other Council Plans and policies.

Contract Management is where a Local Council contracts the management of the facility to a facility management company, a community organisation or an individual. There are many different types of contract management arrangements and the contract fee will vary depending on the type of facility and the potential viability of the facility. In some instances the contractor will negotiate subsidisation of the operations by the Local Council, e.g. for the management of an aquatic centre which may not break even otherwise. Contract management is generally adopted for major facilities that require specialist management expertise such as an aquatic or indoor sports facility or a major sports stadium.

The contract covering this form of management will need to address the terms of management, i.e. who is responsible for the maintenance of buildings (capital and non-capital) and may include principles of use to ensure fair and adequate community access to the facilities. The contract will also need to reflect any appropriate terms of the Community Land Management Plan.

A Lease or licence arrangement pursuant to Section 202 of the *Local Government Act 1999* involves a Local Council allocating a building or space to a user group through a formal lease or licence agreement that outlines the level of use and the responsibilities of the user group and the Local Council. Leases and licences are generally used for outdoor sports facilities (playing fields and related buildings).

The lease or licence will stipulate the terms of use, reporting arrangements, management arrangements and asset management. The granting of the lease or licence must be advertised pursuant to a public notice unless it is authorised as part of an approved Management Plan. Pursuant to Section 202 a lease or licence can only be granted for a term of 21 years, following which a new lease or licence can be granted.

The main difference between a lease and a licence is as follows:

- A lease generally gives full property rights to the lessee who often has control over allocating access to other groups if they so desire. The lessee also may have full responsibility for the asset maintenance and development of the facility and the lessor (Local Council) tends to have less responsibility. A lease is often used for buildings where the user group has contributed to the building development or has a history of being the main user group. However, there can be variations to lease arrangements, including the need to provide access to other groups and the level of contribution that will be provided by the Local Council. It can be an issue if a lease allocates full use, responsibility and control and the lessee does not enable use by other groups. This can result in facilities being underutilised and other community groups not being catered for. A lease arrangement tends to give greater security of tenure to the user group and is generally longer term (5 years or more).
- A licence arrangement is generally less permanent (a shorter timeframe) and tends to allocate access to a facility or space for a certain period of time (e.g. on certain days or nights). Responsibilities of users can still be identified but often the Local Council has a greater role in the operations and asset maintenance. Generally there will be a number of licences allocated to one space or facility resulting in a licence giving greater flexibility and catering for a larger number of users.

An approach that seems to have been adopted by Local Councils in recent years is to allocate a lease for a building, particularly where the user group has contributed to the building development and is the main user, but to only allocate a licence for the playing field area so that a number of groups can use the playing field. This gives security of tenure to the user group while enabling additional use of the sporting open space. The only issue with this approach is that other user groups may not have easy or affordable access to the building and this can impact on the scope of activities and the level of service to the other users.

In recent years there has also been a tendency to establish a management body or Board of Management that has overriding responsibility for the management of sports facilities. One lease or licence agreement is then allocated to the management body that ensures access to various user groups. The management bodies tend to include representation from each user group and the broader community to ensure there is an equitable approach to facility access. The management body could be a committee of Council or an incorporated body. Management bodies are generally established for larger sports complexes, including sports hubs. Often the facilities are multi-use and there is a large sports building with a shared-use focus that is managed by the management body.

A subsidiary is a formal body established by the Council pursuant to Section 42 that will perform a specific task. A subsidiary can specifically be established to manage property, facilities or activities on behalf of Council. The subsidiary would have terms of reference that establish the scope of management of the precinct and could include financial and asset management. A subsidiary has corporate status under the *Local Government Act 1999* once approved by the Minister thus providing for a Management Board with clear and manageable corporate responsibilities. For example the subsidiary would be subject to audit and reporting requirements that would add to the level of professionalism and responsibility and should provide additional comfort to the Council over and above a non-statutory management arrangement. The Board of Management would include Council representatives and could include key user groups and resident representatives in a similar configuration to the Board of Management discussed above. A subsidiary could be established to manage all or part of the precinct or it could become the overriding management body for the Regional Sports Precinct that determines and guides management approaches for each of the facilities.

Joint Management is where the sports facility is jointly managed by two organisations such as a Local Council and a school or education body. An agreed joint management or joint use agreement is generally established that clearly outlines management responsibilities and financial commitments.



10.2 Regional Sports Precinct Management

The management of regional sports precincts appears to vary depending on the types of facilities provided and the level of facilities. Where facilities are similar, such as all facilities having an outdoor sport focus (e.g. fields, courts, buildings) the model of establishing an overriding management body (committee of management or incorporated body) with one lease allocated to that body appears to be the most common approach. Generally the user groups are represented on the management body and there is shared-use of buildings and spaces. However, where there are other major facilities such as a major sports stadium or aquatic or indoor sports facilities, there appears to be a mix of management approaches including the contracting out of some facilities to tenants or professional management contractors. Where schools are involved there is generally a joint management or joint use agreement.

Some major sports precincts (generally State or national level) are managed by a formalised Trust or Authority on behalf of the State Government or local government. The Adelaide Shores precinct is a classic example where the West Beach Trust was established to manage the Adelaide Shores Precinct. The Trust includes a Board and has a number of staff who plan for and manage facilities. Individual lease, licence and contract arrangements are then held between the Trust and various tenants. A Subsidiary (pursuant to Section 42 of the *Local Government Act 1999*) could adopt a similar role to this.

10.3 Potential Playford Precinct Management Approach

It may be appropriate for Council to consider establishing a Subsidiary (pursuant to Section 42 of the *Local Government Act 1999*) to guide the overriding management of the Playford Regional Sports Precinct. The Subsidiary could include Council staff, user members and facility management professionals. This group could become a 'driving body' that defines the vision and directions for the Regional Sports Precinct and champions the implementation of the Master Plan over time on behalf of Council. The Subsidiary could operate similar to a Business Unit with defined performance requirements and responsibilities.

However, the Subsidiary members may not have the expertise or the required knowledge of activities to directly manage each facility within the Regional Sports Precinct. In addition, the approach to managing each facility may need to vary to reflect the different size and focus of the facilities. As such, rather than directly manage facilities the Subsidiary could be an overriding management body that guides the approach to management. Different management agreements could then be put in place with individual users or groups of facilities which the Subsidiary could manage, similar to the approach adopted by the Adelaide Shores Trust.

Alternatively, Council could allocate the management agreements to individual users or for groups of facilities and the Subsidiary could have a broader 'driver or champion' role. The role and membership of the Subsidiary would need to be clearly determined and formalised by Council.

Regardless of the role of the Subsidiary, it could be best for the day to day management of each facility to be the responsibility of user groups or managers linked to specific management agreements for each facility or groups of facilities in the Precinct. The facilities and the users are too diverse to be managed within one management agreement. The following management approaches could be considered:

- The existing and proposed major facilities in the Playford Regional Sports Precinct could justify a professional contract management arrangement, including for the Aquadome and the proposed indoor sports facility.
- Lease or licence arrangements could be allocated for the outdoor sports facilities. This could involve separate agreements for each sport and particularly for the tennis complex and the Central District Football Club facilities or the combining of groups through a lease agreement, e.g. linking soccer and softball within one agreement.
- A Joint Management Agreement is likely to be required with each school regarding the use of the education land.



10.4 Potential Management of Individual Facilities

The potential management approach for each facility in the Playford Regional Sports Precinct is considered below. A rationale for each management approach is provided.

Aquadome

The Aquadome and associated facilities such as any extension to include additional health and fitness facilities may need to be managed through contract management, as this is a significant facility that justifies specialised management expertise. Council and user groups do not have the expertise to directly manage this facility and a contract management agreement has the potential to achieve operational efficiency and financial viability while also meeting social objectives. A contract management agreement that clearly defines responsibilities and objectives would need to be established (as currently occurs).

Indoor Sports Centre

If an indoor sports centre is established within the Precinct the facility is likely to be best managed through a contract management arrangement. This could include a link with the management of the Aquadome to achieve economies of scale and to utilise specialist management expertise. Another option could be to contract the management to a key user group although this could result in access to other user groups being limited. An independent contract management arrangement (potentially linked to the Aquadome) could be more likely to ensure equitable access to a wide range of community sports.

Elizabeth Oval

The Central District Football Club is a key user of Elizabeth Oval and there should be a management agreement of some sort with the Club to provide security of tenure. However, ideally Elizabeth Oval would be used by other sports and groups including for events and community activities. As such, it may not be wise to allocate full use of the Elizabeth Oval site to the one Club. Negotiation with the Central District Football Club will be required to determine the potential for other users and to consider which facilities within Elizabeth Oval justify full use by the Central District Football Club if any. There could be a shared use agreement linked to other users or there could be some facilities that justify being leased directly to the Central District Football Club. The management of Elizabeth Oval will therefore require negotiation and further consideration as a 'next step' to this study.

Regional Tennis Complex

A significant regional tennis facility is proposed within the Precinct and this facility will justify its own management agreement. If the Bicentennial Tennis Club is the only organised sporting group using the facility it may be appropriate to establish a lease agreement directly with that club. Alternatively a management agreement with Tennis SA could be considered. A lease agreement is suggested rather than a licence as the tennis club will require security of tenure and a lease will encourage the club to contribute to the development and ongoing improvement of the facility over time. Whilst a contract management agreement could be considered, the Bicentennial Tennis Club is a well managed large club that is likely to have the expertise to manage the facility.

Lawn Bowls Facility

A significant regional lawn bowling facility is proposed within the Precinct and this facility may justify its own management agreement. A lease agreement may be considered rather than a licence as the bowling club will require security of tenure and a lease will encourage the club to contribute to the development and ongoing improvement of the facility over time.

Outdoor Sports (Football, Soccer, Softball)

The remainder of the Playford Sports Precinct incorporates outdoor sports facilities including football, softball and soccer facilities. Given these facilities are of a similar nature it may be appropriate to establish one management body to manage and encourage diverse use of this part of the Precinct. One lease agreement could be established with that management group and the various users and the broader community could be represented. This would avoid individual sports taking control over areas and encourage the shared-use and management of buildings, amenities and spaces as appropriate.

Facilities on Education Land

Joint use agreements will be required for the facilities that are located on education land. The agreements will need to outline responsibilities for improvements and maintenance, even if full responsibility is transferred to Council. The agreements must also ensure there is full access by the community to the land and that this is guaranteed for an extended period of time. Council will need to be satisfied that any capital funding is worthwhile and community access is guaranteed. Council may wish to include a clause that gives Council first right of purchase if the education land is no longer required for education purposes in the future.



10.5 Education Land Management

Consultation with the Fremont High School and Kaurna Plains Primary and Secondary School involved discussing management options.

Both schools confirmed that their independence was of critical importance and they were not in favour of a joint arrangement and joint vision between the schools. The work together, but an combined arrangement involving the council or sport groups would be difficult to finalise.

The preferred approach was a relationship between each school and council as a “tripartite” arrangement as shown below.

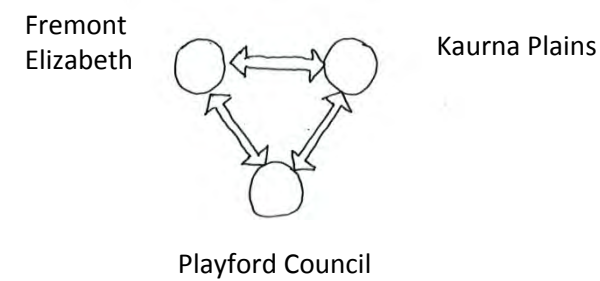


Figure 10.1 Potential Tripartite Agreement between Schools and Council

Each school would have their own facilities that could be shared with each other and with sports and the broader community.

10.6 Summary of Potential Agreement and Management Approach for Facilities

A summary of the potential approaches to management for each facility or section of the sports precinct is provided below.

Facility/ Area	Agreement Type			
	Direct Management	Contract Management	Lease Arrangement	Joint Agreement
Aquadome		✓		
Indoor Sports		✓		
Elizabeth Oval			✓	
Tennis Complex			✓	
Lawn Bowls Facility			✓	
Additional Football and Cricket Ovals			✓	
Soccer Hub			✓	
Softball Hub			✓	
Education Land				✓

Note that licence arrangements are not suggested as a lease will enable greater security of tenure and the allocation of responsibilities to representative users. The lease could be with groups of users or individual users as appropriate.



11. PRELIMINARY FEASIBILITY OF THE PROJECT

11.1 Indicative Costing

In June 2013 Rider Levett Bucknall, Quantity Surveyors were engaged to undertake an Order of Cost estimate for the City of Playford, Elizabeth Regional Centre Sports Master Plan. A detailed briefing was undertaken and an Order of Cost to provide sufficient background information to assist in the preparation of funding applications was prepared. Where appropriate this will assist Council to make informed decisions in the future.

The costs are capital costs and are inclusive of:

- All upgrade works to ovals including minor drainage works and making good;
- Preliminaries and margins;
- Builders margin and overheads;
- Design contingency;
- Construction Contingency;
- Professional fees.

The costs are exclusive of:

- Operating costs;
- Re-grading and re-profiling of ovals;
- Upgrade to oval grandstand;
- Upgrade of boundary fences to site and ovals;
- Upgrade of lighting to Playford Alive Oval (Central District Oval);
- Additional Future Plexipave courts at the Grove Tennis Club;
- Demolition of the existing "The Grove " Tennis Club;
- Relocations costs;
- Viewing area to Tennis courts;
- Specialist equipment;
- Work outside of the boundaries;
- Land costs;
- Legal fees;
- GST;
- Marketing, sales and leasing costs;
- Land holding costs and finance charges;
- Escalation in costs to project completion (subject to market forces);
- Statutory charges and CITB Levy;
- Land division costs.

The following risk items are highlighted:

- Rock during any excavation
- Contaminated ground removal and reinstatement
- Asbestos and hazardous materials removal
- Main services diversion
- Staging costs (work in the future)

An Order was Cost was developed for defined precincts within the regional sports precinct (refer to precinct map 11.2).

Operational costs have **not been included in this report and, if required, should be undertaken on an individual basis as part of specific funding applications.**

The following is a summary of the precinct costs:

Precinct		Order of Cost (ex GST)
Precinct	AFL	\$4.659M
	Indoor Sports Facility	\$13.297M
	Bowling (including upgraded car parking)	\$7.727M
Precinct 2	Health and Fitness	\$7.353M
Precinct 3	Education	\$3.985M
Precinct 4	Softball / Flexible Use	\$4.042M
Precinct 5	Soccer	\$7.459M
Precinct 6	Commercial and Recreational	\$0.112M
Precinct 7	Tennis	\$4.619M
TOTAL		\$53.253M
SAY		\$53- \$55M

Figure 11.1 Summary of costs by Precinct

The above figures are from to in the Rider Levett Bucknall Order of Cost Report dated 12th June 2013.

A copy of the detailed Order of Cost is included in the Appendix 10 of this report.

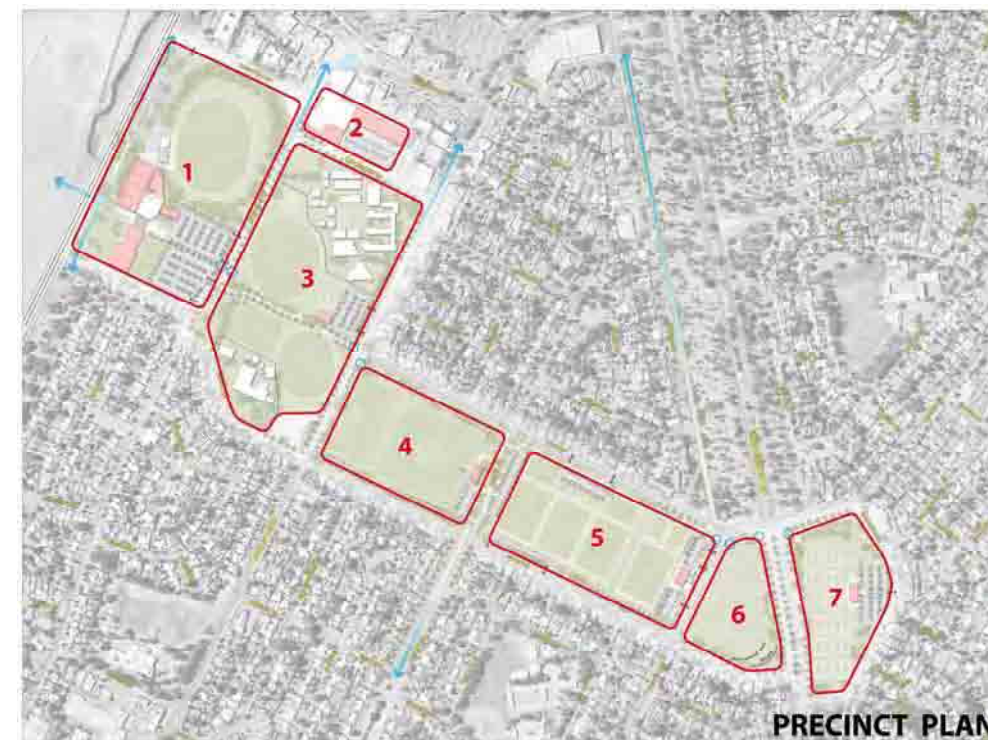


Figure 11.2 Precinct plan



12. STAGING AND IMPLEMENTATION

12.1 Staging Opportunities

The Order of Cost of \$53-\$55M highlights the need to stage the implementation of the Master Plan giving consideration to cost and resource availability.

Potential staging of facility components and the rationale for each stage is provided below.

Potential Stage	Facility Component	Considerations and Rationale	Order of Cost
Stage 1A	Tennis Complex: <ul style="list-style-type: none">Demolish existing building18 Plexipave courtsHot shot courtsClubroomsAdventure playgroundTiered seatingLighting to 18 courts	<ul style="list-style-type: none">Potential use of funding from sale of existing tennis court site.High demand for quality courts and Tennis SA support.Can be developed independently of other facilities.The court development could be staged over time.Potential for an additional 4 courts, but these are not included in the costing.Work to the Main North Road cross-over not included in costing.	\$4.619M
Stage 1B	Lawn Bowls Club: <ul style="list-style-type: none">Demolish existing bowling clubrooms and greensThree artificial bowling greensOne covered bowling greenNew bowling clubroomsStorage shedsOutdoor paving, fencing and landscapingNew car parking off Goodman Road after demolition of the existing facility.	<ul style="list-style-type: none">Potential use of funding from sale of existing Munno Para site.Existing user groups that justify access to quality facilities.Replacement of greens could be staged over time.Extensive car parking included for future indoor facility option. Cost may be reduced in this stage if car parking deferred.	\$7.727M



Existing Elizabeth Bowling Club



Potential Stage	Facility Component	Considerations and Rationale	Order of Cost
Stage 1C	Education Precinct (including football and cricket ovals and facilities): <ul style="list-style-type: none">Demolish existing tennis courtsDevelopment of main oval and junior oval (including upgrade to Fremont and Kaurna Plains ovals)Lighting of ovalsCricket netsNew path, fencing and lightingSmall amenities buildingCross over at Goodman Road and Phillip HighwayCar parking	<ul style="list-style-type: none">The integration of the Education Precinct into the overall Sports precinct is important and connects the sites.Potential funding assistance with State Government.The football and cricket ovals could cater for local sports as well as training by Central District Football Club (CDFC).The ovals could be used by the schools during school hours.Demand for training oval by CDFC and existing user groups.A small amenity would be required to support activities (toilets, kiosk). However, the main football and cricket club rooms could be provided as part of facilities within Elizabeth Oval or as part of a shared use facility linked to other activities on Ridley Reserve (e.g. softball).	\$3.985M
Stage 2A	Elizabeth Oval facilities: <ul style="list-style-type: none">Minor upgrade to existing ovalNew football / mixed use club roomsExisting grandstand and related facilities to remain and be upgradedClay pitch option. (optional drop in pitch & nursery not included in costing)Removal of mound in north eastern corner of siteExisting fencing to remainAssociated landscapingExisting lighting to remainPorte CochereCar parking	<ul style="list-style-type: none">Major existing facility that justifies improvements.Potential contribution by CDFC (Central District Football Club)Clay pitch option reflected in costing.Car parking modification required to increase car parking and support future indoor facility development. Cost may be reduced in this stage if car parking deferred.	\$4.659M
Stage 2B	Soccer Complex: <ul style="list-style-type: none">Clubroom extensionArtificial Soccer Pitch (1)Grass soccer pitches (3)Field lightingPlayground and exercise equipmentLow Fencing around main pitchSpectator seatingCar parking	<ul style="list-style-type: none">High participation sport.Federation Cup level facility required.	\$7.459M



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Potential Stage	Facility Component	Considerations and Rationale	Order of Cost
Stage 2C	Softball Facilities: <ul style="list-style-type: none">Demolish existing facilities and car parkTwo international standard diamonds (with fencing)Four other diamondsNew clubroomsFlexible area within the four other diamondsPedestrian pathLighting of diamondsCar parking	<ul style="list-style-type: none">High participation sport at Playford (existing regional focus).	\$4.042M
Stage 3	Health and Fitness Facilities: <ul style="list-style-type: none">Demolish and expand existing facilityAdditional gym and fitness spacePotential flexible use squash courtsModification and expansion of existing car park	<ul style="list-style-type: none">Existing provision is adequate for short termHigher cost facilityThe costing excludes:<ul style="list-style-type: none">Purchase of adjoining propertySports administration complexSquash courts (Squash SA investment required)	\$7.353M
Stage 4	Indoor Sports Complex. Including: <ul style="list-style-type: none">Indoor Sports Facility (four courts and community activity space)Upgrade of existing clubroomsPorte CochereUpgrading of Goodman Road car park	<ul style="list-style-type: none">Higher cost facility (hence later stage)	\$13.297M
TOTAL			\$53.253M
Range of Cost			\$53-\$55M

The timing of each stage will depend on the availability of resources and consideration will need to be given to other Council priorities.

Commercial components are not included in the staging summary as these will need to be market driven and funded.



Preliminary Concept Plan



Perspective



Perspective



Perspective

Figure 12.1 Scheme prepared by SportDev



12.2 Implementation

A number of key tasks will need to be undertaken to implement the Master Plan. These 'next steps' are as follows:

1. Undertake a strategic review of ownership, leasing and management within the sports precinct, including the potential establishment of an overriding 'Subsidiary' management group.
2. Formalise the integration of the education land within the sports precinct through equitable agreements. This will require communication and negotiation with DECD.
3. Review and suggest modifications to the Playford Development Plan to support the development of the sports precinct and enable commercial components such as allied health services.
4. Engage with peak sports bodies, relevant government departments and adjoining Councils to increase awareness and obtain support for the regional sports precinct.
5. Apply for grant funding and seek other funding opportunities including contributions by sports groups and education partners, and sponsorships.
6. Investigate commercial opportunities including the invitation of Expressions of Interest by relevant service providers.
7. Undertake detailed planning of facility components in accordance with the staging outlined in the Master Plan. This will require detailed plans and costings developed in consultation with the potential user groups and the broader community.
8. Establish connections with the broader community to achieve an integrated precinct that supports the broad community.
9. Determine specific management approaches and develop management agreements for each facility component.
10. Develop each facility component in accordance with the proposed staging and based on the availability of resources and contributions by sporting groups.

Each of these 'next steps' are outlined below to assist the implementation process.

1. Strategic Review of Ownership, Leasing and the overall Management of the Precinct

LAND OWNERSHIP

Although the master plan concept has been cognisant of land ownership the site has constraints with such a diverse arrangement of ownership. The proposed master plan suggests development on land owned by Crown, State, Local Government and private organisations such as the Elizabeth Bowling Club. The underlying objective should be to have one owner to control the site (except the land owned by DECD) and thereby facilitate the long-term development and vision for the precinct.

Priority actions include:

- Progressing negotiations with Elizabeth Bowling Club. Elizabeth Bowling Club own the land and building.
- Progressing negotiations with THE Central District Football Club regarding the land ownership to the south of the Elizabeth Bowling Club.

LEASE ARRANGEMENTS AND MANAGEMENT MODEL

It may be appropriate for Council to consider establishing a Subsidiary (pursuant to Section 42 of the *Local Government Act 1999*) to guide the overriding management of the Playford Regional Sports Precinct as outlined in this report.

Rather than directly manage facilities the Subsidiary could be an overriding management body that guides the approach to management. Different management agreements could then be put in place with individual users or groups of facilities that the Subsidiary could manage, similar to the approach adopted by the Adelaide Shores Trust.

Alternatively, Council could allocate the management agreements to individual users or for groups of facilities and the Subsidiary could have a broader 'driver or champion' role. The role and membership of the Subsidiary would need to be clearly determined and formalised by Council.

Regardless of the role of the Subsidiary, it could be best for the day to day management of each facility to be the responsibility of user groups or managers linked to specific management agreements for each facility or groups of facilities in the Precinct.

The approach to management will need to be developed and supported by the Council and the stakeholders.

Actions include:

- *Obtaining Council support for a management model*
- *Commencing negotiations with the Central District Football Club regarding their involvement in a subsidiary (if adopted);*
- *Defining the characteristics of the management model*
 - *Membership*
 - *Roles and responsibilities including but not limited to:*
 - *Finance*
 - *Marketing*
 - *Promotion generally*
 - *Membership*
- *Commencing negotiations with all sports in the precinct.*



2. Formalise integration of education land

The Fremont Elizabeth High School and the Kaurna Plains School are both strategically placed within the proposed regional sports precinct. The location of the schools and the potential for community inclusion should be embraced. It is suggested that formal negotiations with the Department for Education and Child Development (DECD) commence, including the ongoing discussion with DECD regarding the management, investment and integration of the schools into the precinct.

Actions include:

- *Ongoing discussions regarding inclusion with Fremont Elizabeth High School;*
- *Ongoing discussions regarding inclusion with Kaurna Plains School;*
- *Facilitating sport and management opportunities between the schools and the sporting bodies;*
- *Providing information sessions with schools;*
- *Discussing opportunities with the Department of Child Development (DECD);*
- *Facilitating discussions with Tony Cochiaro, Regional Director to facilitate support within the schools and the regions.*
- *Development of formal agreement with DECD that secures the inclusion of the school land within the regional sports precinct and determines equitable arrangements.*

3. A Development Plan that supports Sport and allied health

Although the existing zone provisions are supportive of a Regional Sports Precinct, there may be opportunities to alter or refine the planning policy to better support and guide the development of such a facility and encourage synergy between different (but compatible) land uses.

The current version of the South Australian Planning Policy Library (SAPPL) contains a 'Community Zone' policy module that is intended to accommodate community, educational, recreational and health care facilities. The following land uses that are envisaged in the zone:

- | | |
|-------------------------------|--|
| • cemetery | • community centre |
| • consulting room | • educational establishment |
| • emergency services facility | • hall |
| • health facility | • hospital |
| • library | • office associated with community service |
| • place of worship | • public administration office |
| • recreation centre | • theatre |
| • welfare institution | |

The Community Zone module of the SAPPL also contains a 'Recreation Policy Area' template that envisages the following land uses:

- | | |
|--|---|
| • car parking | • clubroom associated with a sports facility |
| • community centre | • community hall |
| • educational establishment | • emergency services facility |
| • entertainment, cultural and exhibition facility | • golf course |
| • indoor and outdoor recreation facility | • library |
| • lighting for night use of facilities | • meeting hall |
| • office associated with community or recreation facility | • playground |
| • shops or groups of shops ancillary to recreation development | • showground |
| • sports ground and associated facility | • theatre |
| • special event | • spectator and administrative facilities ancillary to recreation development |
| • swimming pool | |

These policy modules support the types of development that would form part of a regional sports precinct and could be a potential future policy option for the subject site. The site could also be divided into precincts if appropriate, to provide further detailed guidance for particular development on parts of the site, for example, it may be appropriate to create a precinct specifically for education, but that encourages facility sharing and integration with the balance of the Zone.

Alternatively, the Regional Centre Zone could be extended to encompass the existing Recreation Zone, with appropriate Policy Areas or Precincts developed to support the recreational and associated uses.

Rezoning opportunities for the existing residential areas to the north and south of the Recreation Zone could also be explored, as these areas could potentially support increased densities and a wider range of land uses that are compatible with recreational uses such as consulting rooms, community uses, child care etc. This could enable the integration of appropriate community uses with either the existing residential uses, or providing opportunities for residential redevelopment at a higher density integrated with other uses, encouraging regeneration of these residential areas.

These potential options will require further and more detailed investigation as part of a future rezoning process.

A review of the existing Development Plan is suggested to achieve an environment where a variety of vibrant mixed use options are explored, such as cafes, minor retail, restaurants, medical, home and office uses etc. This may include the implementation of a Development Plan Amendment.

Actions include:

- *Review the Development Plan opportunities to provide consistent zoning and development guidelines over the site, including:*
 - *Form of development*
 - *Type and use of development*
 - *Materials and finishes*
 - *Design guidelines generally*

4. Engage with a variety of Peak Bodies and Government

Local state and federal government representative should be engaged in the future planning to assist in the facilitation of the project. This will enable feedback from other organisations in the detailed planning and ensure the peak bodies and government departments are aware and supportive of directions.

A variety of peak sporting bodies have expressed interest in being involved in the site, including the opportunities for higher level competition facilities and sports administration opportunities. They include:

- Australian Rules Football (as a key user of an existing regional facility)
- Softball
- Soccer
- Squash
- Basketball
- Netball
- Cricket

Actions include:

- *Continue discussions with relevant peak bodies;*
- *Discuss the Master Plan and the opportunities with the Office for Recreation and Sport;*
- *Discuss funding opportunities with other government departments and sports bodies;*
- *Liaise with surrounding Councils to avoid duplication of a regional sports precinct and specific facilities.*



5. Pursue Funding opportunities

In order to achieve the Master Plan, various sources of funding will need to be sought including through the sale of related Council properties, State and Federal Government funding, sporting groups and the broader community (through rates and other sources). Opportunities for funding will need to be further investigated and government bodies liaised with as a 'next step' to the Master Plan project.

Opportunities exist to sell some parcels of open space on the basis that the funds could be used to contribute to the development of the regional sports precinct. Particular opportunities include the Grove Tennis Club and Munno Para Bowling club sites.

Grant funding could also be obtained through state and federal governments. Previous applications for State and Federal funding have been unsuccessful, primarily due to the lack of financial information provided. The Rider Levett Bucknall (RLB) Financial Report is included in the Appendix of this report and will assist in the preparation of any future submissions.

A detailed operational budget has not been included as part of this report, and it is suggested that this should be prepared in a case by case basis and in detailed consultation with the relevant sports club.

Relocation of the poker machines from their current location may be beneficial for the Central District Football Club and also increase the potential of the sports precinct to achieve funding. The opportunities for the location of poker machines could be investigated.

Actions include:

- Pursue the sale of existing land holdings (Grove Tennis Club and Munno Para Bowling club sites);
- Develop a detailed operational budget to assist the soundness of funding applications.
- Investigate grant funding opportunities and liaise with State and Federal governments accordingly;
- Liaise with the Central District Football Club and other sports bodies regarding potential funding opportunities;
- Investigate sponsorship opportunities;
- Pursue funding through the Federal health funding system;
- When developing funding applications:
 - Use the RLB Report to provide accurate costs when preparing submissions;
 - Support the context of the Councils Strategic Vision and the vision of the RSP;
 - Clearing define environmental initiatives that may be adopted as part of the RSP, including Aquifer Stormwater Recharge (ASR), solar initiatives on buildings, passive solar design principles, and providing good pedestrian and bicycle parks, encourage people to walk the site rather drive;
 - Prepare a professional and strategic report.

6. Investigate commercial opportunities

The regional sports precinct includes opportunities for commercial developments and activities such as allied health services, cafes and restaurants, entertainment facilities and clubs. These types of facilities have the potential to contribute to the community value and vibrancy of the site.

To achieve commercial initiatives that are consistent with the character of the regional sports precinct, a strategic and targeted approach to encouraging this type of development is likely to be required.

It is therefore suggested that Council invite Expressions of Interest for commercial developments with clearly outlined guidelines on the type of development and activities desired.

Actions include:

- Establish guidelines to inform potential commercial developers and operators;
- Invite Expressions of Interest for commercial initiatives.

7. Undertake detailed planning and budgets

Detailed planning and budgets in consultation with existing and potential user groups will be required as a 'next step' to the planning. This will ensure that facilities and buildings are appropriately located and designed.

The first facilities that justify detailed planning and budgets include:

High quality Regional Tennis Club and facilities

The Grove Tennis Club is a professionally operated club fully supported by Tennis SA and the Grove Tennis Club supports relocation to Spruance Oval in the eastern side of Main North Road.

High Quality Lawn Bowls Facility

Lawn Bowls is a key sport and the provision of a high quality lawn bowls facility is recognised as a demand. Although the new facility is indicated adjacent to the existing Elizabeth Bowls Club location, the consultancy team suggests that alternative locations are possible. In particular, the location on the western side of Main North Road adjacent to the possible future commercial use should not be dismissed and would depend on further negotiations with the Elizabeth Bowling Club and the Central District Football Club, and any possible future commercial development.

Detailed planning of the indoor sports facility will also be required. The indicative location of the indoor facility is shown as part of the regional sports precinct. A detailed study is required to confirm final size, court layout, location, and relationship with other spaces in the immediate area. Car parking should be abundant.

Actions include:

- Develop detailed plans and budgets for the new tennis complex in consultation with the Grove Tennis Club and Tennis SA;
- Consult with the bowls clubs on the detailed planning for a new bowls facility, giving consideration to all potential site options;
- Prepare a detailed study of the requirements for an Indoor Sports Facility including:
 - The role and spatial requirements for the Central District Football Club including club facilities and gymnasium
 - Confirm final location of the facility
- Continue discussions with Central District Football Club, and cricket and netball groups to increase the use of the proposed Indoor Sports Facility and associated facilities.
- Develop detailed plans and budgets for each of the other facility components over time and as resources become available.



8. Integration with the Broader Community

In conjunction with the council and the local community, develop an ongoing dialogue with sporting groups and the community at large, as defined in the Council document "Picking up the Ball".

Also ensure that the design of the regional sports precinct supports the integration of the community including through connections with the surrounds and accessible facilities, spaces and activity opportunities.

The opportunities to link with the retail and health precinct should be embraced and capitalised on. Not only do these represent excellent opportunities for funding, they also provide a more integrated design solution for the community, combining sport, recreation, health and retail experiences.

Connectivity throughout the site should be a priority including a pedestrian and cycle network from the Elizabeth train station to the west, through the RSP, onto Spruance Oval and also along Main North Road. There should also be connectivity to the Health precinct at the Lyell McEwin Hospital to the south via Harvey Road.

Opportunities for events and community activities should also be investigated. This could include

- Tennis Events, including junior and senior events;
- Football and cricket events including indigenous competitions;
- Squash national competitions;
- Swimming events;
- Soccer events;
- Softball events;
- Community events (including the potential to close Goodman Road for events and stalls prior to football matches);
- Other community events such as markets and clinics;
- The use of play spaces and exercise equipment.

Actions include:

- *Provide ongoing stakeholder engagement in the development of the project, possibly including:*
 - *Developing of a web site*
 - *Conducting forums to engage with stakeholders*
 - *Providing a single point of contact for the project*
- *Further develop links to the retail precinct including connections along Main North Road, Philip Highway and Goodman Road including:*
 - *Developing of a strategic plan*
 - *Developing of pedestrian links*
- *Further develop links to the health precinct including:*
 - *Facilitating ongoing discussions;*
 - *Developing a master plan for Harvey Road*
 - *Investigating a local or community bus network*
- *Develop a calendar of events to plan and bid for events in the future. Program the precincts development around future major events. This may include some temporary facilities.*

9. Develop management agreements

Following the strategic analysis of management approaches, it will be necessary to define the details of the management agreements for each facility component. This may require legal advice.

10. Develop specific facility components

Development of the Regional Sports Precinct will need to occur over time in accordance with available funding and other Council priorities. The staging plan aims to assist Council to determine the appropriate timing of development. However, circumstances and priorities could change over time and development opportunities will need to be assessed on an ongoing basis.



APPENDIX 1

CONCEPT DESIGN BRIEF



CONCEPT DESIGN BRIEF

All calculations must be reviewed by a qualified Traffic Engineer.
Figures do not allow for overlap between games when additional car parking would be required

				Number or size	Car parking ratio	Per	Total Car parks required	TOTAL REQUIRED OVER SUPPLY OR SHORTFALL	Notes
PRECINCT 3- EDUCATIONAL PRECINCT									
Education Precinct									
	Gross Area	COST (\$)							
DESCRIPTION OF WORK									
Demolish existing tennis courts and fencing									
Minor upgrade to existing Fremont oval									
Profile to remain as is									
Seeding and irrigation									
3 new cricket nets									
2 new tennis courts									
Minor upgrade to Kaurna Plains School oval and training									
Profile to remain as is									
Seeding and irrigation									
New path connecting Goodman Road to Phillp Highway									
New low fencing either side of path									
Existing fencing on Goodman Road and hillpHighway to remain									
New lighting to footpath									
New amenities building									
Lighting option									
Signalised cross over on Goodman Road									
Signalised crossing over Philip Highway									
CARPARKING PROVIDED									
Phillp Highway Carpark									
TOTAL CAR PARKS AVAILABLE									
COST									
CARPARKING REQUIREMENTS									
Local oval / Training Oval									
Training Space									
Assumes 24 players inc coach + 6 additional spectators = 30 per team x 2 teams = 60 car parks per oval									
Assumes 1 team of 24 training									
OVER SUPPLY OR SHORTFALL (-)									
PRECINCT 4- SOFTBALL / FLEXIBLE USE PRECINCT									
Softball									
	Gross Area	COST (\$)							
DESCRIPTION OF WORK									
Demolish existing Rose and Crown Clubrooms									
Demolish existing southern carpark									
New Clubrooms									
4 new softball diamonds including fencing									
Flexible sports area									
Profile to remain as is									
Irrigation									
Pedestrian path on northern side of site									
Lighting Option									
CARPARKING PROVIDED									
Harvey Road Car park 1									
Harvey Road Car park 2									
Ridley Road Car park 1									
Judd Road Car park 1									
TOTAL									
COST									
CARPARKING REQUIREMENTS									
Major diamonds									
Minor diamonds									
Clubrooms									
Function space for 150 people at 1.5m2									
Assumes function space not used at same time as fields									
OVER SUPPLY OR SHORTFALL (-)									
PRECINCT 5- SOCCER PRECINCT									
Soccer									
	Gross Area	COST (\$)							
DESCRIPTION									
New clubroom extension and refurbishment of existing									
Verandah area / undercover area									
Playground and exercise spaces									
1 x artificial soccer pitch									
3 x grass soccer pitches									
2 x 9's soccer pitches									
2 x 7's soccer pitches									
Spectator seating x 2									
Pedestrian path on northern side of site									
Fairfield Road crossing									
Standard Lighting option to 3 pitches									
Match standard lighting to 1 pitch									
CARPARKING PROVIDED									
Judd Road Car park 2									
Judd Road Car park 3									
Fairfield Road Car park 1									
Fairfield Road Car park 2									
Fairfield Road Car park 3									
Bus and parallel Car parking say									
Ridley Road Car park 2									
Ridley Road Car park 3									
TOTAL									
COST									
CARPARKING CALCULATIONS									
International standard Soccer pitches									
Junior Soccer pitches									
Clubrooms									
Function space for 150 people at 1.5m2									
Bar									
Assumes 15 players inc coach + 5 additional spectators = 20 per team x 2 teams = 40 car parks per pitch									
Assumes 15 players inc coach + 5 additional spectators = 20 per team x 2 teams = 40 car parks per pitch									
OVER SUPPLY OR SHORTFALL (-)									
Does not include Major event spectator car parking									

CONCEPT DESIGN BRIEF

All calculations must be reviewed by a qualified Traffic Engineer.
Figures do not allow for overlap between games when additional car parking would be required

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APPENDIX 2

SPORTING FACILITIES LOCATION



LOCATION OF PEAK BODIES FACILITIES

Table A2.1 showing is a list of the state sporting groups and the current location of the facilities.

Sport Group	Facility	Suburb	Address
AFL / SANFL	AAMI Stadium	West Lakes	105 West Lakes Blvd
Athletics SA	Santos Stadium	Mile End	145 Railway Tce
Athletics- SA Athletics League	Santos Stadium	Mile End	145 Railway Tce
Athletics- Little Athletics Association	Santos Stadium	Mile End	145 Railway Tce
Athletics- International Amateur Athletics Federation	Santos Stadium	Mile End	145 Railway Tce
Badminton SA	WA Satterley Hall	Lockleys	42 Rutland Ave
Basketball- Basketball Association of SA	Distinctive Homes Dome	Findon	44 Crittenden Rd
Baseball	<ul style="list-style-type: none"> Anderson Reserve Norwood Oval (Coopers Stadium) 	<ul style="list-style-type: none"> West Beach Norwood 	<ul style="list-style-type: none"> Anderson Ave Woods St
Cricket- SA Cricket Association	Adelaide Oval	North Adelaide	War Memorial Drive
Cricket- Cricket-Women's cricket	Women's Memorial Playing Fields	St Mary's	Cnr Shepherds Hill Rd and Ayliffes Rd
Cycling- AIS Track Cycling	Adelaide Superdome	Gepps Cross	State Sports Park, Main North Rd
Cycling- SA Cycling Federation	Adelaide Superdome	Gepps Cross	State Sports Park, Main North Rd
Diving SA	SA Aquatic and Leisure Centre	Oaklands Park	443 Morphett Rd
Hockey – Hockey SA	The Pines	Gepps Cross	State Sports Park, Main North Rd
Hockey- Women's Hockey	Women's Memorial Playing Fields	St Marys	Cnr Shepherds Hill Rd and Ayliffes Rd
Lacrosse- Women's lacrosse	Women's Memorial Playing Fields	St Marys	Cnr Shepherds Hill Rd and Ayliffes Rd
Motorcycling SA Inc	Heini Becker Park (Gilman Speedway)	Gillman	Wilkins Rd
Motor Racing	Adelaide International Raceway	Waterloo Corner	Port Wakefield Rd
Mountain Biking	Eagle Mountain Bike track	Leawood Gardens	Mt Barker Rd
Netball SA	ETSA Park	Mile End	155 Railway Tce
Rifle Shooting- Sporting Shooters of Australia (SA Inc)	<ul style="list-style-type: none"> State Shooting Park Monarto Shooting Complex 	<ul style="list-style-type: none"> Virginia Monarto South 	<ul style="list-style-type: none"> Park Rd Rifle Rd
Rowing- SA Rowing Association	A.M. Ramsay Regatta Course	West Lakes	Military Rd
Rugby League- SA Rugby League	Hindmarsh Stadium	Hindmarsh	Holden St
Soccer- Football Federation South Australia	Hindmarsh Stadium	Hindmarsh	Holden St
Soccer- Adelaide United- Soccer	Hindmarsh Stadium	Hindmarsh	Holden St
Soccer- Football Federation South Australia	Santos Stadium	Mile End	145 Railway Tce
Soccer- Women's Soccer	Women's Memorial Playing Fields	St Mary's	Cnr Shepherds Hill Rd and Ayliffes Rd

Sport Group	Facility	Suburb	Address
Soccer- Indoor	Adelaide Indoor Sports Centre	Kidman Park	Findon Rd
Softball SA	Barratt Reserve	West Beach	West Beach Rd
Squash SA	South Adelaide Squash Centre	Edwardstown	2A Midera Ave
Swimming SA	SA Aquatic and Leisure Centre	Oaklands Park	443 Morphett Rd
Tennis- Tennis SA	Memorial Drive Tennis Courts	North Adelaide	War Memorial Dve
Tennis- Women's Tennis	Women's Memorial Playing Fields	St Mary's	Cnr Shepherds Hill Rd and Ayliffes Rd
Touch Football	Adelaide South Parklands	Adelaide	South Tce
Water Polo SA	SA Aquatic and Leisure Centre	Oaklands Park	443 Morphett Rd
Volleyball SA: Indoor Volleyball	Mars Sporting Complex	Marden	43 Lower Portrush Rd
Opportunities	Require further investigation		
Archery SA	North Adelaide Parklands	North Adelaide	Bundeys Rd
ACHPER	Australian Council for Health, Physical Education and Recreation	Kent Town	105 King William Rd
Volleyball SA: Beach Volleyball	<ul style="list-style-type: none"> City Beach Mawson Beach Glenelg Beach Henley Beach 	<ul style="list-style-type: none"> Adelaide Mawson Lakes Glenelg Henley Beach 	<ul style="list-style-type: none"> 213 Pirie St Cnr Garden Tce and Mawson Lakes Blvd Glenelg Henley Beach
BMX	<ul style="list-style-type: none"> Tea Tree Gully BMX Club (St Agnes Recreation Area) The Cove BMX Club Happy Valley BMX Club Cross Keys BMX Club 	<ul style="list-style-type: none"> St Agnes Hallett Cove Aberfoyle Park Pooraka 	<ul style="list-style-type: none"> Smart Rd Oval Rd Taylors Rd/ Carrickalinga Blvd South Tce
Bocce	<ul style="list-style-type: none"> Campania Sports and Social Club Veneto Club 	<ul style="list-style-type: none"> Modbury North Beverley 	<ul style="list-style-type: none"> Famechon Cres 6-8 Toogood Ave
Bowls	<ul style="list-style-type: none"> Lockleys Bowling Club Holdfast Bay Bowling Club 	<ul style="list-style-type: none"> Lockleys Glenelg North 	<ul style="list-style-type: none"> 46 Rutland Ave 583 Anzac Hwy
Boxing	West Adelaide Football Club	Richmond	57 Milner Rd
Bridge	South Australian Bridge Association	Unley	243 Young St
Golf	<ul style="list-style-type: none"> Royal Adelaide GC Kooyonga GC Glenelg GC Adelaide Shores GP 	<ul style="list-style-type: none"> Seaton Lockleys Novar Gardens West Beach 	<ul style="list-style-type: none"> 328 Tapleys Hill Rd May Tce James Melrose Rd Military Rd
Croquet	<ul style="list-style-type: none"> Brighton Oval Hyde Park Croquet Club Holdfast Bay Bowling and Croquet Club Prospect Oval 	<ul style="list-style-type: none"> Hove Unley Park Glenelg North Prospect 	<ul style="list-style-type: none"> Stopford Rd 8 Northgate St Anzac Hwy Menzies Cres
Gymnastics	<ul style="list-style-type: none"> GSA State Training Centre Blackwood Gymsports Marion Fitness Centre Lefevre Community Stadium 	<ul style="list-style-type: none"> Morphettville Eden Hills Morphettville Osborne 	<ul style="list-style-type: none"> Oaklands Rd Northcote Rd Oaklands Rd Cnr Victoria Tce& Marmora Tce

Sport Group	Facility	Suburb	Address
Hang Gliding	Coastal sites: Tunkalilla, Ochre, Sellicks and Cape Jervous. Inland: Barn Hill, Illawarra Hill, Lochiel Ridge, Point Pass Ridge, Hallet Hill & Mt Bryan		
Judo Federation of SA	<ul style="list-style-type: none"> Scorpion Judo & Martial Arts Club SA Judo Academy ETSA Park 	<ul style="list-style-type: none"> O'Sullivan Beach Hampstead Gardens Mile End 	<ul style="list-style-type: none"> Cnr Galloway Rd & Marine Dr U2/ 2 Hewer St 155 Railway Tce
Karate	Virginia Community Recreation Centre	Virginia	Old Port Wakefield Rd
Martial Arts	<ul style="list-style-type: none"> Adelaide Martial Arts Academy Grandmaster Leongs 	<ul style="list-style-type: none"> Gilles Plains Adelaide CBD 	<ul style="list-style-type: none"> 3/615 North East Rd 1/61 Hindley St
Orienteering SA	<ul style="list-style-type: none"> Mt Crawford Forrest Barossa Valley Athelstone Mt Pleasant 		
Pony Club SA	<ul style="list-style-type: none"> Keith Kadina 		
Rock Climbing	<ul style="list-style-type: none"> Morialta Gorge Norton Summit Vertical Reality Climbing Adelaide Bouldering Club 	<ul style="list-style-type: none"> Morialta Gorge Norton Summit Holden Hill Thebarton 	<ul style="list-style-type: none"> Morialta Gorge Norton Summit 12/560 North East Rd 10 Ware St
Rugby Union	<ul style="list-style-type: none"> Tregenza Oval Riverside Oval Parkinson Oval Brighton Oval 	<ul style="list-style-type: none"> Linden Park Port Adelaide Kensington Gardens Hove 	<ul style="list-style-type: none"> Cnr Wemyss St and Laurel Ave Baynes Place Cnr The Parade & West Tce Cnr Brighton Rd and Highett Rd
Skateboarding	<ul style="list-style-type: none"> West Beach Skate Park Adelaide City Skate Park 	<ul style="list-style-type: none"> West Beach Adelaide CBD 	<ul style="list-style-type: none"> Africaine Street North Terrace
Triathlon Sa	<ul style="list-style-type: none"> Glenelg West Lakes 	<ul style="list-style-type: none"> Glenelg West Lakes 	<ul style="list-style-type: none"> Glenelg West Lakes
Yoga	Gyms and private studios throughout SA	Multiple	N/A



APPENDIX 3

STAKEHOLDER FEEDBACK AND LIST

SUMMARY OF STAKEHOLDER MANAGEMENT

GOVERNMENT	Location	Name	Phone	email		Summary Comment
City of Playford		Kim Nejman- Recreation and Sport	0478 324 008 08 8256 0266	knejman@playford.sa.gov.au		
		Greg Pattinson- manager Urban Growth and Regeneration	0439 846 848 08 8256 0456	gpattinson@playford.sa.gov.au		
		Edi Bergamin- Project Officer	0438 802 135 08 8256 0111	ebergamin@playford.sa.gov.au		
		Mal Hemmerling				
		Ryan Peremiczko		rperemiczko@playford.sa.gov.au		
Renewal SA						Managed by City of Playford
State Government- Local Member		Michael O'Brien				Managed by City of Playford
City of Salisbury						Managed by City of Playford
STATE / PEAK BODIES	Location	Name	Phone	email		Summary Comment
Office of Recreation and Sport		David Nash- Senior Project Officer Ilia Houridis- Director of Planning and Projects	08 7424 7624 0418 378 624	david.nash@sa.gov.au ilia.houridis2@sa.gov.au	Meeting	The Pines is focused on Hockey and cycling and soccer is not guaranteed. Management ideas are critical and ORS are currently doing research into options. There may be issues relating to funding if Central District has poker machines as a source of generating revenue. Especially if it is one amalgamated facility. Softball might be a good idea linking softball and baseball.
Department of Education and Childrens Development (DECD)		Vince Dimasi- <i>Assistant Director, Asset Services DECD</i>	0417 815 795 08 8226 1379	vince.dimasi@sa.gov.au	Meeting	Initial discussion held. Concept of Sport and Recreation Precinct supported. Further contact through Toni Cochiaro and supported by Vince Dimasi with meeting held at the Education Department on
		Toni Cochiaro-Regional Director DECD	08 8256 8230	toni.cochiaro@sa.gov.au	Meeting	Met as part of the Kurna Plains School consultation. Supports concept and part of ongoing negotiations with schools
South Australian National Football League (SANFL)					25 teams 420 Player in the metro league	
Tennis SA and World Tennis Challenge		Adam Renfrey-Community and Facilities Development	0412 572 190	Arenfrey@Tennis.com.au	Meeting with Brian Emmett and Phone conversations with Sue Suter	<p>Currently focussed on the Grove. This is a major centre with around 400 members. They are very supportive of the facility and are working with the club to create a regional complex. 16-18 courts. The Grove is well run and is one of the biggest clubs. They are very professional. They would need independence and identity if within the Sports Precinct . Also met as part of The Grove Tennis Club Stakeholder meeting</p> <ul style="list-style-type: none"> Tennis SA has worked with the City of Playford and The Grove Tennis Club for a number of years on the management, upgrade and development of the current Bicentennial tennis facility. It recognises it is now time to establish a new home. Currently the Bicentennial tennis facility operates at capacity with regards to community programming and competition offerings. Tennis SA acknowledges The Grove Tennis Club as being at the forefront of club management which it anticipates would remain in place upon development of the new facility. Proximity to local schools and prominence on Main North Road means this is a prime position for tennis development. The expanse of viewing areas, adventure playground and accessible clubhouse will add to the vibrancy of the Playford Tennis Park concept. The development would stand alone in South Australia and the largest hard court facility in the Adelaide metropolitan area. Size and scope allows capacity to host major international, national and state tennis events. <p>Tennis Australia via the National Court Rebate will also invest financially.</p> <ul style="list-style-type: none"> Tennis SA provides concept planning services via Sportdev for major tennis projects and the following is incorporated in the concept drawing provided: <ul style="list-style-type: none"> 500sqm club house central to the facility. Viewing and shelter areas. Eight purpose-built modified tennis courts. 20 full size hard courts. Adventure playground. Community play space. Car parking provisions for 160 cars. Expansion opportunity for two full-size courts, four modified courts and temporary stands for events. <p>Tennis Park concept drawings provided by Sportdev. Tennis Australia Nationals Tennis Facility Planning and Development Guide</p>



SUTER PLANNERS

CONNOR HOLMES
PROPERTY SERVICES
A FYFE COMPANY



STATE / PEAK BODIES	Location	Name	Phone	email		Summary Comment
Bowls SA						Included as part of Supply and Demand Report
Soccer SA- Football Federation SA	108 South Road, West Hindmarsh SA, 5007	Michael Carter- CEO	(08) 8340 3088	info@ffsa.com.au	Phone interview by Sue Suter	<p>Pursuing development of the sport. Development could be like Burton park. 3 soccer pitches. One synthetic pitch. Requires control of the operation.</p> <p>Comments on the RSP concept</p> <ul style="list-style-type: none"> FFSA proposes a partnership with the City of Playford to create a regional hub for soccer. FFSA has recently conducted a facilities study identifying Playford as a key priority area. FFSA has developed, or is developing current facilities in line with the strategy at Burton, Adelaide Shores and The Parks Community Centre. The City of Playford ranks number one in the projected market change in future market for football by LGA from 2011-2026 from age 0 to 35. <p>FFSA has experience in lobbying, securing facility funding, stakeholder support and establishing partnerships.</p> <p>Comments on Design features</p> <ul style="list-style-type: none"> Consideration of synthetic surface for the main pitch. <p>Supporting documents Facility Strategic Plan for Football n South Australia – 2013.</p>
Netball SA						Would take up a lot of room. Already has Argana park. Check Argana park as the space may not be available for an indoor facility.
Elizabeth Netball Association						Included in Supply and Demand Report
South Australian Cricket Association (SACA)		Jamie Cox				Meeting held with Playford Council representatives.
SA Softball Association		Phil Sinnott – General Manager				
Squash SA						<p>Comments on the RSP</p> <ul style="list-style-type: none"> Squash SA registers interest in the proposed RSP. South Australia does not currently have a state squash or racquetball centre. The preferred model would incorporate an overall sporting precinct consisting of separate entities that are able to share core facilities. <p>The design would be such that future sporting developments would be co-located next to the core facility.</p> <ul style="list-style-type: none"> Eight multi-use squash courts. Option to house all glass show court (demountable). Office space facility. <p>Shared use amenities.</p>
ON SITE	Location	Name	Phone	email		Summary Comment
Central District Football Club	Central District Oval Ridley Potters Reserve	Kris Grant- General Manager Glenn Armstrong- Board Member	82552555 0407 373 399	Kris.grant@cdfc.com.au	130	Central District Football Club must maintain control of their licensed facilities and the management of the sporting facilities generally. They are a very successful club that is open to ideas. They embrace the concept of a sport and recreation precinct. Centrals would like to offer their professional management skills as part of the overall concept, forging links with existing sports, new sports, and the schools.
Elizabeth Bowling Club	Adjoining Central District Football club	David Collins	8255 7024 Club: 8255 1895	David.collins37@three.com.au		
Aquadome		Simon Keane – YMCA Centre Manager				<p>Comments on the RSP Concept</p> <ul style="list-style-type: none"> Overall the YMCA is very supportive of the RSP concept and would be pleased to help develop with Council. Consider developing a partnership with Elizabeth Fremont School to increase daytime usage of the sports hall. Sports hall should consist of a minimum of 3 courts to be viable. The current Aquadome gym is at capacity; the extension as proposed in the master plan is required to ensure we continue to service the community. Reception area would have to be rebuilt within the new extensions to manager the extended gym and court sports. The current gym location and location of the new gym extension is on opposite ends of the facility. Further work would need to be done, on how to make both areas work. Car parking at the centre is already at capacity during peak times, a car park increase of over 100 required to accommodate increased usage from the sports hall. <p>Lack of outdoor area for the swimming pool seen in the concept plan. This is a popular area for families to gather while using the facility over peak periods.</p>

ON SITE	Location	Name	Phone	email		Summary Comment
Elizabeth – Salisbury and District Tennis Association						This has now amalgamated with The Grove Tennis Club
Eastern Park Soccer Club						
RAFA Social Club						
Penfield Sporting Association						
Fremont Elizabeth City High School	Phillip Highway, Elizabeth SA 5112	Peta Kourbelis- Principal	08 8255 7566	peta.kourbelis@fechs.sa.edu.au	Almost 1000 students	Fremont Elizabeth City High School and DECD support a greater focus on community integration and consequently forging links with Central District Football Club. The facilities provided, and the courses associated with management of organised sporting functions, could be integrated with the courses provided by the school, thereby providing “pathways” for students.
Kaurna Plains School R-12	83 Ridley Road, Elizabeth SA 5112	Gael Little- Acting Principal	08 8252 4419	gael.little@kaurnaas.sa.edu.au	Approximately 70 students	Kaurna Plains School supports the integration of the school with the community and possibly incorporating courses that help to facilitate a greater connection with the sporting groups in the precinct. They also support discussion with Fremont Elizabeth City High School and will facilitate a meeting to further develop their ideas and approach.
Elizabeth Tennis Club	Relocated	Refer to the Grove Tennis Club	Refer to the Grove Tennis Club	Refer to the Grove Tennis Club		Amalgamated with The Grove Tennis Club
Winter Mixed Social Slowpitch Softball Club		Michelle O’Laughlin		raymich@optusnet.com.au	32 Senior 8 Junior	Refer to Supply and Demand Report
Central Districts Softball Club	Fairfield Reserve	Linda Thornton Sharyn Mayne – Secretary	08 8397 6900 0412 829 504	lthornton@dailadigger.com.au	30 teams 205 Seniors 103 Juniors	CDSA approves the proposed location of softball as indicated on the concept plan. <ul style="list-style-type: none"> • Minimum of four diamonds including two of international standard. • Floodlighting of the international standard pitches with four towers each. • Kitchen facilities with outside servery. • Bar area. • Storage comprising 10m x 8 m shed. • Seating behind the two international diamonds including permanent elevated platforms behind home plate. • Maximum shade provision for spectators at each diamond. • Warm up areas for throwing and hitting practice. Club room facility with 20m x 10m meeting/function area, officials change rooms, players change rooms, toilets and canteen
Phantom Softball	Fairfield Reserve					Refer to Supply and Demand Report
Northern Area Men’s Softball	Fairfield Reserve	Tammy Mason	0414 920 918	Namsa01@hotmail.com	6 Teams 50 Seniors	Refer to Supply and Demand Report
Elizabeth Potters Club						
Penfield Sporting Association						
Rose and Crown Cricket Club	Ridley Potter Reserve	Peter Figallo	0421 637 963	c.mansueto@bigpond.com	55 Senior	
Elizabeth Vale Soccer Club	Fairfield Reserve					Refer to Supply and Demand Report
LOCAL – NOT ON SITE	Location	Name	Phone	email		Summary Comment
Elizabeth Athletics- State level 1	Duncan Anderson Reserve Trimmer Road, Elizabeth	Adrian Bishop Athletics SA	8354 3477		limited	Refer to Supply and Demand Report
Elizabeth & Districts Junior Soccer Association (EDJSA)	Various	John Baumann - Chairman		u		Comments on RSP Concept <ul style="list-style-type: none"> • Pleased to make submission and express interest0. • Proposes EDJSA be the primary stakeholder of the soccer section of the RSP. Associated secondary stakeholders to be SAASL, Elizabeth & Districts Referees Association and Junior and Senior Club to be developed at the RSP. Comments on Design Features Building requirements: <ul style="list-style-type: none"> • Office space for EDJSA administration. • Two x 20 person meeting rooms. • Function area for 100 people. • Commercial kitchen. • Bar facilities. • Cool room storage. • Change rooms. • Storage for equipment and stock.



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						<p>Ground requirements:</p> <ul style="list-style-type: none">• Four full-size pitches.• Four modified pitches.• Lighting to all pitches suitable for night games and training.• Perimeter fencing for child safety.• Fencing to main pitch. <p>Shared storage sheds.</p> <p>Supporting Documents</p> <ul style="list-style-type: none">• Letter of reference from SAASL.• Football of Australia (independent body) National Public Inquiry into the State of Football in Australia – June 2012. <p>2013 EDJSA Handbook.</p>
Playford City Patriots Soccer Club	Ramsey Park	Greg Voigt Tony Partridge	0400 771 960	PO Box 16 Elizabeth SA 5112	45 Senior 100 Junior	<p>Comments on RSP Concept</p> <ul style="list-style-type: none">• The Playford Patriots are the only FFSA NPL State League (second tier) club in the Council area.• At the Club's current location at Ramsay Park it is claimed to comply with 95% of new FFA facility requirements for Premier League (first tier) club. <p>Any view to relocate to the new RSP would require full compliance with the FFA facility requirements.</p> <p>FFSA Competition Ground Requirements for all Senior Men Competitions.</p>
The Grove Tennis Club	BiCentenialTennis Centre Corner of Mark and Oldham Road Elizabeth Grove SA 5112	Peter Vandeleur	0409 856 857		Amalgamated with Elizabeth tennis Club 340 members	<p>Comments on the Design of the RSP</p> <ul style="list-style-type: none">○ Detailed previous understanding of assurances given by Council with regards to the relocation including:○ New for old replacement.○ Being a stand-alone facility should not change – therefore does not support concept plan showing shared facility with lawn bowling.○ Present terms of lease to be adhered to, other than increase in lease payments to be negotiated.○ Any management agreement that SA Tennis Academy had with The Grove Tennis Club to be honoured by Council.○ The Grove Tennis Club is one of few sporting facilities in the Council area that does not require financial assistance to remain viable.○ The new tennis facility should be the regional centre for tennis in the northern area of Adelaide and nearby country areas.○ Concept plan shows the tennis facility location on Main North Road being perfect, but not for co-use with lawn bowling. <p>Revisions to the RSP Design</p> <ul style="list-style-type: none">○ Designed for future growth of up to 26 courts.○ Elevated two-storey club house, centrally located amongst courts.○ Terraced lawns for spectator viewing.○ Three-bedroom flat for onsite caretaker/manager.○ Three courts made available for free public usage when not in use.○ Being able to cater for range of tournaments and competitions from social up to international level.○ Clay training court.○ Modified junior court.○ Pathways and access between courts not adequately allowed in concept plan. <p>Must comply with all Tennis Australia criteria for hosting tournaments.</p>
Munno Para Bowling and Community Club		Keith Varney- Council Liaison Officer	0414 254 266			<p>Comments on the Design of the RSP</p> <ul style="list-style-type: none">• MPBCC is staying in its current location as agreed by members at the special general meeting held September 12, 2012.• MPBCC will remain as its own identity as voted by members at the special general meeting held September 9, 2012.• Reason given by the MPBCC for not being part of the Regional Sports Precinct:<ul style="list-style-type: none">○ Facilities are combined with tennis on the concept plan. Would not cope in peak times and for community activities (carpet bowls, line dancing, bingo, darts etc).○ Not enough greens.○ Minimal car parking.○ Floodlighting issue for neighbouring residential housing and a major intersection and highway in close proximity.



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						<ul style="list-style-type: none"> o New facility not big enough and no allowances for individual clubs. o Ownership of Liquor/Gaming Licences. o Financial constraints. o Lack of direct transport to the site. o Reluctance of current members to travel additional distance. o Personal toll on friendships and isolation of elderly members. o Community utilisation of current hall for social functions.
Harlequin Netball Club	Argana Park	Colin White	0407 716 872	Col.white@novagroup.com.au	225	Refer to Supply and Demand Report
Playford Wells Hockey Club		Margaret Thom	8284 8836	PO Box 544 Two Wells SA 5357	40?	Refer to Supply and Demand Report
Gleneliz Calisthenics and Dance Club		Annette Meadows				<p>The Club would be looking for a long term lease arrangement and their long history (52 years) shows their viability.</p> <ul style="list-style-type: none"> • A number of 10m x 10m rooms in the proposed indoor facility (as the stage size is 8.4m x 8.5m). <p>A facility that could accommodate several groups at a time would effectively utilise the resources.</p>
Playford Wells Hockey Club	David Luckett					<p>Looking for co-usage arrangement with softball or tennis.</p> <ul style="list-style-type: none"> • Proposes modifying fencing requirements for softball to enable three hockey fields. • Claims any synthetic tennis surface is suitable for hockey and one hockey field can fit within 12 tennis courts.
Northern Districts Cricket Club						<ul style="list-style-type: none"> • NDCC would like to work with Council and do not see any negative aspect to the concept. • Claim to have consulted Central District Football Club who “seems to be open-minded to the prospect of having cricket at CDFC”. • Claim South Australian Cricket Association is “happy to support NDCC in this venture”. • The new Premier League competition being established by the SACA has the northern franchise based at Prospect Oval at this stage which is not considered northern suburbs in their opinion. <p>T20 cricket featuring international and national players could be attracted to the new Premier League competition.</p>
LOCAL RESIDENT	Location	Name	Phone	email		Summary Comment
LOCAL RESIDENT	Harvey Road	Joy Meikle –				<ul style="list-style-type: none"> • Primary concern is building licenced premises within the Regional Sports Precinct. Claims Council has previously deemed the area a dry zone. • Traffic management along Harvey and Judd roads and ongoing concern. • Location of public toilets should not be in view of housing. • Litter management needs to be considered. • Car parking should not be permitted directly in front of houses (ie should be along reserve area only). • Fencing should be carefully considered to reduce risk of balls going onto roads.
	Conyngham Street	Steve Brightwell –				<ul style="list-style-type: none"> • Positive about the concept in general. • Main concern is floodlighting of the proposed tennis area. • Concern of traffic congestion on Conyngham Street. • Would prefer the club rooms to be located where indicated on plan further away from housing. • Requested looking at the road to be resurfaced.
	Phillip Highway	Jessica Pollock –				<ul style="list-style-type: none"> • Happy with the proposal however would like to see a dog park or pet friendly area incorporated within the RSP.
	Harvey Road	Melissa Story –				<ul style="list-style-type: none"> • Concerned regarding the building of licenced premises and club rooms in a residential area where the area already has issues with alcohol use and gambling. There are several premises already in walking distance. • RSP seems to be allocated in an area that has a lot of elderly and single women who may not feel as safe. • Would be less concerned if it were built on a main road with parking accessed from the main road. • The movement of these club rooms to a main road would be more favourable to the residents in the area. • Can the two club rooms already on Ridley Reserve be expanded? • More social rooms and car parking will mean less green space and less beauty for the area.



APPENDIX 4

CARPARKING RATIOS



CAR PARKING RATIOS

The following table indicates the indicative number of car parks required for a variety of different sports. Note the assumptions and notes which form part of the background research.

The table is for initial design concept information only, and is subject to a detailed traffic review on the regional facility in its entirety. This should be undertaken by a suitably qualified Traffic Engineer. It is assumed that the ratios allow for some minor spectator car parking, such as parents associated with sport. Excluding the “AFL District Game Day” figure which predominantly includes spectator car parking, the car parking ratios would not include events type spectator parking.

Subject to the review by a Traffic Engineer, conditions that may influence the overall traffic and car parking ratios including but are not limited to:

- time of use including weekend use and time of day;
- peak demands;
- location of adjoining complementary or competing sports facilities;
- peak loads associated with the transition when games are played sequentially;
- etc.

Where possible we have referenced sources to substantiate the numbers and ratios.

Subject to the scale of the facilities, additional car parking may be required for club bar staff, administration and volunteers.

If a Function Room or similar function is included as part of the club facilities an approximate car parking ratio is included in the following table.

Sources:

- Planning SA (2001) – Parking Provisions for Selected Land Uses (Suburban Metropolitan Adelaide).
- ACT Parking and Vehicular Access Guidelines (2000)
- <<http://www.legislation.act.gov.au/ni/2002-246/20020404-2972/pdf/2002-246.pdf>>
- RTA NSW Guide to Traffic Generating Developments (2002)
- <http://www.rta.nsw.gov.au/roadprojects/community_environment/documents/guide_to_generating_traffic_developments.pdf>
- The Planning Service: Parking Standards (UK)
- <http://www.planningni.gov.uk/index/policy/supplementary_guidance/spg_other/parking-standards.pdf>
- West Sussex Council – Revised County Parking Standards and Transport Contributions Methodology (2003)
- Playford Development Plan

Use	Min	Max	Per	Assumed car parks	per	Reference / Note
AFL Game	15	20	team	36	Oval	Assumes 24 players including coach + 6 additional spectators=30 per team x 2 teams = 60 car parks per oval
AFL District Game Day	1,000	2,000	day	1,500	Game	Assumes 3000 people at a game and 50% of people come by car. The remainder come by public transport.
Baseball				34	Field	12 players including coach + 5 additional spectators per team = 17 x 2 teams = 34 car parks
Basketball	15	20-25	court	20	Court	ACT Government
Bowling	10	30	First Green	20	For first Green	Planning SA & RTA
		15	Additional Greens	15	For add. Green	Note 1 bowling green = 7 rinks Planning SA & RTA
Bowling Alley	1	- 3	22 m ² Lane	2	lane	RTA & West Sussex Council Each lane is approximately 60m ² therefore allow 2 per lane
Cricket	0.5	0.75	Player	22	Oval	The Planning Service UK 2 teams of 12 = 24 x 90% = 22
Community facility						May include general meetings dates, pool bridge, etc
Equestrian Centres- Indoor	1	-	20 square metres of arena	1	20m ² of arena area	West Sussex Council
Golf Course	4	4	Hole	288	18 hole course	The Planning Service UK & West Sussex Council
Golf Driving Range	1.5	1.5	Bay	1.5	Bay	The Planning Service UK
Gymnasium / Fitness Centre –Metropolitan Regional-	1	3	100 m2 GFA	2	100m ²	RTA & ACT Government Gross Floor Area (GFA)
Gymnasium / Fitness Centre –Metropolitan sub-Regional		7.5	100 square metres GFA	5	100m ²	RTA & ACT Government Gross Floor Area (GFA)
Horse Riding School/ Stables	2	-	Loose box	2	Loose Box	West Sussex Council
Hockey				28	Field	Assume 2 teams x 16 (including reserves) = 32 x 90% = 28
Indoor Leisure Facility	4.5	10-14.3	100 square metres	8	100m ²	West Sussex Council & Planning SA Assess on needs basis. Assume GFA
				25	Court	Alternative
Netball	15	20-25	Court	20	Court	ACT Government 7 people per team and reserves
Tennis Court	2	5	Court	6	Court	Assumes 4 players per court and 2 spectators
Rugby	0.5	0.75	Player	24	Field	The Planning Service UK 15 players on field. Assume 20 players including reserves x 2 = 40 players x 60% = 24 car parks
Skating Rink	5	20	100 m2 of rink	180	rink	Assume 30m x 60m = 1,800m ²
Softball				34	Field	12 players including coach + 5 additional spectators per team = 17 x 2 teams = 34 car parks
Soccer	1 for 3	1 for 2	Players Players	40	Pitch	Assumes 15 players including coach + 5 additional spectators = 20 per team x 2 teams = 40 car parks per pitch
Squash Court	1	4	Courts	3	Court	ACT Government, Planning SA & West Sussex Council
Swimming Pool/ Skating Rink	5	20	100 m2 of pool area	12	100m ²	ACT Government 50m x 25m pool = 1,250m ²
Playing Field - Regional Complex	125	-	Playing Field	125	Field	
Playing Field (Local Complex)	30	-	Playing Field	30	Field	
Community Centre				1	10m ²	Development Plan Gross leasable floor area
Restaurant				1	3 seats	Development Plan
Meeting hall				1	5 seats	Development Plan



APPENDIX 5

CASE STUDIES

Case Study Category: 1

Case Study Name: The Paddocks

Location and Catchment

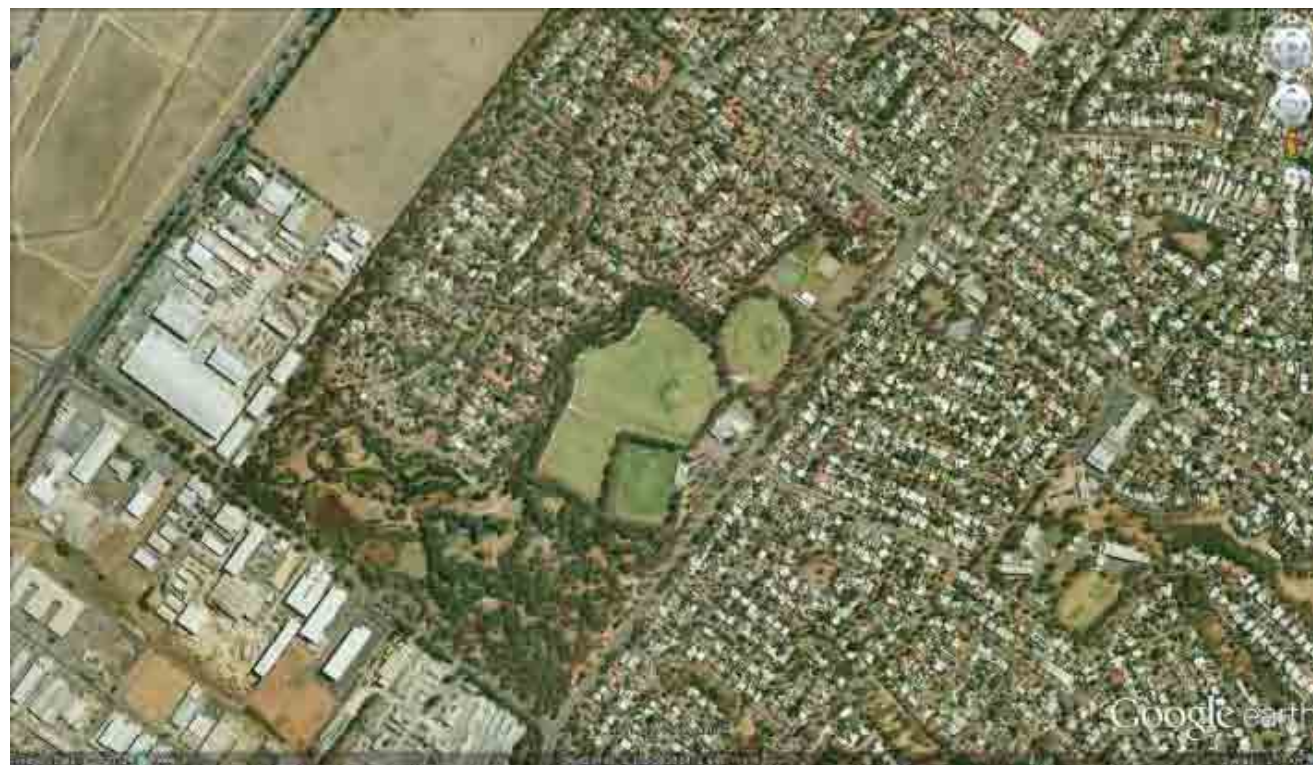
- Para Hills, South Australia
- Northern metropolitan suburb in Adelaide
- Some 10,000 residents live in the Para Hills region

Facilities Provided

- Soccer fields
- Netball courts
- Oval
- The Centre (community)
- Trails and recreation
- Enclosed dog park
- Junior playground
- Wetlands (6 ha of total land)

Other Comments

- Site is an example of an integrated wetland and stormwater management system combined with public open space
- 46 ha



Case Study Category: 2

Case Study Name: The Ponds Sports & Recreational Precinct

Location and Catchment

- The Ponds, New South Wales
- New metropolitan area in Sydney's North-West
- Size of new development area is 320 ha
- Over 2,500 residents living in The Ponds
- Also used by John Palmer Public School for school sports

Facilities Provided

- 2 playing fields
- 4 Multi-purpose courts
- 4 netball courts
- Playground
- Fitness trail
- Car parking (165 cars)
- BBQ areas

Other Comments

- Located in the fastest growing suburb in NSW
- Will comprise over 3,000 homes when complete



Case Study Category: 3

Case Study Name: Girraween Sports Precinct

Location and Catchment

- Noosa, Sunshine Coast, Queensland
- Over 8,000 residents in immediate area
- Over 335,000 residents in Council area (Sunshine Coast)

Facilities Provided

- 2 senior + 2 junior fields
- Athletics facilities
- Criterium cycling circuit
- Clubhouse and amenities
- Car parking

Other Comments

- District hierarchy



Case Study Category: 4

Case Study Name: Adelaide University Sports Hub

Location and Catchment

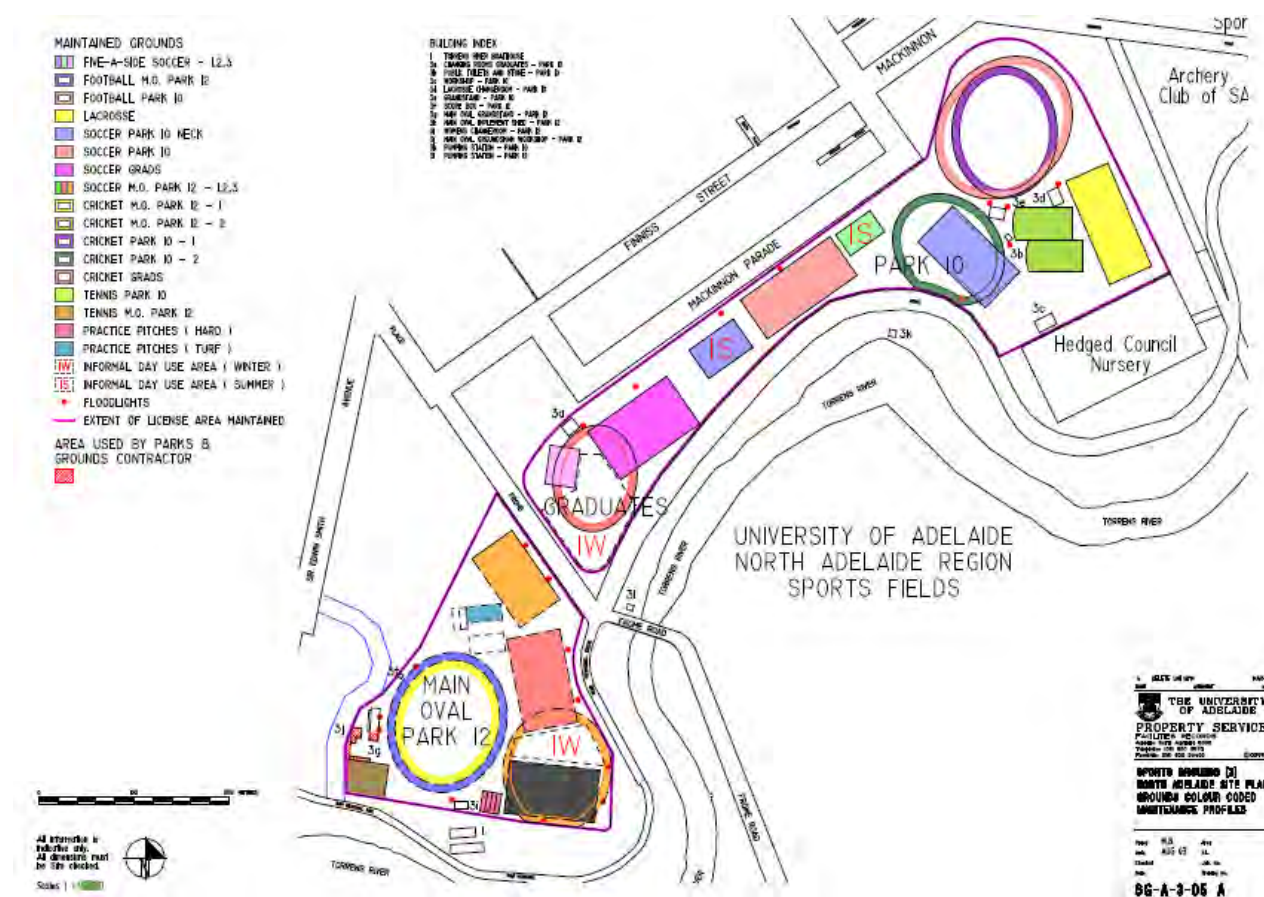
- North Adelaide, South Australia (adjacent Adelaide City)
- Some 25,000 students enrolled each year

Facilities Provided

- Fitness within University
- Athletics
- Playing fields (football, cricket, lacrosse, soccer, touch)
- Lawn tennis
- Ultimate frisbee
- Link to rowing
- No off street car parking

Other Comments

- The University has 35 sporting clubs – other venues include fields at West Beach (e.g. hockey) and Waite (e.g. rugby)



Case Study Category: 5

Case Study Name: Knox Eastern Recreation Precinct

Location and Catchment

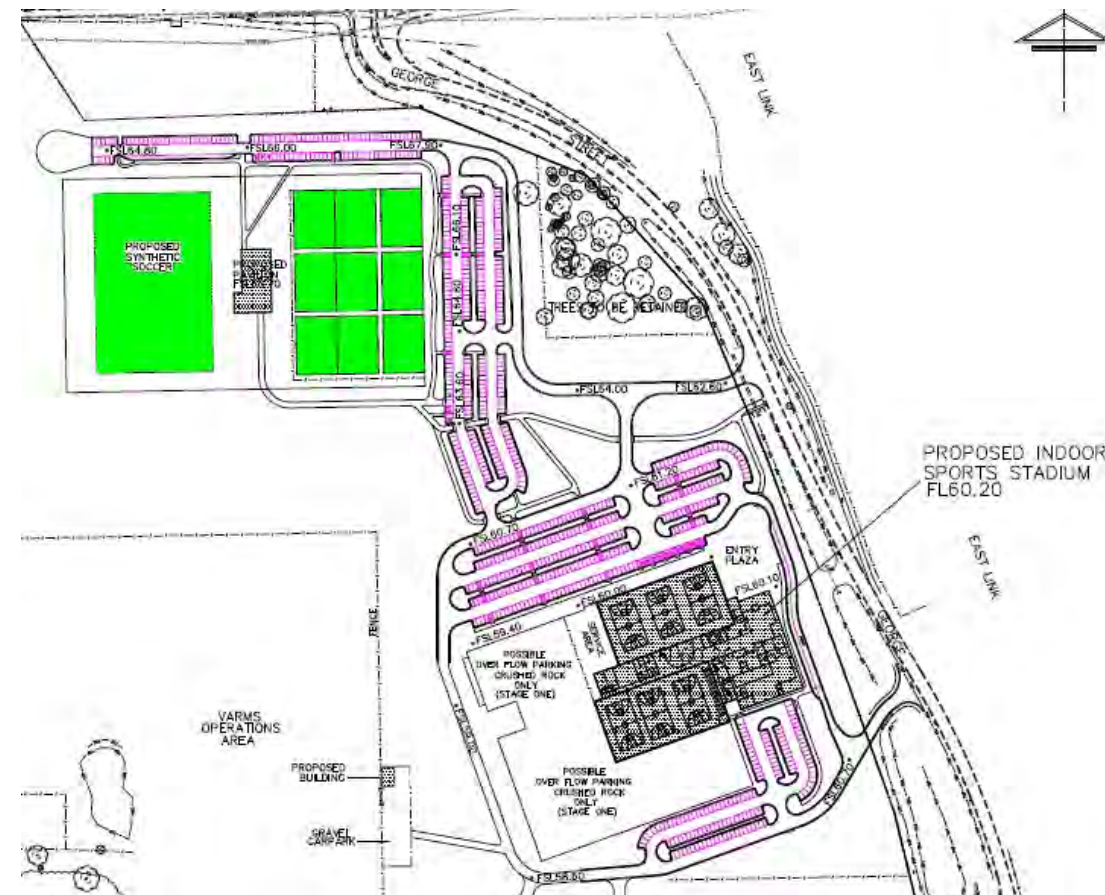
- Wantirna South, Victoria
- Metropolitan suburb in Melbourne
- Over 18,000 residents in immediate area
- Over 157,000 residents in Council area (Knox)

Facilities Provided

- Indoor sports stadium (3,200 seats show court)
- 2 synthetic soccer pitches & pavilion
- Field for radio model soaring
- Outdoor plaza
- Pathways
- Car parking (sealed and unsealed)

Other Comments

- Potential to add 2 more soccer pitches and 8 more basketball courts in the future
- 27 ha



Case Study Category: 6

Case Study Name: Caloundra Central Park Sport and Recreation Precinct

Location and Catchment

- Caloundra, Sunshine Coast, Queensland (adjacent the Central Business Area)
- Over 10,000 residents in immediate area
- Over 335,000 residents in Council area (Sunshine Coast)

Facilities Provided

- Regional tennis centre (international)
- Regional mallet sports facility
- Fields for rugby league, rugby union, touch and cricket
- Disability sports headquarters
- Indoor sport with district gymnastics
- Aquatic facility
- Green space for community use
- Boxing
- Badminton
- Car parking (multiple sites)

Other Comments

- 26 ha



Case Study Category: 7 (or 8)

Case Study Name: Adelaide Shores Precinct

Location and Catchment

- West Beach, South Australia
- Coastal metropolitan suburb in Adelaide
- Some 221,000 residents in Western Adelaide region
- Some 1.2 million residents in Adelaide

Facilities Provided

- Baseball diamonds
- Softball diamonds
- Lacrosse fields
- Tennis courts
- Sailing club
- Sea rescue & SLSC
- Dog club
- Equestrian
- Skate park
- Golf courses & facilities including Mini Golf
- Coast Park (trails)
- Car parking

Other Comments

- Site also has a strong tourism focus with accommodation and other facilities e.g. café, function centre
- 135 ha (including tourist accommodation)



Case Study Category: 8 (or 9)

Case Study Name: State Sports Park, Gepps Cross

Location and Catchment

- Gepps Cross, South Australia
- Metropolitan suburb in Adelaide
- Some 1.2 million residents in Adelaide

Facilities Provided

- Hockey
- Cycling (Super-Drome)
- Soccer
- Super School with indoor sport and field link
- Horse Agistment
- Gymnastics Club with competitive cheerleading
- Car parking (1,800 cars)

Other Comments

- Upgrade of hockey facilities announced July 2012, to meet international competition standards and to add second hockey pitch



Case Study Category: 9

Case Study Name: AK Reserve Sports Precinct, WA

Location and Catchment

- Leederville / Floreat, Western Australia
- Metropolitan suburb adjacent Subiaco (Perth)
- Some 1.8 million residents in Perth

Facilities Provided

- Athletics Stadium (2000-seat grandstand plus 10,000 on grassed banking)
- Basketball Stadium (with show court + 7 courts)
- Cricket stadium
- Rugby facility (2 fields)
- AFL ovals (2, not school ovals)
- Soccer fields (9)
- 16 tennis courts
- Swimming pool (outdoor)
- Grammar school with 2 ovals & 3 fields
- College with 3 ovals & 3 fields
- Car parking (2,140 cars including event parking)
- Links to residential and commercial

Other Comments

- Redevelopment of the 1962-built Commonwealth Games facilities (known as Perry Lakes)



Case Study Category: 10

Case Study Name: Blacktown International Sports Park

Location and Catchment

- Blacktown, New South Wales
- Metropolitan suburb 34km west of Sydney CBD
- Some 4.6 million residents in Sydney
- Almost 500,000 visitors per year

Facilities Provided

- Softball precinct (3 diamonds)
- Athletics stadium (high quality, 1,200 seats)
- AFL/ Cricket Stadium (10,000 capacity)
- Indoor Practice Centre
- Baseball diamonds (3 international)
- Soccer field
- International Goalkeepers Academy
- Home to AFL and baseball national teams
- Car parking (1,061 cars including 180 overflow spaces)

Other Comments

- Previously known as Blacktown Olympic Park, it was developed as a major training venue for the Sydney Olympics
- 30 ha



APPENDIX 6

PLANNING LINKED TO PLAYFORD CENTRAL SITE



Elizabeth Regional Centre- Guiding Principles and Concept

Prepared by Greg Salmon of City of Playford in April 2012

The report was prepared by Greg Salmon of the City of Playford and provides the guiding principles for development and urban design of the Elizabeth Regional Centre. Specifically it refers to the region of the Elizabeth Shopping Centre and adjacent connectivity. It provides examples of urban design principles.

The urban design guidelines highlight the “challenge for the Elizabeth Regional Centre to develop from predominantly single use, car dominated into a mixed use, vibrant, transit oriented development as envisaged in the 30-Year Plan for Greater Adelaide.

Philosophically it requires a change of thinking from planning and designing for cars, to planning and designing for people”

Although the extent of the report is primarily limited to the Elizabeth Shopping Centre and within Elizabeth Way, the report does suggest ongoing development on the western side of Main North Road and connection to Goodman Road. The portion of the Sports Precinct bounded by Philip Highway and Ridley Road is indeed within the Regional Centre zone and the principles found in this document should be further developed when designing the Sports Precinct.

Elizabeth Regional Centre Master Plan

Draft prepared by MPH in January 2008

This report primarily provides an overview in regard to the City of Elizabeth Shopping Centre precinct, however it does suggest connectivity to the greater region, including connection to the Aquadome aquatics centre.

Increased density is explored, further reinforcing the status of Elizabeth City Centre being a designated Regional Centre.

Elizabeth Regional Activity Centre and Surrounds- Vision, Structure and Implementation Strategy

Hassell Master Plan dated 2009

Hassell undertook the study of the Elizabeth Regional Centre for the Land Management Corporation, City of Playford and the City of Salisbury

The study developed the following vision

A revitalised mixed use centre as the focus for northern Adelaide that is a destination in its own right and is centred around a new and relocated railway station / interchange. Acting as a regional CBD it will be a sustainable place to live, learn, work and play.

Key aspects of the plan are supported including:

- Access across the railway line being more people friendly
- A more people friendly main street and greater connectivity to the RSP
- Redevelopment of the existing “Big-box “ shopping centre to create greater permeability through the site and a reduced dependence on the car
- Relocation of the Civil Buildings



Figure A6.1 Hassell Master Plan for 2050 (Source: Hassell 2009)

As a general rule, although the plan represents significant changes to the structure of the Elizabeth Regional Centre, the increased diversity of mixed use space would change in scale would enhance the opportunities available to the RSP.

Elizabeth Centre West Concept Plan

By Jenson Planning and Design
October 2011

Jenson planning and Design was engaged by the City of Playford to review of the draft concept plan for the Elizabeth Centre West prepared by the Land Management Corporation (LMC). The plan was designed to engage discussion and was not prepared having regard of design issues.

The site is approximately 156 hectares and includes extensive industrial, mixed use and residential options over the site. The plan anticipates the following floor areas and dwelling numbers:

- Retail 5000sqm
- Office 4,863sqm
- Commercial 102,164
- Industry 126,464
- Dwellings 2,405

A future overpass was considered as an extension of Elizabeth Way, south of the existing Elizabeth train station.

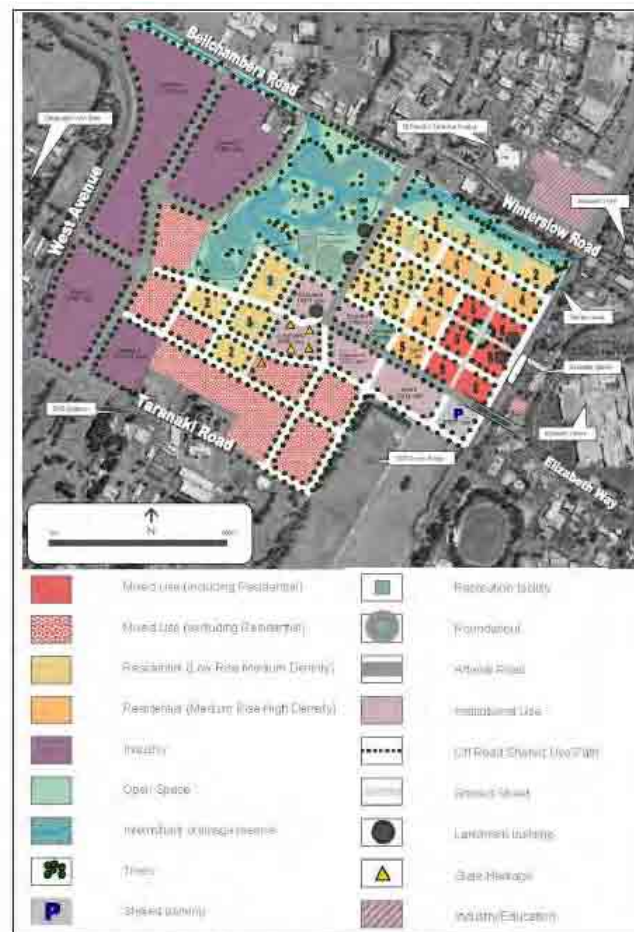


Figure 2: Elizabeth Centre West Draft Concept Plan for Stakeholder Review (LMC)

Figure A6.2 Elizabeth Centre West Draft Concept Plan for Stakeholder Review (LMC)

Although the site is not within the City of Playford, the concepts proposed in the Draft LMC Concept Plan, including the close proximity and subsequent increase in population represent important and significant opportunities that the RSP could capitalise on.

City of Playford Development Plan

Council wide provisions

The General Section of the Playford Council Development Plan contains provisions that apply to land and development across the whole council area, and are therefore generally broader than those policies that apply within specific Zones and Precincts.

The general policies that are most relevant are those under the heading 'Open Space and Recreation'.

The objectives for open space and recreation include the creation of a network of linked parks, reserves and recreation areas at regional and local levels, and the provision of a wide range of settings for active and passive recreational opportunities, within a range of pleasant, functional and accessible physical environments.

Other general provisions relating to open space and recreation include policies around the design of open space, ie:

- (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
- (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
- (c) safe crossing points where pedestrian routes intersect the road network
- (d) easily identified access points
- (e) frontage to abutting public roads to optimise pedestrian access and visibility
- (f) re-use of stormwater for irrigation purposes.

In addition, the provisions seek access points to regional parks located close to public transport, and development within open space that is clustered and multi-purpose where practical.

Other general provisions of relevance are those relating to Community Facilities, which encourage flexible and adaptable use of open space and facilities to meet the needs of a range of users over time.



APPENDIX 7

CONNECTION OPPORTUNITIES



Health and Wellbeing

The City of Playford, in conjunction with the Department of Health and the Lyell McEwin Hospital, has undertaken a Master Plan for the Lyell McEwin Health Precinct. The Precinct concept is to develop a strong cluster of mutually supporting activities that extends out from the existing Lyell McEwin Hospital with a range of medical, allied health, industrial, technical and supporting services including accommodation, retail and commercial activities on either the Hospital site or in close proximity to the current site. The State Government's Generational Health Review Report 2004 and SA Health Care Plan 2007 - 2016 identified the Lyell McEwin Hospital as one of the three major hospitals in Metropolitan Adelaide, principally serving the northern suburbs of Metropolitan Adelaide and northern regional areas of South Australia. The northern areas of Metropolitan Adelaide are growing rapidly in terms of population, housing and employment opportunities as detailed in the 30 Year Plan for Greater Adelaide.

The recently commenced Lyell McEwin Hospital Stage C Redevelopment project will increase the Lyell McEwin Hospital building footprint, the range of services and capacity to over 400 beds. The health planning and scope of services provided at the Lyell McEwin Hospital, and underpinning the Stage C Redevelopment, was based on a 10 year forward planning window with forward estimates based on the 2006 census and without the benefit of the 30Year Plan.

The Health Precinct Master Plan has taken a 30 year view consistent with the 30 Year Plan for Greater Adelaide. The Master Plan is a "Strategy Document" with supporting mapping and schedules. A broad range of potential opportunities for growth in the Health Precinct is outlined in the Report.

The Master Plan therefore provides for the physical expansion of the hospital as well as providing for allied health and supporting activities along Haydown, Oldham Rollison and Mark Roads. Streetscape and urban design improvements are proposed in the Precinct with "main street/high street" treatments focused along Haydown Road. These works are incorporated in the 5 Year Implementation Plan towards creating an attractive and vibrant Health Precinct.

The health precinct also identifies connectivity to the Gawler to Adelaide railway line with pedestrian and cycle routes.

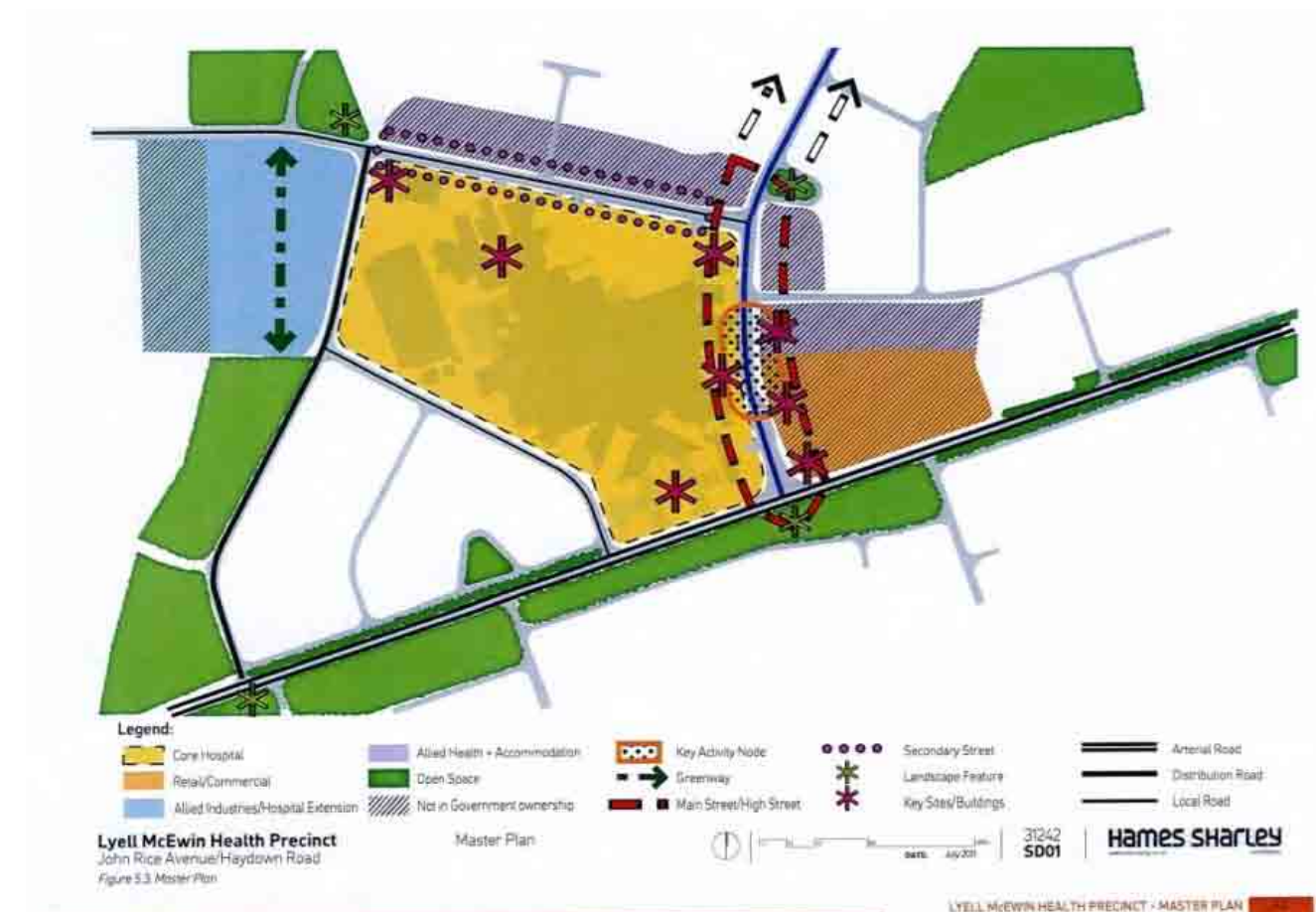


Figure A7.1 - Extract from the Lyell McEwin Health Precinct – master Plan prepared by Hames Sharley, Leedwell, Infraplan, Lincolne Scott dated August 2011

Education

The Department of Education and Childrens Development (DECD) has produced a policy discussion paper “Every chance for every child” reinforcing the connections between the Department and the community, including the following statements:

- “We need to work in partnership with children, families and communities, all who provide services and influence children’s lives”
- “Our community challenges include healthy weight”
- “Create Community hubs and one stop locations in places that attract children and families”

Schools and education form a critical physical built form and provide the foundations for a healthy lifestyle. Extra curricula activities, including the sharing of resources and management techniques at primary school and high school can provide an introduction to sport at many levels.

The following diagram shows the schools in the region and the listing of schools is provided on the following page.



Figure A7.2 Location of school in surrounding area

Sources: http://www.decd.sa.gov.au/locs/a8_publish/modules/locations/az_list.asp
<http://www.myschool.edu.au/>

Preschools / Kindergartens and Schools		
No	Name of School	Number of Students (2011 or latest census)
1	Munno Para Primary School	263
2	Munno Para Kindergarten	51
3	Mark Oliphant College	1058
4	St Columba College & OSHC	1373
5	Andrews Farm Community Preschool & Occasional Care	94
6	John Hartley School	455
7	Para West Adult Campus & Vacation Care	1055
10	Blakeview Preschool	52
11	Blakeview Primary School & OSHC	486
12	Trinity College Blakeview	666
13	Craigmore High School	939
14	Adams Road Children Centre & Occasional Care (Preschool)	119
15	Playford Primary School	691
16	Catherine McAuley School	392
17	Swallowcliffe Primary School	227
18	Swallowcliffe Junior Primary School	140
20	Elizabeth Downs Primary School	254
22	Elizabeth North Primary School & OSHC	432
24	South Downs Primary School	198
25	Craigmore Childrens Centre (Kindergarten)	81
26	Craigmore Christian School	425
28	Craigmore South Junior Primary School	102
29	Craigmore South Primary School	215
30	Elizabeth Park Primary School	334
32	Elizabeth Special School	-
33	St Patricks Technical college	-
35	St Thomas More's Parish School & OSCH	313
37	Fremont-Elizabeth City High School	897
38	Elizabeth East Preschool	53
39	Elizabeth East Primary School & OSCH	263
41	Kaurna Plains School, Preschool & Child Care	73
42	Elizabeth South Primary School	242
44	Elizabeth Grove Primary School & OSCH	276
45	Sir Thomas Playford Kindergarten & Occasional Care	23
46	St Mary Magdalene's School & OSCH	167
48	Elizabeth Vale Primary School	241
51	Dorothy Hughes Kindergarten	59
52	Salisbury North R-7 School & OSCH	370
53	Salisbury High School	921
54	Salisbury Heights Primary School & OSCH	306
55	Salisbury Heights Junior Primary School	160
56	Salisbury Park Primary School	199
59	Salisbury Lutheran Kindergarten	66
60	Salisbury Kindergarten	66
61	St Augustine's Parish School	595
64	Salisbury Junior Primary School	136
65	Salisbury Primary School & OSCH	427
66	Salisbury Heights Preschool	85
TAFE		
34	Regency TAFE: Elizabeth Campus & Child Care Centre	No Info
63	Regency TAFE: Salisbury Campus	No Info
Child Care/Child Parent Centres		
8	Para West Community Childrens Centre	No Info
9	Salisbury Early Learning Program	No Info
19	Swallowcliffe Child Parent Centre	No Info
21	Elizabeth Downs Child Parent Centre	49
23	Elizabeth North Child Parent Centre	No Info
27	Craigmore YMCA OSCH	No Info
31	Elizabeth Park Child Parent Centre	66
36	Playford Childrens Centre	No Info
40	Midway Road Community House Vac	No Info
43	Hillbank Community Child Care Centre	No Info
49	Elizabeth Vale Child Parent Centre	31
50	Elizabeth Vale Child Care Centre (Mission Australia)	No Info
58	Grace's Child Care Centre (now known as Email Early Learning Centre & Child Care)	No Info
62	Oasis Child Care Centre	No Info
Others		
No	Name of School	Info
-	Springvale Gardens CCC & Kindergarten - removed	Not Listed
47	Elizabeth Grove Childrens Centre - CHECKED	Not Listed
-	Hutchison's ELC – Salisbury North - removed	Not Listed
57	Salisbury Park Kindergarten - CHECKED	Not Listed

Figure A7.3 School and number of students

Retail

Elizabeth Shopping Centre and its immediate surroundings play an important role in the success of the RSP. Connectivity to a variety of complementary uses is important when creating an integrated approach to the Elizabeth Regional Centre.

Elizabeth Shopping Centre has:

- 3 Department Stores
- 4 Discount Stores
- 2 Supermarkets
- 6 Financial Institutions
- 39 Cafés Restaurants or food stalls
- 3 Cinemas
- 13 Government or similar services
- in excess of 100 specialty shops
- 8 Health Services, and
- 2 Lawyers

Additional services on or around Elizabeth Shopping Centre include:

- Car sales and services facilities
- Bulky good retail;
- Playford Civic Centre and Shedley Theatre
- Northern Sound System
- TAFE SA
- Elizabeth magistrate Court

Success can be as simple as people dropping children off to sport and having easy access to the bank, doing grocery shopping or having a coffee.

Accommodation Options

The Development Plan supports the provision of accommodation options within the precinct. Accommodation options are critical when bidding for and conducting sporting events.

The following plan shows the location of the existing accommodation options available within the region. The potential for major events and spectators at a regional sports precinct suggests that there may be a need for additional accommodation options in the region. A variety of accommodation options should be provided to meet a variety of price points.



Figure A7.4 Accommodation options



APPENDIX 8

PLAYFORD CENTRAL SITE ANALYSIS



Detailed Land Ownership

The details of land ownership are highlighted in the map and chart below.



Figure A8.1 Site Ownership

Map Reference	Title Number	Address	Address	Owner	Area m2
1	CT5535/570	5 Crockerton Road	ELIZABETH SA 5112	Mr M T Foeng and Mrs F Foeng	2592.66
2	CT5352/587	3 Crockerton Road	ELIZABETH SA 5112	A L & S C Investments Pty Ltd	3902.53
3	CT5544/843	46 Philip Highway	ELIZABETH SA 5112	Kumali Pty Ltd	
*4	CT5584/464 CT6009/927	40 Philip Highway	ELIZABETH SA 5112	Dept for Education & Child Development	118523.23
5	CR5752/705	44 Philip Highway	ELIZABETH SA 5112	The Crown	5174.66
6	CT5699/720	42 Philip Highway	ELIZABETH SA 5112	City of Playford	2362.08
7	CT5589/749	15 Goodman Road	ELIZABETH SA 5112	City of Playford	5729.93
8	CT5448/642	Lot 793 Ridley Road	ELIZABETH SA 5112	City of Playford	67929.39
					67346.84
*9	CT6069/344	Lot 794 Ridley Road	ELIZABETH SA 5112	City of Playford	90052.02
10	CT2613/58	Lot 5 Fairfield Road	ELIZABETH SA 5112	City of Playford	31379.46
*11	CT4144/952	Lot 91 Spruance Road	ELIZABETH SA 5112	City of Playford	46264.66
12	CT5970/862	Lot 1 Goodman Road	ELIZABETH SA 5112		31899.6
	CR5970/864				9575.5
*	CT5970/863			City Of Playford	399
13	CT5794/497	12 Goodman Road	ELIZABETH SA 5112		3321.06
*14	CR5752/704	Lot 2 Goodman Road	ELIZABETH SA 5112	The Crown	67647.64
15	CT5551/628	5 Langford Drive	ELIZABETH SA 5112	City of Playford	17706.11
*16	CT5402/845	1 Crockerton Road	ELIZABETH SA 5112	City of Playford	16632.46

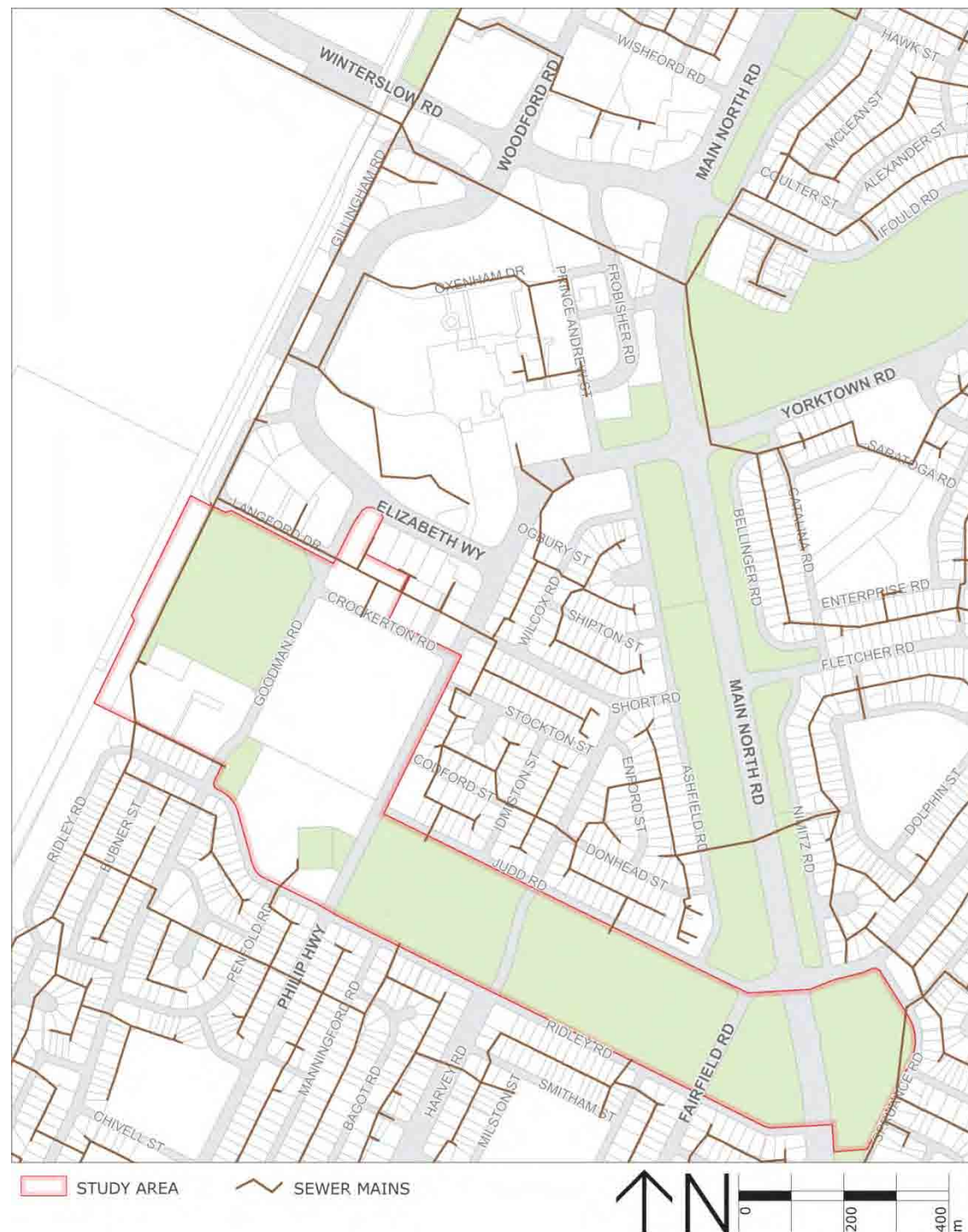


Figure A8.2 Sewer

Sewer:

Sewer infrastructure is limited within the N,S,E & W boundaries of the total master plan site. All existing buildings do have a sewer connection. Each allotment has the provision for a sewer connection in some form. There is a major sewer trunk drain running north south on the western boundary of Lot 60 – The oval. There is also a large sewer trunk main in Langford Dr, extends into Goodman Rd and then into Crockerton Rd for a distance of about 70m. There is no sewer along Judd Rd, Ridley Rd, Goodman Rd, Philip Hwy, Harvey Rd, Fairfield Rd, Main North Rd and Spruance Rd.

Detail

The following information relating to sewer services infrastructure is relevant to the Elizabeth Sports Precinct Master Plan. The allotments associated with the master plan are serviced as follows: -

- Lot 60: Northern boundary along Langford Drv - 300 VC sewer main
Eastern boundary along Goodman Rd. 300 VC sewer down to Crockerton Rd intersection. No further sewer down Goodman Rd heading south.
Western boundary along railway track. 375 VC sewer main
- Lot 50: 150 sewer connection off the 375 VC western main
- Lots 1 & 8: Sewer only available along the southern boundary adjoining residential zone. Sewer extends across Goodman Rd and terminates in Lot 1 east of Goodman Rd.
- Lot 2: Bounded on the north by Crockerton Rd. 300VC sewer extends from west to east approx one third the way down Crockerton Rd. Sewer then heads north across Lot 2 and continues along the north and east boundaries of Lot 2.
Bounded on the east by Philip Hwy; no sewer down Philip Hwy between Crockerton Rd and Ridley Rd.
Bounded on the south by Ridley Rd; no sewer along Ridley Rd.
- Lots 52 & 101: Both lots are serviced from a sewer extension across Ridley Rd, which is an extension of the Penfold Rd residential sewer main coming up from the south.
- Lot 793: Two prelaid connections available for this allotment. Off Judd Rd on the northern boundary about a third of the way down Judd Rd from the western end off Ridley Rd on the southern boundary mid way along Ridley Rd.
Philip Hwy on the western boundary: no sewer available.
Harvey Rd on the eastern boundary: no sewer available.
- Lot 794: Two prelaid connections available for this allotment. Off Judd Rd on the northern boundary half way down Judd Rd. Off Ridley Rd on the southern boundary two thirds along Ridley Rd.
Harvey Rd on the western boundary: no sewer available.
Fairfield Rd on eastern boundary: no sewer available.
Main North Rd – north south road highway: no sewer available.
- Lot 91: Sewer main crossing the eastern portion of this allotment along the Spruance Rd eastern boundary.
Midway Rd and Main North Rd boundaries: no sewer available



Mains Water

Mains water infrastructure is extensive and exists in all arterial roads. There is no water main on the western boundary of Lot 60 – the Oval. All other bounding roads to the north, south and east, and including main north-south arterial roads through the site have water mains

Detail

The following information relating to mains water infrastructure is relevant to the Elizabeth Sports Precinct Master Plan. The allotments associated with the master plan are serviced as follows: -

Lot 60:	Northern boundary along Langford Drv - Eastern boundary along Goodman Rd. Western boundary along railway track.	150mm main 150mm main No water main
Lot 50:	Nearest main available is from Goodman Drv	150mm main
Lots 1 & 8:	Nearest main available is from Goodman Drv Part of Lot 1 can also be serviced from Ridley Rd:	150mm main 150mm main
Lot 2:	Along Crockerton Rd on northern boundary: Along Goodman Drive on western boundary: Along Philip Hwy on eastern boundary: Southern boundary along Ridley Rd:	150mm main 150mm main 150mm & 100mm mains 150mm main
Lots 101:	Along Philip Hwy boundary:	100mm main
Lot 52:	Along Philip Hwy: Along Ridley Rd boundary:	100mm main 150mm main
Lot 793:	Along Judd Rd boundary: Along Phillip Hwy boundary: Along Ridley Rd boundary: Along Harvey Rd boundary:	150mm main 100mm main 150mm main 150mm main
Lot 794:	Along Judd Rd boundary: Along Harvey Rd boundary: Along Ridley Rd boundary: Along Fairfield Rd boundary: Along Main North Rd boundary:	150mm main 150mm main 150mm main 150mm main 250mm main
Lot 91:	Along Main North Rd boundary: Along Midway Rd boundary: Along Spruance Rd boundary:	250mm main 200mm main 150mm main

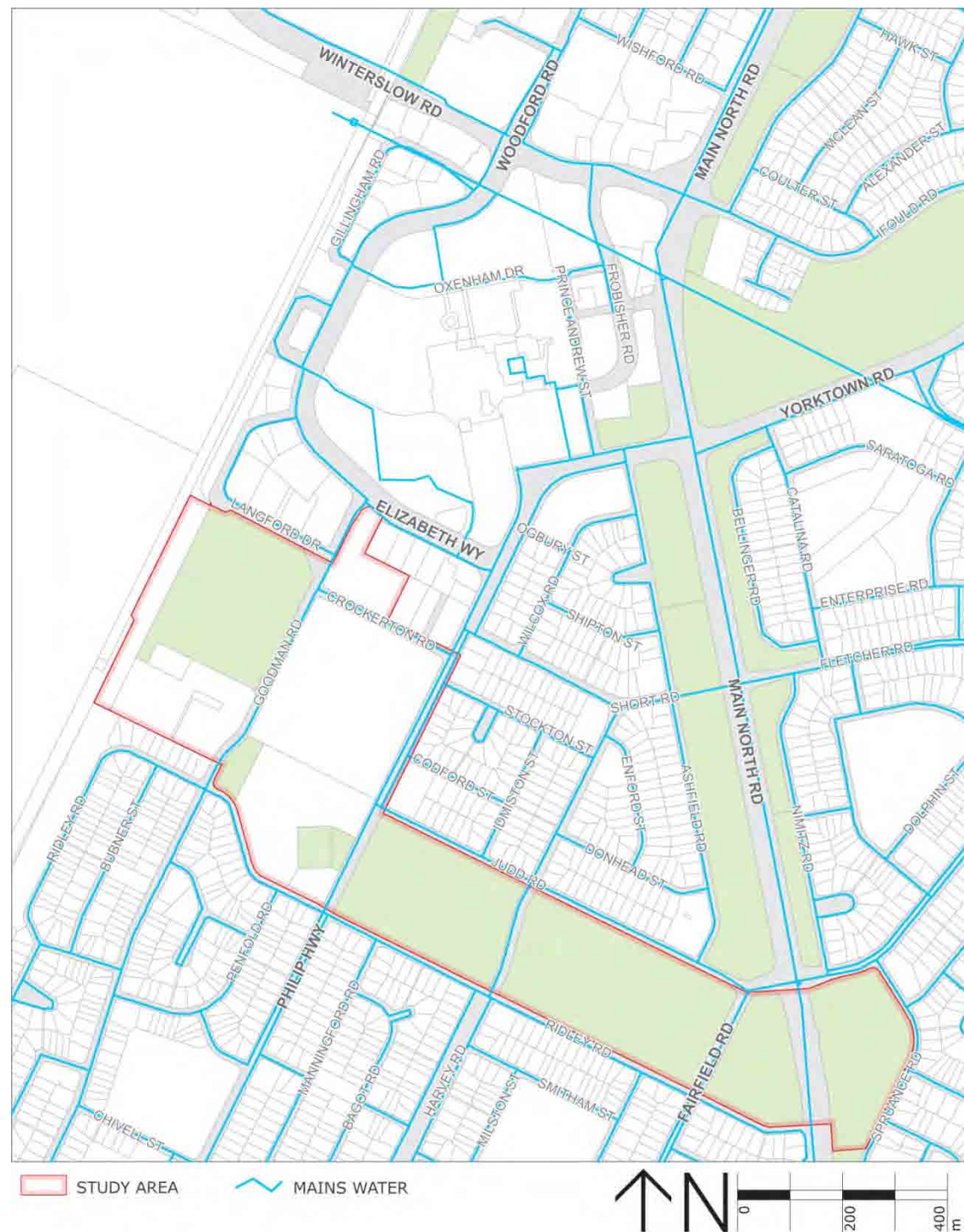


Figure A8.3 Mains water



Figure A8.4 Recycled Water

Recycled Water:

There is Council owned recycled water infrastructure which traverses the site designated by the master plan. A main extends along Langford Drv, down Goodman Rd, east into Ridley Rd, to storage tanks on Lot 793 down to Lot 794 where there are more storage tanks. The main then heads northward parallel to Harvey Rd and then along the northern boundary of Lot 794 down to Fairfield Rd. The main extends down Fairfield Rd and across Main North Rd through to Midway Rd.

Detail

There is a Council owned recycled water system to most of the allotments bounding the Elizabeth Ridley Rd Sports Precinct Master Plan area. The mains are located as follows.

Along Langford Rd:	Northern boundary of Lot 60
Along Goodman Drive:	Extends down to Ridley Rd
Along Ridley Rd:	Extends down Ridley Rd and up to the Harvey Rd intersection
Allotments 793 & 794:	Extensive recycled water exists within each allotment
Along Fairfield Rd:	Extends between Ridley Rd and Judd Rd.
Along Midway Rd:	From Fairfield Rd extends along Judd Rd, across Main North Rd and into Midway Rd.

SALT INTERCEPTION INFRASTRUCTURE

There is no salt water interception infrastructure available to each of the allotments bounding the Elizabeth Precinct Master Plan area.

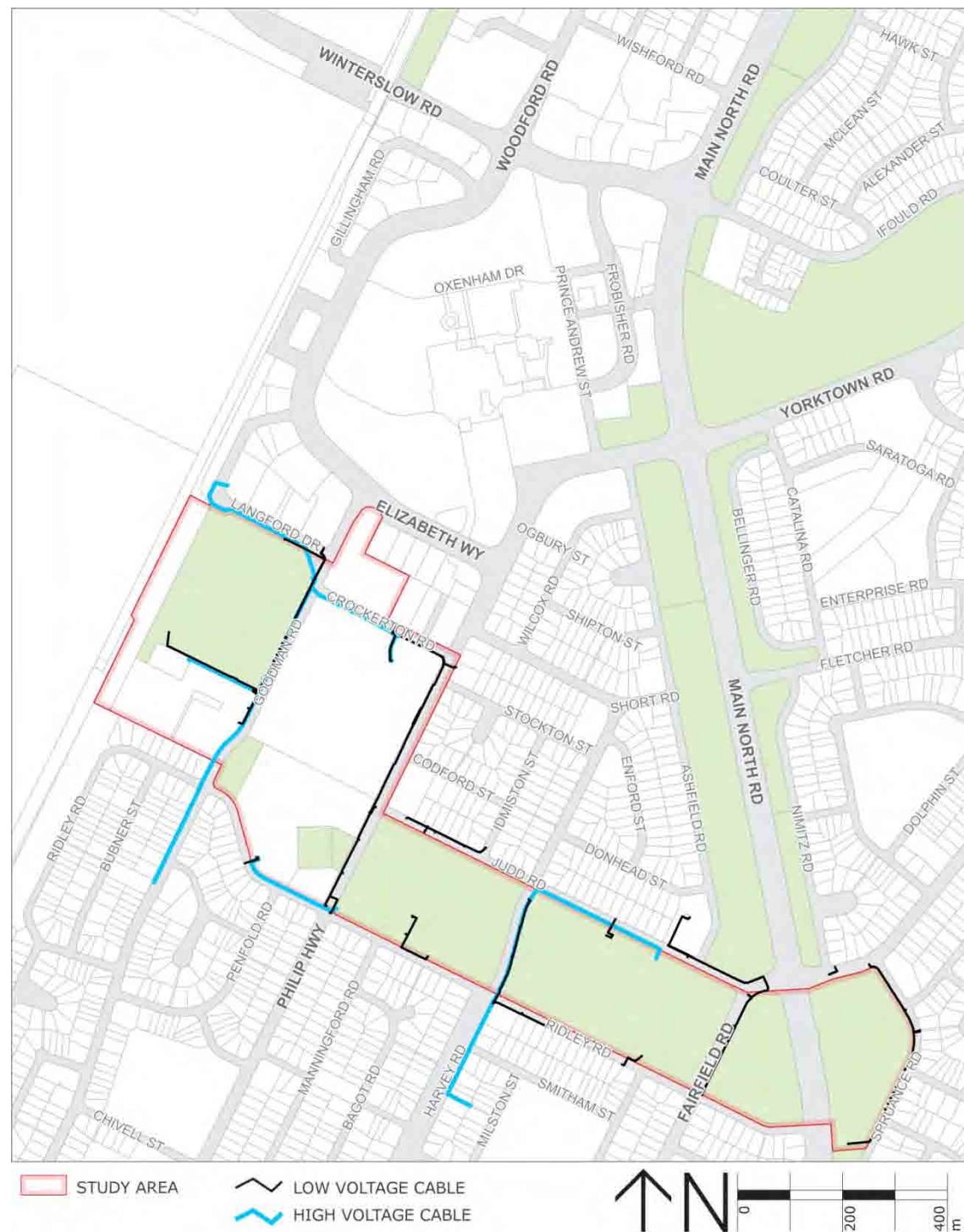


Figure A8.5 Electrical

Electrical

All electrical infrastructure, HV and LV is underground. Each allotment has the ability to be connected to the ETSA infrastructure.

Major HV reticulation is long Longford Rd, Goodman Rd and half way down Crockerton Rd. Also along Philip Hwy, Harvey Rd and down Judd Rd, section between Harvey Rd and Fairfield Rd. There is no HV on the western boundary of Lot 60 – the Oval, and east of Main North Rd

LV is available along most of the arterial roads, north, south east and west.

Detail

The following information relating to ETSA infrastructure is relevant to the Elizabeth Sports Precinct Master Plan. ETSA infrastructure exists along the following main arterial roads.

Langsford Drv:	Underground High Voltage (HV) and Low Voltage (LV)
Crockerton Rd:	Underground HV and LV
Judd Rd:	Section between Phillip Hwy and Harvey Rd; Underground LV Section between Harvey Rd and Fairfield Rd; Underground HV and LV
Ridley Rd:	Section Between Goodman Rd and Philip Hwy; Underground HV and LV Section between Phillip Hwy and Harvey Rd; Underground LV Section between Harvey Rd and Fairfield Rd; Underground LV Section between Fairfield Rd and Main North Rd; Underground LV
Goodman Rd:	Underground HV and LV
Phillip Hwy:	Section between Ridley Rd and Judd Rd; Underground HV and LV Section between Judd Rd and Crockerton Rd; Underground LV
Harvey Rd:	Section between Ridley Rd and Judd Rd; Underground HV and LV
Fairfield Rd:	Section between Ridley Rd and Judd Rd; Underground LV for lighting
Main North Rd:	Underground LV for lighting only
Spruance Rd:	Underground LV for lighting and residential
Midway Rd:	East of Main North Rd; LV only for lighting and residential

Current Services into Allotments

Lot 60:	Off Lansford Drv; LV service pillar Off Goodman Drv NE corner; ETSA switching cubicle
Lot 50:	Off Goodman Rd ETSA easement; ETSA transformer; Feeds the Grand Central Tavern and the Football Oval
Lot 1:	Off Goodman Rd, east side; LV service pillar for Playford Gardens
Lot 8:	Off Goodman Rd; Two LV services pillars
Lot 2:	Off Crockerton Rd; ETSA transformer, ETSA switching cubicle, ETSA service pillar, all serving Fremont Elizabeth City High School. Off Ridley Rd; ETSA transformer serving Kaurana Plains primary school
Lot 101:	Off Phillip Hwy – LV supply to tennis courts floods
Lot 52:	Off Ridley Rd; ETSA service pillar
Lot 793:	Off Ridley Rd; Three ETSA service pillars Corner of Ridley Rd and Philip Hwy; ETSA switch cubicle
Lot 794:	Off Judd Rd; One ETSA service pillar Off Judd Rd; ETSA transformer Off Ridley Rd; ETSA transformer Off Ridley Rd; Two ETSA service pillars
Lot 91:	Off Midway Rd near Main North Rd intersection; ETSA service pillar Off Spruance Rd; ETSA service to Clubhouse

Telecommunications

Telstra copper infrastructure exists along most of the arterial roads. There is no cabling along Harvey Rd and Fairfield Rd. Each existing building / facility is provided with a Telstra copper connection.
There is no Fibre Optic cabling infrastructure throughout the site bounded by the master plan.

Detail

TELSTRA

The following information relating to Telstra infrastructure and other Providers, is relevant to the Elizabeth Sports Precinct Master Plan. Copper cable infrastructure exists along the following main arterial roads.

Lot 60:	Cabling along Langsford Rd. Feed supplying Oval
Lot 50:	Cabling along Goodman Rd along easement. Feed to Grand Central Tavern
Lot 1:	Cabling along Goodman Rd. Feed to Bowling Club
Lot 2:	Cabling along Crockerton Rd Cabling along Philip Hwy. Feeds Elizabeth High School Cabling along Ridley Rd. Feeds Kaurna primary school
Lot 101:	No cabling into Tennis Club.
Lot 52:	Cabling along Philip Hwy. Abandoned feed into this site
Lot 793:	Cabling along Ridley Rd. Cabling along Judd Rd. No cabling along Harvey Rd.
Lot 794:	No cabling along Harvey Rd. Cabling along Judd Rd. Cabling along Fairfield Rd. Dedicated line to the Soccer and Sports Club.
Lot 91:	Cabling along Ridley Rd. Cabling along Spruance Rd. Dedicated feed into Oval/Clubhouse.

TELSTRA OPTIC FIBRE

There is no Telstra Optic Fibre infrastructure within the area which envelopes the Elizabeth Sports Precinct Master Plan.

OPTUS

Optus have Fibre Optic infrastructure along Philip Hwy.

AMCOM

Amcom have private cabling infrastructure in the form of conduits and cabling in the following areas.

Parallel to the railway line running north south.

Along Langford Drive and through to Crockerton Rd and into the Elizabeth City High School.

Along Goodman Rd and down Ridley Rd and into the Kaurna Plains School

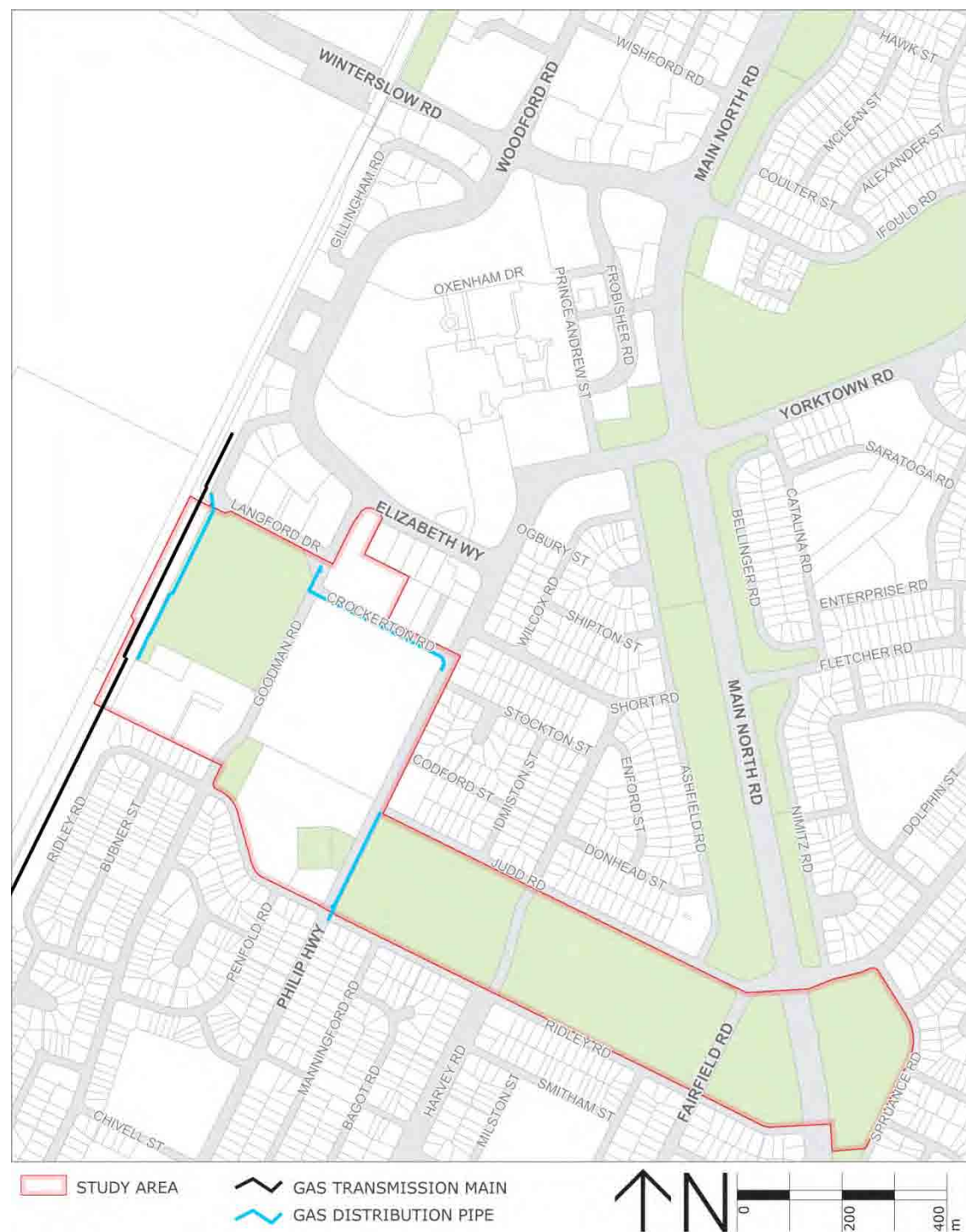


Figure A8.6 Gas

Natural Gas

Existing gas reticulation is limited. Gas mains service the Grand Central Tavern and the Oval from a main along the western most boundary, parallel to the rail line. There is gas in Goodman Rd from the north and then heads into Crockerton Rd. Gas also extends down Philip Hwy.

There are no gas mains in Judd Rd, Ridley Rd, Harvey Rd, Fairfield Rd, Main North Rd and Spruance Rd east of Lot 91.

Detail

The following information relating to natural Gas infrastructure, is relevant to the Elizabeth Sports Precinct Master Plan. Gas infrastructure exists along the following main arterial roads.

- Lot 60: Medium pressure gas on western side of allotment.(Oval). Supplies the Grand Central Tavern on Lot 50
High pressure parallel to railway line on public land.
No gas along Longford Rd
MP gas along Goodman Rd between Longford Rd and Crockerton Rd
- Lot 50: Supplied from MP main on western side of oval.
- Lot 53: No gas along Goodman Rd.
- Lot 2: MP gas along Philip Hwy. Feed into Elizabeth City High School
- Lot 101: No gas
- Lot 52: No gas
- Lot 793: No gas along Judd Rd. No gas along Ridley Rd. No gas long Harvey Rd
- Lot 794: No gas along Judd Rd. No gas along Ridley Rd. No gas along Fairfield Rd.
- Lot 91: No gas along Midway Rd. No gas along Main North Rd. No gas along Spruance Rd.



APPENDIX 9

DEMAND AND SUPPLY ANALYSIS



CITY OF PLAYFORD REGIONAL SPORTS PRECINCT MASTER PLAN

SPORTS FACILITY PROVISION ANALYSIS

BACKGROUND

The Sports Facility Provision Analysis has been undertaken by Suter Planners to assist in determining the opportunities and potential directions for the inclusion of sports facilities within a City of Playford Regional Sports Precinct. A master plan for a regional sports precinct is being developed by Connor Holmes with input from Suter Planners and it is necessary to determine which sports are appropriate and the level of facilities that will be justified to guide the master plan development.

The Sports Facility Analysis includes:

- An analysis of sports facility demand and supply (including an assessment of gaps and opportunities)
- A summary of the facility opportunities for consideration (based on the demand and supply analysis)
- Recommendations on which sports should be considered within the Regional Sports Precinct and the rationale

The Sports Facility Analysis to date relates to outdoor sports including:

- Australian Rules Football
- Cricket
- Soccer (Football)
- Tennis
- Netball
- Softball
- Baseball
- Athletics
- Hockey
- Rugby Union
- Rugby League
- Touch Football
- Lawn Bowls

An analysis of indoor sport opportunities and potential directions will be undertaken following the completion of an Indoor Sport and Recreation Facility study currently being undertaken by another consultant for Council.

The analysis is based on a potential participation analysis undertaken for each sport by Suter Planners, actual participation numbers provided by Council through previous research and consultations, consultations with a number of key sports bodies, facility provision information provided by Council and a strategic analysis of the findings by Suter Planners.

DEMAND AND SUPPLY ANALYSIS

A summary of the Demand and Supply Analysis findings for each potential sports is provided below.

Football (Australian Rules)

Demand Findings

- The Central District Football Club (CDFC) requires the oval for SANFL games with a spectator focus.

- The CDFC requires a community club facility to generate revenue. This would involve retaining the existing facility or the club may consider a better located and more significant facility within the Precinct.
- Elizabeth Oval caters for four SANFL teams (league, reserve, U18 and U16) and is used for games from March to October each year. Games are held every weekend during this period.
- The CDFC desires access to a second oval nearby to support training and preserve the main oval for competitions. The nearby school fields have been suggested as an option by the club. Further away from Elizabeth Oval could be an issue for the CDFC.
- Currently Elizabeth Oval is used for training 5 nights a week for 10 months of the year. Special games and school games are also played at the oval.
- Fencing around the Elizabeth Oval facility is required to support the spectator focus of the facility.
- The CDFC is interested in accessing an indoor court for training (if indoor facilities are considered within the Precinct).
- In relation to broader participation in football a participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following (as at 2011):
 - Potential for 995 5-14 year olds (41 teams) and 2,372 15 years + (98 teams) participating in the sport
 - Potential need for 12 ovals in the Playford LGA (of which some could be provided through schools)
- In 2009, the City of Playford had five football clubs with 1,480 registered players which is much less than the participation analysis findings. This suggests there could be potential to increase participation numbers or there is greater interest in other sports in the area such as soccer.

Supply Findings

- The Elizabeth Oval facility includes a good quality community club, a swimming pool and fitness equipment for players and an 800 seat spectator grandstand.
- There has been considerable upgrade of Elizabeth Oval and the club facility over recent years (with \$2m spent on the community club in 2000).
- The Elizabeth Oval facilities are generally in good condition although the grandstand is quite small (800 seats) and could be improved in quality.
- The City of Playford currently has 8 senior football ovals including Elizabeth Oval and 9 modified/ junior football ovals.
- Ridley Reserve provides 7 of the modified/ junior football ovals (Ridley Reserve 1).
- Two ovals are proposed as part of the Penfield development and these could be considered for football or soccer.

Gaps, Opportunities and Comments

- The participation analysis suggests there could be an undersupply of football ovals. However, actual numbers of players are less than the participation analysis findings and there does not appear to be high expressed demand for additional ovals. This suggests the provision could be adequate.
- Summer usage of Elizabeth Oval could be considered but it should be compatible with SANFL level football. Whilst the club has concerns about the development of a cricket pitch to support district cricket (due to potential impacts on the centre area condition) there have been significant changes to cricket pitch technology over recent years and as such the opportunity should be considered.
- Other additional compatible low impact user groups could be considered such as archery (State level). High intensity and high infrastructure sports such as soccer, softball and baseball could impact on the quality of the oval or conflict with seasonal requirements (e.g. soccer).
- A football oval could be established between the two schools and this could be used for Central District Football Club training and community club games. An oval at this location could create a defined connection between Elizabeth Oval and the eastern part of the Precinct. The Central District Football Club could possibly contribute to the development of this oval.



Cricket

Demand Findings

- Craigmare Cricket Club has indicated interest in the establishment of a cricket hub including purpose built indoor and outdoor training facilities. Blakes Crossing is suggested as an option (the club currently shares Uley Reserve with soccer and is not fully satisfied with the arrangement).
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demands for cricket (as at 2011):
 - Potential for 601 5-14 year olds (40 teams) and 1,675 15 years + (111 teams) participating in the sport
 - Potential need for 18 cricket pitches in the Playford LGA (of which some could be provided through schools)
- In 2009, there were 11 local cricket clubs with around 1,100 players. This is less than the participation analysis findings.
- The local cricket club that uses Ridley Reserve and the Para Districts Cricket Association have identified the need for two cricket pitches and at least 2 cricket nets but ideally three.

Supply Findings

- The City of Playford currently has 17 cricket pitches including:
 - 1 turf wicket senior oval
 - 13 concrete wicket senior ovals
 - 1 turf wicket junior oval
 - 2 concrete wicket junior ovals
- Two of the cricket pitches are provided at Ridley Reserve 1.
- The Central District Football Club has expressed concerns about sharing Elizabeth Oval with cricket as the club believes this will impact on the quality of the centre square. However, new technology could address these issues.
- Two ovals are proposed as part of the Penfield development and these could be considered for cricket.

Gaps, Opportunities and Comments

- The level of provision is similar to the anticipated potential demand using the participation analysis figures. This suggests the existing provision is adequate. However, this analysis is based on Saturday and Sunday games. Given the actual participation numbers are lower than the participation analysis figures, the provision could still be adequate even if games are only played one day on a weekend.
- Higher level cricket pitches could be considered as part of the Sports Precinct to improve the quality of provision in the City of Playford and to support Grade cricket. This includes considering establishing a higher level turf cricket pitch within the main football oval (used by CDFC) providing impacts on football games can be minimised.
- Ideally at least two cricket pitches would be provided to maintain the current supply.
- Cricket could be catered for through a second oval if one is established between the schools for football training (providing the oval is large enough).
- Craigmare Cricket Club needs (the desire for a cricket hub) could be met through the Precinct.

Football (Soccer)

Demand Findings

- There is interest by the Football Federation of SA to develop a key facility similar to Burton Park within the Playford Sports Precinct. The Federation's approach is to achieve as many fields and facilities as possible across Greater Adelaide.
- The Football Federation has indicated it would desire head lease over the site and related buildings and then allocate use to other groups.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for soccer (as at 2011):
 - Potential for 1,527-14 year olds (101 teams) and 1,576 15 years + (105 teams) participating in the sport
 - Potential need for 14 senior sized soccer fields in the Playford LGA (of which some could be provided through schools)
- The Elizabeth & Districts Junior Soccer Association has around 4,500 registered players. Whilst the catchment could be beyond the City of Playford the figure suggests that demand in the region could be greater than State and National participation figures.
- In 2009 there were 11 local soccer clubs in the City of Playford with 2,177 players.
- New arrival groups have approached Council to obtain the use of fields for soccer games (casual and organised but outside of the soccer associations).

Supply Findings

- Burton Park is a higher level District facility located on Waterloo Corner Road in the City of Salisbury. It includes three soccer fields and a substantial club facility. Whilst Burton Park does not yet include a synthetic field the Football Federation may seek this in the future.
- A regional soccer facility with a synthetic field is being developed at Adelaide Shores.
- The Football Federation of SA has developed plans to establish a soccer facility at Gepps Cross with 2-3 turf fields and a synthetic field. Whilst there is no State Government commitment to this as yet the Football Federation believes there is justification for this facility in addition to the Adelaide Shores and Burton Park facilities.
- In winter the City of Playford provides 35 soccer pitches including:
 - 23 senior pitches
 - 12 modified/ junior pitches
- Uley Reserve has the greatest number of soccer pitches (5 senior and 3 modified).
- Two senior soccer pitches and one modified soccer pitch are located on Ridley Reserve 2.
- In summer the City of Playford provides 3 senior and 3 modified soccer pitches (located at Ramsay Park, Argana Park and Angle Vale sportsground).
- Council staff has advised there could be potential to relocate the soccer pitches at Ramsay Park Womma Road to another site within the Playford Sports Precinct.
- Two ovals are proposed as part of the Penfield development and these could be considered for soccer.



Gaps, Opportunities and Comments

- Council staff have indicated a desire to support soccer even though soccer has a good provision of facilities within the City of Playford and through the Adelaide Shores regional facility, district facility at Burton Park and proposed District facility at Gepps Cross. The view is that soccer is a high participation sport in the region and a district level facility would benefit a large number of people in the LGA.
- There is justification to consider another district level facility similar to Burton Park given soccer is a key participation sport in the City of Playford, soccer is a potential growth sport and given the proactive approach to achieving higher level facilities that is being adopted by the Football Federation of SA.
- Soccer is tending to attract more girls which means that a broader group in the community would be catered for compared to some other sports (football and cricket).
- Removing the existing soccer fields from Ridley Reserve is likely to cause conflict with the Football Federation of SA who are seeking to increase rather than decrease fields. There are already two senior sized and one modified soccer pitches at Ridley Reserve.
- It is likely that soccer will seek to retain a focus at Uley Reserve as well as a higher quality district level facility at the Regional Sports Precinct.
- Based on the existing provision at Ridley Reserve and if soccer is relocated from Ramsay Park, ideally there would be 3-4 soccer pitches provided within the Regional Sports Precinct.

Tennis

Demand Findings

- Bicentennial Tennis Club which is currently located at Elizabeth Grove is one of the biggest clubs in South Australia with around 400 member users.
- Tennis SA and the club are keen to establish a new tennis complex with 18-22 courts.
- Tennis SA believes there is justification for a regional tennis centre (in the Playford area) that can host events. A high profile site with a club facility is desired.
- Tennis SA has advised that the management of the Bicentennial Tennis Club is excellent and the club has the capacity to operate a regional facility.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential tennis demand (as at 2011):
 - Potential for 914 5-14 year olds (152 teams) and 2,229 15 years + (278 teams) participating in the sport
 - Potential need for 43 tennis courts in the Playford LGA (of which some could be provided through schools)
- The existing use of tennis courts is at capacity with the Bicentennial Tennis Club having to use other courts beyond its Elizabeth Grove facility.

Supply Findings

- The City of Playford is lacking tennis courts for club use. In total the Playford LGA has 15 tennis courts linked to club facilities. The Elizabeth Grove tennis facility has 12 of these courts. Another 6 courts are located near the Kurna Plains School but only 3 are fit for use and these are currently only used by the school.
- Council is keen to relocate the Bicentennial Tennis Club at Elizabeth Grove to a new tennis complex to enable alternative development of the existing facility.
- Tennis SA has been working with Council over the past 3 years to consider opportunities for an alternative regional tennis complex for the Bicentennial Tennis Club.
- The nearest main tennis facility to the proposed Playford Sports Precinct site is the Salisbury Tennis Complex on Waterloo Corner Road in Salisbury North. This facility has 8 courts including four with a plexi-cushion surface and all courts are floodlit. The tennis facility is promoted by Salisbury Council as a venue for national and international competitions and events.
- Existing tennis courts located next to the Kurna Plains School are in poor condition and courts linked to the High School are in disrepair.
- Tennis courts will be provided as part of the Penfield development (AV Jennings).

Gaps, Opportunities and Comments

- Given the size and strengths of the Bicentennial Tennis Club and the fact that the club already has a 12 court facility that Council is keen to relocate, there is justification to include a regional tennis complex within the Playford Sports Precinct. 18 courts should be considered linked to a club facility that will financially benefit the tennis club.
- Tennis court provision would also be justified at other locations across the City and could be satellite facilities linked to a Playford Sports Precinct tennis complex.



Netball

Demand Findings

- In 2009 the Elizabeth and Districts Netball Association had 1,400 registered players.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential netball participation (as at 2011):
 - Potential for 972 5-14 year olds (88 teams) and 2,981 15 years + (271 teams) participating in the sport
 - Potential need for 25 netball courts in the Playford LGA (of which some could be provided through schools)

Supply Findings

- 22 netball courts are provided at Argana Park.
- 6 netball courts are currently being developed as part of the Angle Vale Sports Association.
- 3 netball courts are located at the Virginia Sports Oval.

Gaps, Opportunities and Comments

- The provision of outdoor netball courts appears to be consistent with the potential demand. As such providing additional outdoor courts within the proposed Playford Sports Precinct should not be required. If there is a need for some additional courts in the future these would be best located at Argana Park as part of the existing regional complex. Alternatively courts could be linked to other sportsgrounds for training (smaller numbers of courts).
- There could be justification for some outdoor courts if indoor netball courts are established within the regional sports precinct (to provide an indoor and outdoor venue).

Demand Findings

- In 2009, there were 400 registered players linked to the Central Districts Softball Association and there were two local clubs including:
 - Central United Softball Club (110 players in 2009)
 - United Softball Club (40 players in 2009)
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential softball demand (as at 2011):
 - Potential for 162 5-14 year olds (12 teams) and 119 15 years + (9 teams) participating in the sport
 - Potential need for 2 softball diamonds in the Playford LGA (of which some could be provided through schools)
- Ridley Reserve is currently used during the summer season every Saturday 8am to 6pm and some Sundays.
- The Central Districts Softball Association has indicated high demand for softball diamonds, including all of those currently provided at Ridley Reserve.
- The Central Districts Softball Association is seeking two international softball diamonds with night game standard lighting and quality club facilities. The Association is keen to achieve these improved facilities as part of the Playford Regional Sports Precinct.

Supply Findings

- Ridley Reserve provides the main focus for softball in the City of Playford with 9 softball diamonds on Ridley Reserve 1 in the summer months. Softball is also played nearby at Mofflin Reserve.
- Regional softball is provided at Adelaide Shores.

Gaps, Opportunities and Comments

- The large number of actual participants suggests that softball is an important existing activity at Ridley Reserve and the removal of this activity would impact on a large number of people who are not well catered for elsewhere.
- A comparison of the participation analysis with the actual participation figures suggests that softball at Ridley Reserve is likely to draw people from beyond the City of Playford making Ridley Reserve a regional focus. This is consistent with the principle of a regional sports complex.
- Softball tends to support girls compared to many other sports. Including a female oriented sport within the regional sports complex could be beneficial to the community and Council.
- The Office for Recreation and Sport has indicated that softball could be a good sport to include within the regional sports precinct due to the lack of a focus elsewhere in the region. There could be funding opportunities linked to provision for softball as a result.
- Ideally one or two international standard diamonds would be included in the Playford Regional Sports Precinct together with some open diamond areas.

Baseball

Demand Findings

- In 2009, there was only one baseball club (Playford City Baseball Club Inc) with 45 registered players.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for baseball (as at 2011):
 - Potential for 46 5-14 year olds (3 teams) and 140 15 years + (10 teams) participating in the sport
 - Potential need for 1 baseball diamond in the Playford LGA

Supply Findings

- Two baseball diamonds are provided at Broadmeadows Oval but only one is currently used by the club.
- Regional baseball is provided at Adelaide Shores.

Gaps, Opportunities and Comments

- The potential demand analysis suggests that baseball should not be a key focus within the Playford Sports Precinct, as the numbers of potential participants do not justify provision.
- The existing provision should be adequate and allows for future growth.
- The Central Districts Softball Association has raised concerns about baseball sharing facilities with softball due to the different spatial and functional requirements (larger diamond and raised mound).



Athletics

Demand Findings

- In 2009, there were 295 athletics participants including:
 - 25 seniors (Elizabeth Athletics Club)
 - 120 participants at Elizabeth Little Athletics Club
 - 150 participants at Munno Para Little Athletics Club
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for athletics (as at 2011):
 - Potential for 382 5-14 year olds and 344 15 years + participating in the sport
 - Potential need for 2-3 athletics facilities in the Playford LGA (of which some could be provided through schools)

Supply Findings

- Three athletics facilities are currently provided in the City of Playford including:
 - Little athletics at Kooranowa Oval (winter and summer)
 - Little athletics at Mofflin Oval (summer only)
 - Athletics track around McGilp Oval
- The City of Salisbury is considering the development of a high level athletics facility (synthetic track) on the old Bridgestone site together with other sports as part of a sports precinct. A feasibility study is currently underway.

Gaps, Opportunities and Comments

- Based on the existing participation numbers there is not strong justification to include a higher level athletics track (synthetic) within the Regional Sports Precinct. However, the comparison between actual and potential participation figures suggests there could be potential to promote and grow the sport.
- If a higher level athletics facility is developed on the Bridgestone site in the City of Salisbury, it would not be appropriate to consider a similar facility in the City of Playford.
- If a higher level athletics facility is not provided in the City of Salisbury there could be justification to include athletics in the Playford Regional Sports Precinct. However, compared to the demand for other sports the justification to allocate the space and resources to athletics is not strong.

Hockey

Demand Findings

- In 2009, there were 70 hockey players linked to the Playford Wells Hockey Club.
- The Playford Wells Hockey Club is seeking the development of a synthetic hockey facility to draw hockey into the area. However, contact with Hockey SA and the Office for Recreation and Sport suggests there may not be support for this direction as this would compete with resource allocations proposed for Gepps Cross and other facility priorities in Greater Adelaide.
- The Playford Wells Hockey Club is also seeking improved fields and lighting for training.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for hockey (as at 2011):
 - Potential for 243 5-14 year olds (16 teams) and 627 15 years + (41 teams) participating in the sport
 - Potential need for 4 turf fields in the Playford LGA (of which some could be provided through schools)

Supply Findings

- Regional hockey is catered for at Gepps Cross with 2 synthetic fields.
- The inside of Kooranowa Oval is used for hockey training and games are played in the Barossa Valley.

Gaps, Opportunities and Comments

- A regional level hockey facility would not be appropriate within the Playford Sports Precinct given the provision at Gepps Cross.

Rugby Union

Demand Findings

- In 2009, the Elizabeth Rugby Union Football Club had 300 rugby union players.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for rugby union:
 - Potential for around 100 5-14 year olds (5 teams) and 240 15 years + (12 teams) participating in the sport
 - Potential need for 2 rugby union fields in the Playford LGA

Supply Findings

- 2 rugby union fields are provided at Ramsay Park Oval (Womma Road).

Gaps, Opportunities and Comments

- The existing provision is likely to be adequate for the potential and actual demand. As such, a facility at the regional sports precinct is unlikely to be justified unless facilities are relocated from Ramsay Park.



Rugby League

Demand Findings

- In 2009, the Elizabeth Rugby Union Football Club had 150 rugby league players.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for rugby league (as at 2011):
 - Potential for around 100 5-14 year olds (5 teams) and 58 15 years + (3 teams) participating in the sport
 - Potential need for 1 rugby league field in the Playford LGA

Supply Findings

- One junior rugby league field is provided at Spruance Oval which is part of the potential regional sports precinct.

Gaps, Opportunities and Comments

- The existing provision is likely to be adequate for the potential and actual demand.
- The option of retaining rugby league within the sports precinct or relocating the facility to another sportsground will need to be considered.
- If soccer is relocated from Ramsay park it may be appropriate to locate Rugby League at Ramsay Park.

Touch Football

Demand Findings

- There are currently no local touch football teams within the City of Playford.
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for touch football:
 - Potential for around 100 5-14 year olds (9-10. teams) and 358 15 years + (32 teams) participating in the sport
 - Potential need for 2 touch football fields in the Playford LGA (which could be provided through schools or grounds used for other sports such as rugby league or rugby union)

Supply Findings

- There is currently no dedicated touch football fields in the City of Playford.
- Touch football tends to be played regionally in the Adelaide Parklands.

Gaps, Opportunities and Comments

- There is no requirement to include touch football fields within the regional sports precinct. However, there could be potential to cater for touch football at Ramsay Park if all the rugby codes are located within that site.

Lawn Bowls

Demand Findings

- There are two bowling clubs in the City of Playford including:
 - Elizabeth Lawn Bowls Club (142 players in 2009)
 - Munno Para Bowling Club (160 players in 2009)
- A participation analysis undertaken for this study (based on ABS and ERASS participation data) suggests the following potential demand for lawn bowls (as at 2011):
 - Potential for 1,815 15 years + participants in the sport
 - Potential demand for 3-4 bowling clubs in the Playford LGA if demand were the same as the average demand across SA

Supply Findings

- Two lawn bowls clubs are currently provided in the City of Playford. However, due to low participation numbers the clubs are considering co-location and could have an interest in a facility being located within the regional sports precinct.
- The Elizabeth Lawn Bowls Club is located south of the Central District Football Club within the potential regional sports precinct site.

Gaps, Opportunities and Comments

- A comparison between the actual participation numbers and the potential numbers (based on State participation) highlights that participation is very low in the City of Playford. This suggests there could be potential to increase participation significantly if facilities were better quality and higher profile and community interests were targeted such as night bowls and involving younger people.
- The existing Elizabeth Lawn Bowls Club is not on a high profile or easily accessible site and opportunities for establishing an alternative high quality and high profile facility within the sports precinct could be considered.

Other Activities and Considerations

Demand Findings

- There is strong demand for large spaces that are suitable for events across the City. 5,500 – 7,000 people recently attended a 2 day SA Aboriginal Netball and Football Carnival at Argana Park.
- There is high use of Council reserves for school sports including SAPSASA activities. Ridley Reserve is used by up to three schools in a week although sometimes there is no use. Ridley Reserve is also used by schools for walkathons.
- The club facility linked to Spruance Oval receives a high level of community use including by Greek groups, Irish dancing groups, other dance groups, and for functions and community hire.
- Craigmore High School has expressed interest in a cross country track.
- The community has expressed demand for spaces where they can fly model aeroplanes.
- A community member expressed interest in a community based velodrome to support cycling.

Supply Findings

- Events are held at a number of sportsgrounds including Argana Park and Ridley Reserve.
- The Putting Green linked to Ridley Reserve caters for golf chipping and putting by the general community as well as major events such as circuses and markets.
- Ridley Reserve is a key facility for school sports.
- The Spruance Oval club facility operates similar to a community centre.
- Archery is located at Hillbank Reserve in One Tree Hill.

Gaps, Opportunities and Comments

- Maintaining open spaces for broad community and school use will be important.
- The 'community centre' value of the Spruance Oval club facility is important to consider and highlights the need for such a facility within or near the regional sports precinct.
- A criterium and/or running track around the site could be a possibility.

SUMMARY OF THE GAPS AND OPPORTUNITIES

The main gaps and opportunities that are relevant to planning for a regional sports precinct in the City of Playford are summarised below for each of the sports.

Sport	Gaps	Opportunities
Football (ARF)	<ul style="list-style-type: none"> No major gap for local clubs. CDFC desire for training oval. 	<ul style="list-style-type: none"> Retain and enhance Elizabeth Oval. Potential training oval possibly linked to schools.
Cricket	<ul style="list-style-type: none"> Desire for quality cricket hub by Craigmore Cricket Club. No major gap for other local clubs (although need to retain existing provision). 	<ul style="list-style-type: none"> Potential Grade cricket on Elizabeth Oval. Potential relocation of Craigmore Cricket Club to precinct linked to indoor. Potential cricket focus within training and schools oval.
Soccer	<ul style="list-style-type: none"> Appear to have good provision at local level, but demand from across region is also high. District and regional facilities are well provided for including at Uley Reserve. 	<ul style="list-style-type: none"> Given high participation levels could consider quality soccer facilities within the precinct. Given good existing provision to soccer could relocate soccer from Ramsay Park to enable use by other sports e.g. Rugby codes.
Tennis	<ul style="list-style-type: none"> Lack of club tennis court provision. Need for a regional facility to enable relocation of Elizabeth Grove facility. 	<ul style="list-style-type: none"> Establish regional tennis complex within the sports precinct (18 courts or more). Could also consider some of the courts to be linked to the schools (shared) or schools could use new complex.
Netball	<ul style="list-style-type: none"> No major gap and focus at Argana Park is appropriate. Could be indoor facility gap. 	<ul style="list-style-type: none"> Retain focus on Argana Park for outdoor. Consider appropriateness of indoor.
Softball	<ul style="list-style-type: none"> Existing number of diamonds in Ridley Reserve is adequate but loss of this facility would create a major issue unless facilities are provided at another large sportsground (9 diamonds). The Central Districts Softball Association is very keen to achieve two International standard softball diamonds (ideally with lights). 	<ul style="list-style-type: none"> Consider opportunities to support softball within the sports precinct. Consider one or two international standard diamonds (if this does not fit within the site consider potential for the western side of the railway line).
Baseball	<ul style="list-style-type: none"> Existing provision is adequate for the demand. 	<ul style="list-style-type: none"> Opportunities within the sports precinct are limited.
Athletics	<ul style="list-style-type: none"> No main gaps in relation to number of facilities. Athletics SA is seeking a higher level facility with a synthetic track in the region, although City of Salisbury is currently assessing the feasibility for this. 	<ul style="list-style-type: none"> Do not consider within sports precinct if a facility is established in the City of Salisbury. If a facility is not achieved in the City of Salisbury, relocating an existing athletics facility to the sports precinct could be considered.

Sport	Gaps	Opportunities
Hockey	<ul style="list-style-type: none"> No main gaps with regional provision at Gepps Cross. 	<ul style="list-style-type: none"> Do not consider within sports precinct.
Rugby Union	<ul style="list-style-type: none"> No main gaps. 	<ul style="list-style-type: none"> Maintain at Ramsay Park or consider relocate to sports precinct.
Rugby League	<ul style="list-style-type: none"> No main gaps but rely on Spruance Oval. 	<ul style="list-style-type: none"> Consider options across LGA.
Touch Football	<ul style="list-style-type: none"> No main gaps. 	<ul style="list-style-type: none"> Link to rugby codes provision.
Lawn Bowls	<ul style="list-style-type: none"> Demand is low and clubs are considering co-location. 	<ul style="list-style-type: none"> Potential key combined facility within the sports precinct.
Archery	<ul style="list-style-type: none"> No main gaps. 	<ul style="list-style-type: none"> Potential use of Elizabeth Oval.



POTENTIAL SPORTS FACILITY DIRECTIONS

The demand and supply analysis highlights which sports justify consideration within a regional sports precinct and identifies potential directions for other sports. The recommended directions are provided below for discussion.

Sports for Consideration within the Playford Regional Sports Precinct

Australian Rules Football

- Maintain and enhance the existing Elizabeth Oval. Consider some modification of fencing and design to strengthen the visual and physical connection to the surrounding area and other facilities within the regional sports precinct, including walking and cycle links to the railway station and city centre.
- Establish a second oval to support Central District Football Club (CDFC) training and other sporting use, potentially on the school land with shared use by the schools and other sports.
- Relocate the modified football fields to another sports ground or sports grounds.

Cricket

- Investigate cricket pitch technology that will enable the main CDFC oval to be shared by Australian Rules Football and cricket. This should be a turf pitch that supports Grade level cricket.
- Enable use of the second oval for cricket shared with football training.
- Other cricket ovals within the precinct are not essential but could be considered as part of shared-use.

NOTE: The school ownership of the land for an oval could be a constraint. As such Council could consider land purchase of the oval area with State Government support to guarantee the long term link to the precinct or a long term lease arrangement with DECD.

Soccer

- Support soccer at the site with a district level facility and consider 3-4 soccer pitches of which one could be synthetic in the longer term if there is demand and available resources.
- As part of the district facility provision consider relocating soccer from Ramsay Park to enable use by other sports or alternatives uses.

Tennis

- Establish a regional tennis complex within the complex. Consider initially establishing an 18 court facility with potential for expansion.
- Establish some courts linked to the schools that can be used as an overflow for the tennis complex. Initially four courts could be established with potential to expand to 6 or 8 courts in the future.
- A high profile site for the tennis complex is suggested (e.g. along Main North Road) and the facility could be linked with lawn bowls.
- A club facility should be provided even if this is linked to a larger club facility (resource opportunities are needed).

Softball

- Consider one or two international standard diamonds linked to other diamonds, club facilities and spectator seating to provide a regional facility for the sport.
- Consider lights for night games and facilities that support events.

Lawn Bowls

- Establish a quality lawn bowls facility with potential for night bowls and link this to a quality club facility.
- A new higher profile location should be considered potentially with links to Main North Road and possibly the tennis complex. The existing Elizabeth Lawn Bowls Club land could then be used for other development such as an indoor sports centre (subject to demand and feasibility).

Indoor Sport & Recreation

- Consider an indoor sports facility. The need for a four court indoor sports centre to cater for basketball, netball and other sports was identified through a recent study by Tredwell Management.
- An indoor sports centre could be located near the Central District Football Club to create a link to the football club facility, schools and the Aquadome. Alternatively it could be located on another good profile site such as next to the Aquadome (ideally near the schools).
- Incorporate a space for community activities such as dance and Greek community activities. This could be part of an indoor sports centre or the lawn bowls and tennis complex could include a community activity space. The later would be consistent with ORS community and sports hub planning.

Aquadome

- Maintain the Aquadome including a health and fitness focus linked to this facility.
- Establish connections through activities and management arrangements between the Aquadome and other facilities including other indoor sport facilities and the Central District Football Club.

Event and Community Spaces

- Design the sports precinct to support broader events linked to sporting areas.
- Ensure broad community access to open areas is maintained (generally do not fence off open spaces).
- Consider alternative locations for circuses and events that require major infrastructure near the main road (as this land would be better used for key facilities such as a tennis and bowls complex).
- Consider a track around the site that can support criterium and running activities (cross country, school use, fitness training etc).

Other Sports Directions (Including Potential to Expand Sports Precinct to Western Side of Railway Line)

Rugby Union

- Maintain the focus on Rugby Union at Ramsay Park.
- If the regional sports precinct extends to the western side of the railway line, a higher level rugby union facility could be considered as part of this development. Ramsay Park could then be considered for other sports or uses.

Rugby League

- Through the relocation of soccer from Ramsay Park establish rugby league at Ramsay Park with a link to rugby union.
- If the regional sports precinct extends to the western side of the railway line, a higher level rugby league facility could be considered as part of this development. Ramsay Park could then be considered for other sports or uses.

Touch Football

- Demand does not justify the provision of a dedicated touch football area. Regional spaces are provided in the Adelaide Parklands.
- Touch football could be catered for through the rugby code facilities.

Baseball

- Maintain the focus on baseball at Broadmeadows Oval in the short to medium term.
- If the regional sports precinct extends to the western side of the railway line, a regional baseball facility linked to a regional softball facility could be justified in the longer term. This could include two higher level diamonds linked to spectator seating.

Athletics

- Establishing an athletics facility on the eastern side of the railway line is not realistic or justified. The facility would take up too much space and the demand does not justify this at this time. In addition, a regional facility is already being considered in the City of Salisbury.
- If a regional athletics facility is not provided in the City of Salisbury and the regional sports precinct extends to the western side of the railway line, a regional athletics facility could be considered as part of this development.

Hockey

- The Gepps Cross hockey facility is the focus for the region. Local demand does not justify a focus within the regional sports precinct.

Netball

- Outdoor netball courts may not be required as the main focus is at Argana Park.
- Do not establish shared use tennis and netball courts at the main tennis complex as this would impact on the regional value of the tennis courts.
- If there are courts linked to the schools these could be shared tennis and netball.
- If there is an indoor sports centre ensure this has the capacity to cater for netball as well as basketball.

Summary of Facility Recommendations

Sport	Include in Precinct (City of Playford)	Consider on Western Side (City of Salisbury)	Do Not Include
Australian Rules Football	✓		
Cricket	✓		
Soccer	✓		
Tennis	✓		
Netball			✓ (except indoor)
Softball	✓	✓	
Baseball		✓	
Athletics		✓ (do not include if provided elsewhere in City of Salisbury)	
Hockey			✓
Rugby League			✓ (or western side)
Rugby Union			✓ (or western side)
Touch Football			✓
Lawn Bowls	✓		
Indoor Sport & Recreation	✓ (consider)		
Aquadome	✓		
Event & Community Spaces	✓		

Facility Requirement Considerations

(for sports that could be on eastern side of railway line)

Sport	Fields or Facilities	Club Facilities	Other Infrastructure
Australian Rules Football	Elizabeth Oval Second oval (ideally north south position and 165m x 135m)	Existing football club Change rooms Existing pool and fitness facilities Public amenities	Existing lighting Spectator seating (could replace or enhance existing) Existing car parking
Cricket	Turf cricket pitch on Elizabeth Oval (subject to negotiation and technology) Second oval (69m radius plus boundary)	Clubroom (could be shared use) Change rooms	Use of lights for night games Cricket nets (3) Access to car parking
Soccer	3-4 soccer pitches (118m x 76m includes boundary) Potential for one pitch to be synthetic (longer term)	Clubroom (shared use could be difficult due to 32 week use by soccer) Change rooms and public toilets	Lights for training Recommend no fences around pitches Access to car parking
Tennis	18 courts linked to main club facility with potential to expand to 22 courts 4 courts linked to schools (shared-use with club and community) with potential to expand to 8 courts	Good sized clubroom with function space and commercial kitchen that could also be used by other sports and designed for broader community and recreation activities (potential link to lawn bowls)	Quality court lighting Access to car parking
Netball	Potential indoor courts suitable for higher grade netball although Argana Park is likely to remain as the main netball complex	Club facilities linked to indoor courts	Court lighting and spectator seating
Softball	Two international sized softball diamonds (fence distance 84m with 8m between home plate and backstop) At least four less structured softball diamonds	Clubroom (could be shared use with winter user) Change rooms and public toilets	In the longer term, lights for night games and training Access to car parking

Sport	Fields or Facilities	Club Facilities	Other Infrastructure
Lawn Bowls	3 greens (including potential synthetic greens)	Club facility and function space with commercial kitchen (linked to tennis club facility rather than a separate facility)	Quality lights for night games Access to car parking
Indoor Sport & Recreation	Four court indoor sports centre with amenities and social spaces Four squash courts (flexible design to also cater for fitness activities)	Club facilities and meeting areas linked to indoor facilities	Lighting and spectator seating
Aquadome	Existing facility	Existing facility with increased commercial and health focus Could include commercial health components	Existing car parking Connections to outdoor spaces for fitness training
Event & Community Spaces	Large open space for events (shared use over soccer or softball fields) Shared use walking, running and bike track around section of the site (that could also be used for events) Outdoor café could be linked to tennis and bowls facility (if this is in a high profile location)	Access to club facility / indoor spaces	Access to lights for night events Access to power



APPENDIX 10

RLB ORDER OF COST

12 June 2013

City of Playford
12 Bishopstone Road
DAVOREN PARK SA 5113**Attention: Ryan Peremiczko**
Development Officer

Dear Ryan,

CITY OF PLAYFORD, ELIZABETH SPORTS PRECINCT MASTERPLAN
ORDER OF COST ESTIMATE

As requested we have prepared an Order of Cost Estimate on the above project based upon the following information;

ARCHITECTURAL Documents:

- Draft Master Plan Rev 1 - 21 May 2013 prepared by Suter Planners,
- Subject Site Area Rev 1 16 January 2013 prepared by Connor Holmes.

Various email correspondence.

Our estimate assumes competitive tendering under standard industry conditions and form of contract.

The main components of the estimate are as follows;

	Order of Cost
Construction Works	(Ex GST)
• Precinct 1.A – AFL Facility	\$4,659,000
• Precinct 1.B – Indoor Facility	\$13,297,000
• Precinct 1.C – Bowls Facility	\$7,727,000
• Precinct 2 – Health & Fitness	\$7,353,000
• Precinct 3 – Education Precinct	\$3,985,000
• Precinct 4 – Softball / Flexible Use	\$4,042,000
• Precinct 5 - Soccer	\$7,459,000
• Precinct 6 – Commercial & Recreational	\$112,000
• Precinct 7 - Tennis	\$4,619,000
Order of Cost Total as at June 2013 (Excl. GST)	\$53,253,000

Note that the above costs are inclusive of:

- Preliminaries & Margin
- Builders Margin & Overheads
- Design Contingency
- Construction Contingency
- Professional Fees

We have assumed all upgrade works to ovals include minor drainage works and making good and exclude re-profiling and re-grading. Our report also includes options for lighting to ovals, these should be omitted if not proceeding. A detailed estimate report is attached which fully describes the scope of work and associated costs inclusive of all options.

Contingencies

The estimate includes contingencies for:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation. We highlight that we have reduced the design contingency reflecting the further refinement of the documentation provided.
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

Exclusions

The estimate specifically **excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions:

- Re-grading of ovals
- Upgrade to oval Grandstand
- Boundary fences to site
- Boundary fences to ovals
- Upgrade to lighting to Playford Alive Oval
- Future plexipave courts
- Viewing area to tennis court (Precinct 7)
- Specialist equipment
- Work outside site boundaries

Risk Exclusions:

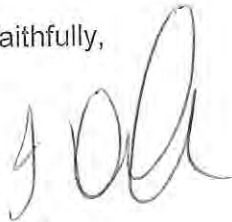
- Rock excavation
- Contaminated ground Removal and Reinstatement
- Asbestos and Hazardous Materials Removal
- Main services diversion
- Staging / Phasing costs

Other Project Cost Exclusions:

- Relocation and decanting costs
- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Land holding costs and finance charges
- Escalation in costs to project completion
- Statutory Charges and CITB Levy

We trust this information is of assistance, however, should you require any further information please do not hesitate to contact our office.

Yours faithfully,



John Drillis

Director

Rider Levett Bucknall

john.drillis@au.rlb.com

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Total Cost Summary

GFA: Gross floor area

Rates current at May 2013

Zone	Level	GFA m ²	Cost/m ²	Total Cost
A Precinct 1.A - AFL				
A1	Minor Upgrade to existing oval	21,613	5	99,686
A2	Removal of mound	3,125	204	638,730
A3	New football club rooms	1,000	2,809	2,809,000
A4	Refurbish existing grandstand			500,000
A5	Clay pitch option			50,000
A6	Drop in pitch & nursery			Excl.
A7	Existing fencing to remain			Excl.
A8	Associated landscaping			100,000
A9	Existing lighting to remain			Excl.
A10	Langford Drive Car Park 1	2,899	159	461,390
		28,637	\$163	\$4,658,806
B PRECINCT A.2				
B1	Indoor Sports Facility	5,000	2,006	10,030,500
B2	Refurbish existing Club Rooms	2,000	1,337	2,674,000
B3	Porte Cochere	400	736	294,300
B4	Modified Goodman Road Car Park 1	7,811	38	298,175
		15,211	\$874	\$13,296,975
C PRECINCT A.3 - BOWLS				
C1	Demolish Bowling Club Rooms	1,071	73	78,705
C2	Demolish Bowling Green	3,000	26	78,800
C3	Artificial Bowling Greens	1,000	507	507,000
C4	Indoor Bowling Green	1,000	2,273	2,273,000
C5	Storage Sheds	100	918	91,800
C6	Bowling Clubrooms	1,000	3,210	3,209,750
C7	Outdoor paved & pergola space	200	459	91,800
C8	Landscaping to boundary			150,000
C9	Fencing to perimeter			Excl.
C10	Goodman Road Car Park 2	8,277	151	1,245,720
		15,648	\$494	\$7,726,575
D PRECINCT 2-HEALTH & FITNESS				
D1	Demolish existing building	1,200	138	165,500
D2	Additional gym space	1,558	4,038	6,291,660
D3	Modified entry & cafe space	400	688	275,200
D4	Modified Crockerton rd car park	2,263	23	52,630
D5	Crockerton Rd car park	3,662	155	567,820
		9,083	\$810	\$7,352,810
E PRECINCT 3-EDUCATION PRECINCT				
E1	Demolish existing tennis courts	520	21	10,675
E2	Minor Upgrade to Fremont oval	17,452	14	250,972
E3	Cricket nets (3no.)			50,000
E4	Tennis Courts (2no.)	1,228	118	144,960
E5	Kaurua Plains School training	6,152	14	87,096
E6	Junior football/cricket oval	12,189	19	232,579
E7	New path	1,704	107	182,270
	Carried forward	107,824	\$315	\$33,993,718

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Total Cost Summary

GFA: Gross floor area

Rates current at May 2013

Zone	Level	GFA m ²	Cost/m ²	Total Cost
	Brought forward	107,824	\$315	\$33,993,718
E	PRECINCT 3-EDUCATION PRECINCT Cont'd			
	E8 Fencing to path	1,704	48	82,050
	E9 Minor modifications to fence			25,000
	E10 New lighting to path	1,704	37	63,662
	E11 Amenities building	100	3,670	367,000
	E12 Lighting option-Fremont oval	17,452	15	261,020
	E13 Lighting option-Football/cricket	12,189	16	189,890
	E14 Crossover to Goodman Rd	377	667	251,400
	E15 Crossover to Phillip Highway	1,232	890	1,096,100
	E16 Phillip Highway car park	4,422	156	690,620
		78,425	\$51	\$3,985,294
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE			
	F1 Demolish Rose & Crown Clubrooms	424	174	73,940
	F2 Demolish car park	1,046	26	27,520
	F3 Softball diamonds (4no.)	24,590	20	483,717
	F4 Softball Club Rooms	750	2,809	2,106,500
	F5 Flexible sports area	13,133	14	184,897
	F6 Pedestrian path	1,673	107	178,990
	F7 Lighting Option	24,590	12	294,200
	F8 Harvey Rd car park 1 (101no.)	2,259	156	352,440
	F9 Harvey Rd car park 2 (44no.)	1,370	162	221,550
	F10 Ridley Rd car park 1 (85no.)	3,768	19	71,990
	F11 Judd Rd car park 1 (108no.)	3,724	12	46,370
		77,327	\$52	\$4,042,114
G	PRECINCT 5- SOCCER			
	G1 Club rooms extension & refurb	1,000	2,809	2,808,550
	G2 Playground & exercise space	2,430	183	445,750
	G3 Artificial soccer pitch (1no.)	10,200	108	1,105,350
	G4 Grass soccer pitch (3no.)	30,600	14	441,300
	G5 Under 9 soccer pitch (2no.)	5,728	16	93,144
	G6 Under 7 soccer pitch (2no.)	3,720	17	65,060
	G7 50x10m Tiered Spectator seat x 2			100,000
	G8 Pedestrian path	2,393	107	255,990
	G9 Fairfield Rd Crossover	120	1,203	144,400
	G10 Lighting to 3no turf pitch	30,600	17	535,050
	G11 Lighting to 1no. artificial pitch	10,200	30	300,900
	G12 Judd Rd car park 2 (105no.)	3,803	13	48,115
	G13 Judd Rd car park 3 (70no.)	1,827	160	291,520
	G14 Fairfield Rd car park 1 (40no.)	1,414	163	230,740
	G15 Fairfield car park 2 (40no.)	1,414	163	230,740
	G16 Fairfield car park 3 (25no.)	700	28	19,400
	G17 Bus & parallel car park (10no.)	572	32	18,510
	G18 Ridley Rd car park 2 (110no.)	4,836	11	55,130
	G19 Ridley Rd car park 3 (51no.)	1,679	161	269,790
		113,236	\$66	\$7,459,439
	Carried forward	337,567	\$144	\$48,522,013

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Total Cost Summary

GFA: Gross floor area

Rates current at May 2013

Zone	Level		GFA m ²	Cost/m ²	Total Cost
		Brought forward	337,567	\$144	\$48,522,013
H	PRECINCT 6-COMMERCIAL&RECREATION				
	H1	Pedestrian path incl. signage	327	334	109,216
	H2	Minor track marking	14,920		2,825
			15,247	\$7	\$112,041
I	PRECINCT 7- TENNIS				
	I1	Demolish community building	700	146	102,400
	I2	Plexipave tennis courts (18no.)	11,286	134	1,514,502
	I3	Future plexipave courts (4no.)			Excl.
	I4	Hot-shot courts	1,569	286	448,172
	I5	Tennis Clubrooms	620	2,977	1,845,600
	I6	Adventure playground	4,986		Excl.
	I7	General play space	2,063		Excl.
	I8	40x10m Tiered viewing seats			120,000
	I9	Southern viewing area			Excl.
	I10	Lighting to 18no. courts	11,286	43	481,450
	I11	Lighting to 4no. courts	2,432	44	106,950
			34,942	\$132	\$4,619,074
		Net Cost	387,756	\$137	\$53,253,128
Margin & Adjustments					
		Escalation to Completion			Excl.
		Total Cost	387,756	\$137	\$53,253,128

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
A	Precinct 1.A - AFL				
A1	Minor Upgrade to existing oval GFA 21,613 m2 Cost/m2 \$5				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Coring, top dress & seeding existing oval	m2	21613.00	3.5	75,646
	2 Line marking	m	1079.00	0.5	540
	Element XL total			4/m2	76,186
FT	FITMENTS				
	1 No allowance for goal posts	Item			Excl.
	2 No allowance for netting behind goals	Item			Excl.
	3 No allowance for sight screen	Item			Excl.
	Element FT total				
XK	EXTERNAL STORMWATER DRAINAGE				
	1 No allowance for alterations to oval drainage	m2	21613.00		Excl.
	Element XK total				
XW	EXTERNAL WATER SUPPLY				
	1 No allowance for alterations to oval irrigation	m2	21613.00		Excl.
	Element XW total				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 No allowance for alterations to external flood lights	Item			Excl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to oval	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			6,000
	Element PR total			0/m2	6,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,250
	Element MA total			0/m2	3,250
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			4,250
	2 Construction Contingency	Item			4,500
	Element CT total			0/m2	8,750
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,500
	Element PF total			0/m2	5,500
	Page total				99,686

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
A	Precinct 1.A - AFL Cont'd				
A1	Minor Upgrade to existing oval GFA 21,613 m2 Cost/m2 \$5 Cont'd				
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy				
	Element YY total				
	A1 Minor Upgrade to existing oval Total				99,686

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
A	Precinct 1.A - AFL				
A2	Removal of mound	GFA 3,125 m2	Cost/m2	\$204	
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Landscaping to excavated mound area	m2	7442.00	25.0	186,050
	Element XL total			60/m2	186,050
XP	SITE PREPARATION				
	1 Demolish mound & stockpile onsite	m2	7442.00	40.0	297,680
	2 Remove selected tree & stump	No	6.00	500.0	3,000
	Element XP total			96/m2	300,680
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			38,900
	Element PR total			12/m2	38,900
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			21,000
	Element MA total			7/m2	21,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			27,300
	2 Construction Contingency	Item			28,700
	Element CT total			18/m2	56,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			36,100
	Element PF total			12/m2	36,100
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	A2 Removal of mound Total				638,730

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
A	Precinct 1.A - AFL				
A3	New football club rooms GFA 1,000 m2 Cost/m2 \$2,809				
BB	BASE BUILDING				
	1 Base build & fitout to Central Districts Club Rooms	m2	1000.00	2,100.0	2,100,000
	Element BB total			2,100/m2	2,100,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			168,000
	Element PR total			168/m2	168,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			91,000
	Element MA total			91/m2	91,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			118,000
	2 Construction Contingency	Item			124,000
	Element CT total			242/m2	242,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			208,000
	Element PF total			208/m2	208,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	A3 New football club rooms Total				2,809,000

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
A	Precinct 1.A - AFL				
A10	Langford Drive Car Park 1 GFA 2,899 m2 Cost/m2 \$159				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			2/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	2899.00	110.0	318,890
	Element XR total			110/m2	318,890
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			25,000
	Element XL total			9/m2	25,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			28,000
	Element PR total			10/m2	28,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			15,000
	Element MA total			5/m2	15,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			19,500
	2 Construction Contingency	Item			20,000
	Element CT total			14/m2	39,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			30,000
	Element PF total			10/m2	30,000
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
A10 Langford Drive Car Park 1 Total					461,390

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
B	PRECINCT A.2				
B1	Indoor Sports Facility	GFA 5,000 m2	Cost/m2	\$2,006	
BB	BASE BUILDING				
	1 Base building & fitout to Indoor Sports Facility	m2	5000.00	1,500.0	7,500,000
	Element BB total			1,500/m2	7,500,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			600,000
	Element PR total			120/m2	600,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			324,000
	Element MA total			65/m2	324,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			421,000
	2 Construction Contingency	Item			442,500
	Element CT total			173/m2	863,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			743,000
	Element PF total			149/m2	743,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	B1 Indoor Sports Facility Total				10,030,500

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
B	PRECINCT A.2				
B2	Refurbish existing Club Rooms GFA 2,000 m2 Cost/m2 \$1,337				
FO	REFURBISHMENT				
	1 Refurbish football club rooms to new entrance hall	m2	2000.00	1,000.0	2,000,000
	Element FO total			1,000/m2	2,000,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			160,000
	Element PR total			80/m2	160,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			86,000
	Element MA total			43/m2	86,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			112,000
	2 Construction Contingency	Item			118,000
	Element CT total			115/m2	230,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			198,000
	Element PF total			99/m2	198,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	B2 Refurbish existing Club Rooms Total				2,674,000

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
B	PRECINCT A.2				
B3	Porte Cochere GFA 400 m2 Cost/m2 \$736				
BB	BASE BUILDING				
	1 New Porte Cochere complete	m2	400.00	550.0	220,000
	Element BB total			550/m2	220,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			17,600
	Element PR total			44/m2	17,600
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			9,500
	Element MA total			24/m2	9,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			12,400
	2 Construction Contingeny	Item			13,000
	Element CT total			64/m2	25,400
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			21,800
	Element PF total			55/m2	21,800
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	B3 Porte Cochere Total				294,300

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
B	PRECINCT A.2				
B4	Modified Goodman Road Car Park 1 GFA 7,811 m2 Cost/m2 \$38				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			1/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	7811.00	25.0	195,275
	Element XR total			25/m2	195,275
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			25,000
	Element XL total			3/m2	25,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			18,000
	Element PR total			2/m2	18,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			9,700
	Element MA total			1/m2	9,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			12,500
	2 Construction Contingency	Item			13,200
	Element CT total			3/m2	25,700
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			19,500
	Element PF total			2/m2	19,500
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
B4 Modified Goodman Road Car Park 1 Total					298,175

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C1	Demolish Bowling Club Rooms GFA 1,071 m2 Cost/m2 \$73				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Demolish & remove Bowling Clubrooms including services	m2	1071.00	55.0	58,905
	Element AR total			55/m2	58,905
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			4,700
	Element PR total			4/m2	4,700
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			2,500
	Element MA total			2/m2	2,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,300
	2 Construction Contingency	Item			3,500
	Element CT total			6/m2	6,800
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,800
	Element PF total			5/m2	5,800
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C1 Demolish Bowling Club Rooms Total				78,705

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C2	Demolish Bowling Green GFA 3,000 m2 Cost/m2 \$26				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Demolish & remove Bowling Greens	m2	3000.00	20.0	60,000
	Element AR total			20/m2	60,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			4,800
	Element PR total			2/m2	4,800
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			2,500
	Element MA total			1/m2	2,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,500
	2 Construction Contingency	Item			3,500
	Element CT total			2/m2	7,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			4,500
	Element PF total			2/m2	4,500
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C2 Demolish Bowling Green Total				78,800

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C3	Artificial Bowling Greens GFA 1,000 m2 Cost/m2 \$507				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Synthetic bowling greens	No	2.00	190,000.0	380,000
	Element XL total			380/m2	380,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			30,000
	Element PR total			30/m2	30,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			16,000
	Element MA total			16/m2	16,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			21,000
	2 Construction Contingency	Item			22,000
	Element CT total			43/m2	43,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			38,000
	Element PF total			38/m2	38,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C3 Artificial Bowling Greens Total				507,000

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C4	Indoor Bowling Green	GFA 1,000 m2	Cost/m2	\$2,273	
BB	BASE BUILDING				
	1 Base building & fitout to indoor bowling green	m2	1000.00	1,700.0	1,700,000
	Element BB total			1,700/m2	1,700,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			136,000
	Element PR total			136/m2	136,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			73,500
	Element MA total			74/m2	73,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			95,500
	2 Construction Contingency	Item			100,000
	Element CT total			196/m2	195,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			168,000
	Element PF total			168/m2	168,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C4 Indoor Bowling Green Total				2,273,000

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C5	Storage Sheds GFA 100 m2 Cost/m2 \$918				
BB	BASE BUILDING				
	1 Base building & fitout to storage shed	m2	100.00	700.0	70,000
	Element BB total			700/m2	70,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			5,600
	Element PR total			56/m2	5,600
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,000
	Element MA total			30/m2	3,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,900
	2 Construction Contingency	Item			4,100
	Element CT total			80/m2	8,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,200
	Element PF total			52/m2	5,200
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C5 Storage Sheds Total				91,800

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C6	Bowling Clubrooms GFA 1,000 m2 Cost/m2 \$3,210				
BB	BASE BUILDING				
	1 Base building & fitout to Bowling Club rooms	m2	1000.00	2,400.0	2,400,000
	Element BB total			2,400/m2	2,400,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			192,000
	Element PR total			192/m2	192,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			103,500
	Element MA total			104/m2	103,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			135,000
	2 Construction Contingency	Item			141,500
	Element CT total			277/m2	276,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			237,750
	Element PF total			238/m2	237,750
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C6 Bowling Clubrooms Total				3,209,750

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C7	Outdoor paved & pergola space	GFA 200 m2	Cost/m2	\$459	
BB	BASE BUILDING				
	1 Pergola including footings, framing, cladding	m2	200.00	350.0	70,000
	Element BB total			350/m2	70,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			5,600
	Element PR total			28/m2	5,600
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,000
	Element MA total			15/m2	3,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,900
	2 Construction Contingency	Item			4,100
	Element CT total			40/m2	8,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,200
	Element PF total			26/m2	5,200
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	C7 Outdoor paved & pergola space Total				91,800

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
C	PRECINCT A.3 - BOWLS				
C10	Goodman Road Car Park 2 GFA 8,277 m2 Cost/m2 \$151				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			1/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	8277.00	110.0	910,470
	Element XR total			110/m2	910,470
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			25,000
	Element XL total			3/m2	25,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			75,000
	Element PR total			9/m2	75,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			40,500
	Element MA total			5/m2	40,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			52,750
	2 Construction Contingency	Item			55,500
	Element CT total			13/m2	108,250
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			81,500
	Element PF total			10/m2	81,500
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
C10 Goodman Road Car Park 2 Total					1,245,720

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
D	PRECINCT 2-HEALTH & FITNESS				
D1	Demolish existing building GFA 1,200 m2 Cost/m2 \$138				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Demolish building including substructure & services	m2	1200.00	60.0	72,000
	2 Demolish concrete hardstand	m2	3600.00	15.0	54,000
	Element AR total			105/m2	126,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			10,000
	Element PR total			8/m2	10,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			5,500
	Element MA total			5/m2	5,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			7,000
	2 Construction Contingency	Item			7,500
	Element CT total			12/m2	14,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			9,500
	Element PF total			8/m2	9,500
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	D1 Demolish existing building Total				165,500

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
D	PRECINCT 2-HEALTH & FITNESS				
D2	Additional gym space GFA 1,558 m2 Cost/m2 \$4,038				
BB	BASE BUILDING				
	1 Base building & fitout to gym / fitness	m2	1558.00	3,000.0	4,674,000
	Element BB total			3,000/m2	4,674,000
FT	FITMENTS				
	1 No allowance for gym equipment	Item			Excl.
	Element FT total				
XP	SITE PREPARATION				
	1 Demolish concrete hardstand	m2	1558.00	20.0	31,160
	Element XP total			20/m2	31,160
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			376,000
	Element PR total			241/m2	376,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			203,000
	Element MA total			130/m2	203,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			264,000
	2 Construction Contingency	Item			277,500
	Element CT total			348/m2	541,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			466,000
	Element PF total			299/m2	466,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	D2 Additional gym space Total				6,291,660

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
D	PRECINCT 2-HEALTH & FITNESS				
D3	Modified entry & cafe space GFA 400 m2 Cost/m2 \$688				
BB	BASE BUILDING				
	1 Base building & fitout to entry / cafe	m2	400.00	500.0	200,000
	Element BB total			500/m2	200,000
XP	SITE PREPARATION				
	1 Demolish concrete hardstand	m2	400.00	15.0	6,000
	Element XP total			15/m2	6,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			16,500
	Element PR total			41/m2	16,500
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			8,900
	Element MA total			22/m2	8,900
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			11,500
	2 Construction Contingency	Item			12,000
	Element CT total			59/m2	23,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			20,300
	Element PF total			51/m2	20,300
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
D3 Modified entry & cafe space Total					275,200

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
D	PRECINCT 2-HEALTH & FITNESS				
D4	Modified Crockerton rd car park	GFA 2,263 m2	Cost/m2	\$23	
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,500
	Element FT total			1/m2	2,500
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	2263.00	10.0	22,630
	Element XR total			10/m2	22,630
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			7/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			3,200
	Element PR total			1/m2	3,200
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			1,700
	Element MA total			1/m2	1,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			2,250
	2 Construction Contingency	Item			2,350
	Element CT total			2/m2	4,600
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			3,000
	Element PF total			1/m2	3,000
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
D4 Modified Crockerton rd car park Total					52,630

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
D	PRECINCT 2-HEALTH & FITNESS				
D5	Crockerton Rd car park GFA 3,662 m2 Cost/m2 \$155				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			1/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	3662.00	110.0	402,820
	Element XR total			110/m2	402,820
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			25,000
	Element XL total			7/m2	25,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			34,500
	Element PR total			9/m2	34,500
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			18,700
	Element MA total			5/m2	18,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			24,300
	2 Construction Contingency	Item			25,500
	Element CT total			14/m2	49,800
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			32,000
	Element PF total			9/m2	32,000
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	D5 Crockerton Rd car park Total				567,820

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Item Details

Rates current at May 2013

	Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT					
E1	Demolish existing tennis courts GFA 520 m2 Cost/m2 \$21					
	AR	ALTERATIONS AND DEMOLITIONS				
		1 Demolish & remove hard surface tennis courts including associated fences	m2	520.00	15.0	7,800
		2 Allowance for removal of contaminated material	Item			Excl.
		Element AR total			15/m2	7,800
	PR	PRELIMINARIES				
		1 Builders Preliminaries & Supervision	Item			625
		Element PR total			1/m2	625
	MA	BUILDERS MARGIN				
		1 Builders Margin & Overheads	Item			350
		Element MA total			1/m2	350
	CT	CONTINGENCY ALLOWANCE				
		1 Design Contingency	Item			450
		2 Construction Contingency	Item			650
		Element CT total			2/m2	1,100
	PF	PROFESSIONAL FEES				
		1 Professional Fees	Item			800
		Element PF total			2/m2	800
	YY	SPECIAL PROVISIONS				
		1 Statutory Charges & CITB Levy	Item			Excl.
		Element YY total				
		E1 Demolish existing tennis courts Total				10,675

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

	Item Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E2	Minor Upgrade to Fremont oval GFA 17,452 m2 Cost/m2 \$14				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Coring, top dress & seeding existing oval	m2	17452.00	4.0	69,808
	2 Line marking	m	911.00		Incl.
	Element XL total			4/m2	69,808
FT	FITMENTS				
	1 No allowance for goal posts	Item			Excl.
	2 No allowance for netting behind goals	Item			Excl.
	3 No allowance for sight screen	Item			Excl.
	Element FT total				
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor drainage upgrade	m2	17452.00	7.0	122,164
	Element XK total			7/m2	122,164
XW	EXTERNAL WATER SUPPLY				
	1 No allowance for alterations to oval irrigation	m2	17452.00		Excl.
	Element XW total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to oval	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			15,000
	Element PR total			1/m2	15,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			8,000
	Element MA total			0/m2	8,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			11,000
	2 Construction Contingency	Item			11,000
	Element CT total			1/m2	22,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			14,000
	Element PF total			1/m2	14,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E2 Minor Upgrade to Fremont oval Total				250,972

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E4	Tennis Courts (2no.) GFA 1,228 m2 Cost/m2 \$118				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Tennis surface including basecourse, bitumen & plexipave (or similar)	m2	1228.00	70.0	85,960
	Element XR total			70/m2	85,960
FT	FITMENTS				
	1 Tennis net & posts	No	2.00	1,000.0	2,000
	2 No allowance for umpire chair	Item			Excl.
	Element FT total			2/m2	2,000
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 Allowance for high level fencing to tennis courts	m	140.00	150.0	21,000
	Element XN total			17/m2	21,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to tennis courts	Item			Incl.
	Element XE total				
XB	OUTBUILDINGS AND COVERED WAYS				
	1 No allowance for spectator shelters	Item			Excl.
	Element XB total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			8,700
	Element PR total			7/m2	8,700
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			4,700
	Element MA total			4/m2	4,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			6,000
	2 Construction Contingency	Item			6,500
	Element CT total			10/m2	12,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			10,100
	Element PF total			8/m2	10,100
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E4 Tennis Courts (2no.) Total				144,960

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E5	Kaurna Plains School training GFA 6,152 m2 Cost/m2 \$14				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Coring, top dress & seeding existing oval	m2	6152.00	3.5	21,532
	Element XL total			4/m2	21,532
FT	FITMENTS				
	1 No allowance for goal posts	Item			Excl.
	2 No allowance for netting behind goals	Item			Excl.
	3 No allowance for sight screen	Item			Excl.
	Element FT total				
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor upgrade to stormwater drainage	m2	6152.00	7.0	43,064
	Element XK total			7/m2	43,064
XW	EXTERNAL WATER SUPPLY				
	1 No allowance for new irrigation to oval	m2	6152.00		Excl.
	Element XW total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to oval	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			5,000
	Element PR total			1/m2	5,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,000
	Element MA total			0/m2	3,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			4,000
	2 Construction Contingency	Item			4,000
	Element CT total			1/m2	8,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			6,500
	Element PF total			1/m2	6,500
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
E5 Kaurna Plains School training Total					87,096

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E6	Junior football/cricket oval GFA 12,189 m2 Cost/m2 \$19				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Coring, top dress & seed existing oval	m2	12189.00	4.0	48,756
	2 Line marking	m	638.00		Incl.
	Element XL total			4/m2	48,756
FT	FITMENTS				
	1 No allowance for goal posts	Item			Excl.
	2 No allowance for netting behind goals	Item			Excl.
	3 No allowance for sight screen	Item			Excl.
	Element FT total				
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor drainage works	m2	12189.00	7.0	85,323
	Element XK total			7/m2	85,323
AR	ALTERATIONS AND DEMOLITIONS				
	1 Allowance to demolish grass & top soil ready to receive new	Item			40,000
	Element AR total			3/m2	40,000
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to oval	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			14,000
	Element PR total			1/m2	14,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			7,500
	Element MA total			1/m2	7,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			10,000
	2 Construction Contingency	Item			10,000
	Element CT total			2/m2	20,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			17,000
	Element PF total			1/m2	17,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
E6 Junior football/cricket oval Total					232,579

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E7	New path GFA 1,704 m2 Cost/m2 \$107				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen path including basecourse	m2	1704.00	80.0	136,320
	Element XR total			80/m2	136,320
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			10,900
	Element PR total			6/m2	10,900
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			5,900
	Element MA total			3/m2	5,900
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			7,650
	2 Construction Contingency	Item			8,000
	Element CT total			9/m2	15,650
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			13,500
	Element PF total			8/m2	13,500
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E7 New path Total				182,270

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E8	Fencing to path GFA 1,704 m2 Cost/m2 \$48				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 Low fence including posts & footings	m	625.00	100.0	62,500
	Element XN total			37/m2	62,500
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			5,000
	Element PR total			3/m2	5,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			2,700
	Element MA total			2/m2	2,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,500
	2 Construction Contingency	Item			3,700
	Element CT total			4/m2	7,200
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			4,650
	Element PF total			3/m2	4,650
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E8 Fencing to path Total				82,050

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E10	New lighting to path GFA 1,704 m2 Cost/m2 \$37				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Allowance for lighting to path	m2	1704.00	28.0	47,712
	Element XE total			28/m2	47,712
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			3,800
	Element PR total			2/m2	3,800
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			2,000
	Element MA total			1/m2	2,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			2,650
	2 Construction Contingency	Item			2,800
	Element CT total			3/m2	5,450
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			4,700
	Element PF total			3/m2	4,700
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
ES	ESCALATION				
	1 No allowance for escalation	Item			Excl.
	Element ES total				
E10 New lighting to path Total					63,662

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E11	Amenities building GFA 100 m2 Cost/m2 \$3,670				
BB	BASE BUILDING				
	1 Base building & fitout to amenities	m2	100.00	2,750.0	275,000
	Element BB total			2,750/m2	275,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			22,000
	Element PR total			220/m2	22,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			12,000
	Element MA total			120/m2	12,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			15,000
	2 Construction Contingency	Item			16,000
	Element CT total			310/m2	31,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			27,000
	Element PF total			270/m2	27,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E11 Amenities building Total				367,000

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E12	Lighting option-Fremont oval GFA 17,452 m2 Cost/m2 \$15				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to football oval incl. 4 poles & footings, 8 lights (50 lux), etc	m2	17452.00	10.0	174,520
	2 Switchboard incl. above	Item			Incl.
	3 No allowance for lighting to path	Item			Excl.
	Element XE total			10/m2	174,520
BW	BUILDERS WORK IN CONNECTION WITH SPECIALIST SERVICES				
	1 Builders Work in Connection with Specialist Trades	Item			20,000
	Element BW total			1/m2	20,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			16,000
	Element PR total			1/m2	16,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			8,500
	Element MA total			0/m2	8,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			11,000
	2 Construction Contingency	Item			11,500
	Element CT total			1/m2	22,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			19,500
	Element PF total			1/m2	19,500
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E12 Lighting option-Fremont oval Total				261,020

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E13	Lighting option-Football/cricket GFA 12,189 m2 Cost/m2 \$16				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to football oval incl. 4 poles & footings, 8 lights (50 lux), etc	m2	12189.00	10.0	121,890
	2 Switchboard incl. above	Item			Incl.
	3 No allowance for lighting to path	Item			Excl.
	Element XE total			10/m2	121,890
BW	BUILDERS WORK IN CONNECTION WITH SPECIALIST SERVICES				
	1 Builders Work in Connection with Specialist Trades	Item			20,000
	Element BW total			2/m2	20,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			11,500
	Element PR total			1/m2	11,500
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			6,000
	Element MA total			0/m2	6,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			8,000
	2 Construction Contingency	Item			8,500
	Element CT total			1/m2	16,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			14,000
	Element PF total			1/m2	14,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E13 Lighting option-Football/cricket Total				189,890

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E14	Crossover to Goodman Rd GFA 377 m2 Cost/m2 \$667				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Paving to crossover including basecourse	m2	377.00	300.0	113,100
	2 Allowance for pedestrian activated crossover including civil works	Item			75,000
	Element XR total			499/m2	188,100
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			15,000
	Element PR total			40/m2	15,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			8,100
	Element MA total			21/m2	8,100
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			10,500
	2 Construction Contingency	Item			11,100
	Element CT total			57/m2	21,600
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			18,600
	Element PF total			49/m2	18,600
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E14 Crossover to Goodman Rd Total				251,400

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E15	Crossover to Phillip Highway GFA 1,232 m2 Cost/m2 \$890				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Paving to crossover including basecourse	m2	1232.00	300.0	369,600
	2 Allowance for 3-way signalised crossover including civil works	Item			450,000
	Element XR total			665/m2	819,600
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			65,600
	Element PR total			53/m2	65,600
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			35,400
	Element MA total			29/m2	35,400
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			46,000
	2 Construction Contingency	Item			48,300
	Element CT total			77/m2	94,300
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			81,200
	Element PF total			66/m2	81,200
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	E15 Crossover to Phillip Highway Total				1,096,100

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
E	PRECINCT 3-EDUCATION PRECINCT				
E16	Phillip Highway car park GFA 4,422 m2 Cost/m2 \$156				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			1/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	4422.00	110.0	486,420
	Element XR total			110/m2	486,420
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			25,000
	Element XL total			6/m2	25,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			41,300
	Element PR total			9/m2	41,300
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			22,300
	Element MA total			5/m2	22,300
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			29,000
	2 Construction Contingency	Item			30,400
	Element CT total			13/m2	59,400
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			51,200
	Element PF total			12/m2	51,200
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levey	Item			Excl.
	Element YY total				
ES	ESCALATION				
	1 No allowance for escalation	Item			Excl.
	Element ES total				
E16 Phillip Highway car park Total					690,620

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

	Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE					
F1	Demolish Rose & Crown Clubrooms GFA 424 m2 Cost/m2 \$174					
	AR	ALTERATIONS AND DEMOLITIONS				
		1 Demolish & remove from site club rooms	m2	424.00	60.0	25,440
		2 Demolish & remove from site concrete surface	m2	1045.00	20.0	20,900
		3 Remove water tanks & mesh enclosure	Item			10,000
		Element AR total			133/m2	56,340
	PR	PRELIMINARIES				
		1 Builders Preliminaries & Supervision	Item			4,500
		Element PR total			11/m2	4,500
	MA	BUILDERS MARGIN				
		1 Builders Margin & Overheads	Item			2,400
		Element MA total			6/m2	2,400
	CT	CONTINGENCY ALLOWANCE				
		1 Design Contingency	Item			3,200
		2 Construction Contingency	Item			3,300
		Element CT total			15/m2	6,500
	PF	PROFESSIONAL FEES				
		1 Professional Fees	Item			4,200
		Element PF total			10/m2	4,200
	YY	SPECIAL PROVISIONS				
		1 Statutory Charges & CITB Levy	Item			Excl.
		Element YY total				
		F1 Demolish Rose & Crown Clubrooms Total				73,940

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F2	Demolish car park GFA 1,046 m2 Cost/m2 \$26				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Demolish & remove from site concrete surface	m2	1046.00	20.0	20,920
	Element AR total			20/m2	20,920
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			1,650
	Element PR total			2/m2	1,650
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			900
	Element MA total			1/m2	900
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			1,200
	2 Construction Contingency	Item			1,250
	Element CT total			2/m2	2,450
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			1,600
	Element PF total			2/m2	1,600
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	F2 Demolish car park Total				27,520

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F3	Softball diamonds (4no.) GFA 24,590 m2 Cost/m2 \$20				
BB	BASE BUILDING				
	1 Allowance for mesh storage enclosure	Item			3,000
	Element BB total			0/m2	3,000
XP	SITE PREPARATION				
	1 Civil works to build up pitching mounds	Item			1,500
	2 Grade base to required contours	m2	24590.00	0.8	19,672
	Element XP total			1/m2	21,172
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Core, top dress & seed existing oval	m2	24590.00	3.5	86,065
	2 Line marking	m	1498.00		Incl.
	3 No allowance for clay base course	m2	24590.00		Excl.
	Element XL total			4/m2	86,065
SE	SPECIAL EQUIPMENT				
	1 No allowance for bullpen	Item			Excl.
	2 No allowance for dugout	Item			Excl.
	3 No allowance for scorers shelter	Item			Excl.
	4 No allowance for softball scoreboard	Item			Excl.
	Element SE total				
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor upgrade to drainage	m2	24590.00	7.0	172,130
	Element XK total			7/m2	172,130
XW	EXTERNAL WATER SUPPLY				
	1 No allowance for irrigation-use existing	m2	24590.00		Excl.
	Element XW total				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Incl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 Low fence included posts & concrete footings	m	529.00	150.0	79,350
	2 No allowance for high backstop fence	Item			Excl.
	Element XN total			3/m2	79,350
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			29,000
	Element PR total			1/m2	29,000
Page total					390,717

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE Cont'd				
F3	Softball diamonds (4no.) GFA 24,590 m2 Cost/m2 \$20 Cont'd				
	MA BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			16,000
	Element MA total			1/m2	16,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			20,000
	2 Construction Contingency	Item			21,000
	Element CT total			2/m2	41,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			36,000
	Element PF total			1/m2	36,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	F3 Softball diamonds (4no.) Total				483,717

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F4	Softball Club Rooms GFA 750 m2 Cost/m2 \$2,809				
BB	BASE BUILDING				
	1 Base building & fitout to Softball Club Rooms	m2	750.00	2,100.0	1,575,000
	Element BB total			2,100/m2	1,575,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			126,000
	Element PR total			168/m2	126,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			68,000
	Element MA total			91/m2	68,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			88,500
	2 Construction Contingency	Item			93,000
	Element CT total			242/m2	181,500
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			156,000
	Element PF total			208/m2	156,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	F4 Softball Club Rooms Total				2,106,500

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

	Item	Description	Unit	Qty	Rate	\$
F		PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F5		Flexible sports area GFA 13,133 m2 Cost/m2 \$14				
XL		LANDSCAPING AND IMPROVEMENTS				
		1 Core, top dress & seed oval	m2	13133.00	3.5	45,966
		2 Line marking	m	1108.00		Incl.
		Element XL total			4/m2	45,966
XK		EXTERNAL STORMWATER DRAINAGE				
		1 Allowance for minor upgrade to oval	m2	13133.00	7.0	91,931
		Element XK total			7/m2	91,931
SE		SPECIAL EQUIPMENT				
		1 No allowance for goals post, goals etc	Item			Excl.
		Element SE total				
XE		EXTERNAL ELECTRIC LIGHT AND POWER				
		1 Lighting included in lighting option	Item			Incl.
		Element XE total				
XN		BOUNDARY WALLS, FENCING AND GATES				
		1 No allowance for fence	Item			Excl.
		Element XN total				
PR		PRELIMINARIES				
		1 Builders Preliminaries & Supervision	Item			11,000
		Element PR total			1/m2	11,000
MA		BUILDERS MARGIN				
		1 Builders Margin & Overheads	Item			6,000
		Element MA total			0/m2	6,000
CT		CONTINGENCY ALLOWANCE				
		1 Design Contingency	Item			8,000
		2 Construction Contingency	Item			8,000
		Element CT total			1/m2	16,000
PF		PROFESSIONAL FEES				
		1 Professional Fees	Item			14,000
		Element PF total			1/m2	14,000
YY		SPECIAL PROVISIONS				
		1 Statutory Charges & CITB Levy	Item			Excl.
		Element YY total				
		F5 Flexible sports area Total				184,897

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F6	Pedestrian path GFA 1,673 m2 Cost/m2 \$107				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen path including basecourse	m2	1673.00	80.0	133,840
	Element XR total			80/m2	133,840
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to path included in light option	Item			Incl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for fence to path	Item			Excl.
	Element XN total				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 No allowance for landscaping to path - exisating to remain	Item			Excl.
	Element XL total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			10,700
	Element PR total			6/m2	10,700
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			5,800
	Element MA total			3/m2	5,800
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			7,500
	2 Construction Contingeny	Item			7,900
	Element CT total			9/m2	15,400
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			13,250
	Element PF total			8/m2	13,250
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	F6 Pedestrian path Total				178,990

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F7	Lighting Option GFA 24,590 m2 Cost/m2 \$12				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to softball pitch incl. 2 poles & footings, 4 lights (50 lux), etc	No	4.00	50,000.0	200,000
	2 Switchboard incl. above	Item			Incl.
	3 No allowance for lighting to path	Item			Excl.
	Element XE total			8/m2	200,000
BW	BUILDERS WORK IN CONNECTION WITH SPECIALIST SERVICES				
	1 Builders Work in Connection with Specialist Trades	Item			20,000
	Element BW total			1/m2	20,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			17,600
	Element PR total			1/m2	17,600
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			9,500
	Element MA total			0/m2	9,500
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			12,350
	2 Construction Contingency	Item			12,950
	Element CT total			1/m2	25,300
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			21,800
	Element PF total			1/m2	21,800
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	F7 Lighting Option Total				294,200

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F8	Harvey Rd car park 1 (101no.) GFA 2,259 m2 Cost/m2 \$156				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			2/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	2259.00	110.0	248,490
	Element XR total			110/m2	248,490
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 No allowance for lighting to car park	Item			Excl.
	Element XE total				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			10,000
	Element XL total			4/m2	10,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			21,100
	Element PR total			9/m2	21,100
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			11,400
	Element MA total			5/m2	11,400
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			14,800
	2 Construction Contingency	Item			15,550
	Element CT total			13/m2	30,350
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			26,100
	Element PF total			12/m2	26,100
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	F8 Harvey Rd car park 1 (101no.) Total				352,440

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F9	Harvey Rd car park 2 (44no.) GFA 1,370 m2 Cost/m2 \$162				
FT	FITMENTS				
	1 Allowance for directional signage	Item			5,000
	Element FT total			4/m2	5,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	1370.00	110.0	150,700
	Element XR total			110/m2	150,700
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			10,000
	Element XL total			7/m2	10,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 No allowance for lighting to car park	Item			Excl.
	Element XE total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			13,250
	Element PR total			10/m2	13,250
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			7,150
	Element MA total			5/m2	7,150
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			9,300
	2 Construction Contingency	Item			9,750
	Element CT total			14/m2	19,050
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			16,400
	Element PF total			12/m2	16,400
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	F9 Harvey Rd car park 2 (44no.) Total				221,550

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE				
F10	Ridley Rd car park 1 (85no.) GFA 3,768 m2 Cost/m2 \$19				
FT	FITMENTS				
	1 Allowance for directional signage	Item			20,000
	Element FT total			5/m2	20,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	3768.00	5.0	18,840
	Element XR total			5/m2	18,840
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			4/m2	15,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 No allowance for lighting to car park	Item			Excl.
	Element XE total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			4,300
	Element PR total			1/m2	4,300
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			2,350
	Element MA total			1/m2	2,350
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,000
	2 Construction Contingency	Item			3,150
	Element CT total			2/m2	6,150
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,350
	Element PF total			1/m2	5,350
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
F10 Ridley Rd car park 1 (85no.) Total					71,990

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Rates current at May 2015			Unit	Qty	Rate	\$
Item	Description					
F	PRECINCT 4-SOFTBALL/FLEXIBLE USE					
F11	Judd Rd car park 1 (108no.) GFA 3,724 m2 Cost/m2 \$12					
FT	FITMENTS					
	1 Allowance for directional signage	Item				2,000
	Element FT total			1/m2		2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS					
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	3724.00	5.0		18,620
	Element XR total			5/m2		18,620
XL	LANDSCAPING AND IMPROVEMENTS					
	1 Allowance for landscaping to car park	Item				15,000
	Element XL total			4/m2		15,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER					
	1 No allowance for new lighting to car park	Item				Excl.
	Element XE total					
PR	PRELIMINARIES					
	1 Builders Preliminaries & Supervision	Item				1,800
	Element PR total			0/m2		1,800
MA	BUILDERS MARGIN					
	1 Builders Margin & Overheads	Item				1,500
	Element MA total			0/m2		1,500
CT	CONTINGENCY ALLOWANCE					
	1 Design Contingency	Item				1,950
	2 Construction Contingency	Item				2,050
	Element CT total			1/m2		4,000
PF	PROFESSIONAL FEES					
	1 Professional Fees	Item				3,450
	Element PF total			1/m2		3,450
YY	SPECIAL PROVISIONS					
	1 Statutory & CITB Levy	Item				Excl.
	Element YY total					
F11 Judd Rd car park 1 (108no.) Total						46,370

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G1	Club rooms extension & refurb GFA 1,000 m2 Cost/m2 \$2,809				
FO	REFURBISHMENT				
	1 Base building & fitout to Club Rooms	m2	1000.00	2,100.0	2,100,000
	Element FO total			2,100/m2	2,100,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			168,000
	Element PR total			168/m2	168,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			90,700
	Element MA total			91/m2	90,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			117,950
	2 Construction Contingency	Item			123,850
	Element CT total			242/m2	241,800
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			208,050
	Element PF total			208/m2	208,050
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G1 Club rooms extension & refurb Total				2,808,550

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G2	Playground & exercise space	GFA 2,430 m2	Cost/m2	\$183	
FT	FITMENTS				
	1 Allowance for play equipment/obstacles	Item			200,000
	Element FT total			82/m2	200,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			160,000
	Element PR total			66/m2	160,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			14,400
	Element MA total			6/m2	14,400
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			18,700
	2 Construction Contingency	Item			19,650
	Element CT total			16/m2	38,350
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			33,000
	Element PF total			14/m2	33,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	G2 Playground & exercise space Total				445,750

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G3	Artifical soccer pitch (1no.) GFA 10,200 m2 Cost/m2 \$108				
BB	BASE BUILDING				
	1 Artifical soccer pitch including base, drainge. irrigation, etc	m2	10200.00	80.0	816,000
	Element BB total			80/m2	816,000
SE	SPECIAL EQUIPMENT				
	1 Allowance for scoreboard	Item			Excl.
	2 No allowance for goals or netting	Item			3,000
	Element SE total			0/m2	3,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Incl.
	Element XE total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			65,500
	Element PR total			6/m2	65,500
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			35,400
	Element MA total			3/m2	35,400
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			46,000
	2 Construction Contingeny	Item			48,300
	Element CT total			9/m2	94,300
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			91,150
	Element PF total			9/m2	91,150
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	G3 Artifical soccer pitch (1no.) Total				1,105,350

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G4	Grass soccer pitch (3no.) GFA 30,600 m2 Cost/m2 \$14				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Core, top dress & seed oval	m2	30600.00	3.5	107,100
	2 Line marking	m	2196.00		Incl.
	Element XL total			4/m2	107,100
FT	FITMENTS				
	1 No allowance for goal & netting	Item			9,000
	2 No allowance for netting behind goals	Item			Excl.
	Element FT total			0/m2	9,000
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor upgrade to stormwater	m2	30600.00	7.0	214,200
	Element XK total			7/m2	214,200
XW	EXTERNAL WATER SUPPLY				
	1 Allowance for irrigation to oval	m2	30600.00		Incl.
	Element XW total				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Incl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to pitches	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			26,000
	Element PR total			1/m2	26,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			14,000
	Element MA total			0/m2	14,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			19,000
	2 Construction Contingency	Item			19,000
	Element CT total			1/m2	38,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			33,000
	Element PF total			1/m2	33,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	Page total				441,300

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

	Item	Description	Unit	Qty	Rate	\$
G		PRECINCT 5- SOCCER	Cont'd			
G4		Grass soccer pitch (3no.)	GFA 30,600 m2	Cost/m2 \$14	Cont'd	
		G4 Grass soccer pitch (3no.) Total				441,300

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G5	Under 9 soccer pitch (2no.) GFA 5,728 m2 Cost/m2 \$16				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Core, top dress & seed oval	m2	5728.00	3.5	20,048
	2 Line marking	m	2196.00		Incl.
	Element XL total			4/m2	20,048
FT	FITMENTS				
	1 No allowance for goal & netting	Item			9,000
	2 No allowance for netting behind goals	Item			Excl.
	Element FT total			2/m2	9,000
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor drainage upgrade	m2	5728.00	7.0	40,096
	Element XK total			7/m2	40,096
XW	EXTERNAL WATER SUPPLY				
	1 Allowance for irrigation to oval	m2	5728.00		Incl.
	Element XW total				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Incl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to pitches	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			6,000
	Element PR total			1/m2	6,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,000
	Element MA total			1/m2	3,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			4,000
	2 Construction Contingency	Item			4,000
	Element CT total			1/m2	8,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			7,000
	Element PF total			1/m2	7,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	Page total				93,144

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

	Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER Cont'd					
G5	Under 9 soccer pitch (2no.) GFA 5,728 m2 Cost/m2 \$16 Cont'd					
G5 Under 9 soccer pitch (2no.) Total						93,144

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G6	Under 7 soccer pitch (2no.) GFA 3,720 m2 Cost/m2 \$17				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Core, top dress & seed oval	m2	3720.00	3.5	13,020
	2 Line marking	m	2196.00		Incl.
	Element XL total			4/m2	13,020
FT	FITMENTS				
	1 No allowance for goal & netting	Item			9,000
	2 No allowance for netting behind goals	Item			Excl.
	Element FT total			2/m2	9,000
XK	EXTERNAL STORMWATER DRAINAGE				
	1 Allowance for minor drainage upgrade	m2	3720.00	7.0	26,040
	Element XK total			7/m2	26,040
XW	EXTERNAL WATER SUPPLY				
	1 Allowance for irrigation to oval	m2	3720.00		Incl.
	Element XW total				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Incl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for new fence to pitches	Item			Excl.
	Element XN total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			4,000
	Element PR total			1/m2	4,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			2,000
	Element MA total			1/m2	2,000
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			3,000
	2 Construction Contingency	Item			3,000
	Element CT total			2/m2	6,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,000
	Element PF total			1/m2	5,000
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	Page total				65,060

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER	Cont'd			
G6	Under 7 soccer pitch (2no.)	GFA 3,720 m2	Cost/m2	\$17	Cont'd
G6 Under 7 soccer pitch (2no.) Total					65,060

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G8	Pedestrian path GFA 2,393 m2 Cost/m2 \$107				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen path including basecourse	m2	2393.00	80.0	191,440
	Element XR total			80/m2	191,440
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to path included in light option	Item			Incl.
	Element XE total				
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for fence to path	Item			Excl.
	Element XN total				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 No allowance for landscaping to path - exisating to remain	Item			Excl.
	Element XL total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			15,300
	Element PR total			6/m2	15,300
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			8,250
	Element MA total			3/m2	8,250
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			10,750
	2 Construction Contingeny	Item			11,300
	Element CT total			9/m2	22,050
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			18,950
	Element PF total			8/m2	18,950
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	G8 Pedestrian path Total				255,990

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G9	Fairfield Rd Crossover GFA 120 m2 Cost/m2 \$1,203				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Paving to crossover including basecourse	m2	120.00	300.0	36,000
	2 Allowance for pedestrian activated crossover including civil works	Item			75,000
	Element XR total			925/m2	111,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			8,900
	Element PR total			74/m2	8,900
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			4,800
	Element MA total			40/m2	4,800
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			6,250
	2 Construction Contingency	Item			6,550
	Element CT total			107/m2	12,800
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			6,900
	Element PF total			58/m2	6,900
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	G9 Fairfield Rd Crossover Total				144,400

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G10	Lighting to 3no turf pitch GFA 30,600 m2 Cost/m2 \$17				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to soccer pitch incl. 4 poles & footings, 8 lights (50 lux), e	No	4.00	100,000.0	400,000
	2 Switchboard incl. above	Item			Incl.
	3 No allowance for lighting to path	Item			Excl.
	Element XE total			13/m2	400,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			32,000
	Element PR total			1/m2	32,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			17,300
	Element MA total			1/m2	17,300
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			22,500
	2 Construction Contingeny	Item			23,600
	Element CT total			2/m2	46,100
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			39,650
	Element PF total			1/m2	39,650
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	G10 Lighting to 3no turf pitch Total				535,050

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G11	Lighting to 1no. artifical pitch GFA 10,200 m2 Cost/m2 \$30				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to soccer pitch incl. 4 poles & footings, 8 lights (100lux), etc	No	1.00	225,000.0	225,000
	2 Switchboard incl. above	Item			Incl.
	3 No allowance for lighting to path	Item			Excl.
	Element XE total			22/m2	225,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			18,000
	Element PR total			2/m2	18,000
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			9,700
	Element MA total			1/m2	9,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			12,650
	2 Construction Contingeny	Item			13,250
	Element CT total			3/m2	25,900
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			22,300
	Element PF total			2/m2	22,300
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	G11 Lighting to 1no. artifical pitch Total				300,900

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G12	Judd Rd car park 2 (105no.)	GFA 3,803 m2	Cost/m2	\$13	
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,000
	Element FT total			1/m2	2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	3803.00	5.0	19,015
	Element XR total			5/m2	19,015
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			4/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			2,900
	Element PR total			1/m2	2,900
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			1,550
	Element MA total			0/m2	1,550
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			2,000
	2 Construction Contingency	Item			2,100
	Element CT total			1/m2	4,100
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			3,550
	Element PF total			1/m2	3,550
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G12 Judd Rd car park 2 (105no.) Total				48,115

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G13	Judd Rd car park 3 (70no.) GFA 1,827 m2 Cost/m2 \$160				
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,000
	Element FT total			1/m2	2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	1827.00	110.0	200,970
	Element XR total			110/m2	200,970
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			8/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			17,450
	Element PR total			10/m2	17,450
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			9,400
	Element MA total			5/m2	9,400
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			12,250
	2 Construction Contingency	Item			12,850
	Element CT total			14/m2	25,100
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			21,600
	Element PF total			12/m2	21,600
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
G13 Judd Rd car park 3 (70no.) Total					291,520

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G14	Fairfield Rd car park 1 (40no.) GFA 1,414 m2 Cost/m2 \$163				
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,000
	Element FT total			1/m2	2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	1414.00	110.0	155,540
	Element XR total			110/m2	155,540
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			11/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			13,800
	Element PR total			10/m2	13,800
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			7,450
	Element MA total			5/m2	7,450
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			9,700
	2 Construction Contingency	Item			10,150
	Element CT total			14/m2	19,850
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			17,100
	Element PF total			12/m2	17,100
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G14 Fairfield Rd car park 1 (40no.) Total				230,740

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G15	Fairfield car park 2 (40no.) GFA 1,414 m2 Cost/m2 \$163				
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,000
	Element FT total			1/m2	2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	1414.00	110.0	155,540
	Element XR total			110/m2	155,540
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			11/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			13,800
	Element PR total			10/m2	13,800
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			7,450
	Element MA total			5/m2	7,450
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			9,700
	2 Construction Contingency	Item			10,150
	Element CT total			14/m2	19,850
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			17,100
	Element PF total			12/m2	17,100
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G15 Fairfield car park 2 (40no.) Total				230,740

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G16	Fairfield car park 3 (25no.) GFA 700 m2 Cost/m2 \$28				
FT	FITMENTS				
	1 Allowance for directional signage	Item			1,000
	Element FT total			1/m2	1,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	700.00	5.0	3,500
	Element XR total			5/m2	3,500
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			10,000
	Element XL total			14/m2	10,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			1,150
	Element PR total			2/m2	1,150
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			650
	Element MA total			1/m2	650
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			800
	2 Construction Contingency	Item			850
	Element CT total			2/m2	1,650
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			1,450
	Element PF total			2/m2	1,450
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G16 Fairfield car park 3 (25no.) Total				19,400

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G17	Bus & parallel car park (10no.)	GFA 572 m2	Cost/m2 \$32		
FT	FITMENTS				
	1 Allowance for directional signage	Item			1,000
	Element FT total			2/m2	1,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	572.00	5.0	2,860
	Element XR total			5/m2	2,860
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			10,000
	Element XL total			17/m2	10,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			1,100
	Element PR total			2/m2	1,100
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			600
	Element MA total			1/m2	600
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			800
	2 Construction Contingency	Item			800
	Element CT total			3/m2	1,600
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			1,350
	Element PF total			2/m2	1,350
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G17 Bus & parallel car park (10no.) Total				18,510

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G18	Ridley Rd car park 2 (110no.) GFA 4,836 m2 Cost/m2 \$11				
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,000
	Element FT total			0/m2	2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Minor upgrade to car park including minor repairs, linemarking, etc	m2	4836.00	5.0	24,180
	Element XR total			5/m2	24,180
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			3/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			3,300
	Element PR total			1/m2	3,300
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			1,800
	Element MA total			0/m2	1,800
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			2,300
	2 Construction Contingency	Item			2,450
	Element CT total			1/m2	4,750
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			4,100
	Element PF total			1/m2	4,100
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G18 Ridley Rd car park 2 (110no.) Total				55,130

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
G	PRECINCT 5- SOCCER				
G19	Ridley Rd car park 3 (51no.) GFA 1,679 m2 Cost/m2 \$161				
FT	FITMENTS				
	1 Allowance for directional signage	Item			2,000
	Element FT total			1/m2	2,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen car park including basecourse, stormwater, linemarking, kerbing, ec	m2	1679.00	110.0	184,690
	Element XR total			110/m2	184,690
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Allowance for landscaping to car park	Item			15,000
	Element XL total			9/m2	15,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			16,150
	Element PR total			10/m2	16,150
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			8,700
	Element MA total			5/m2	8,700
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			11,350
	2 Construction Contingency	Item			11,900
	Element CT total			14/m2	23,250
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			20,000
	Element PF total			12/m2	20,000
YY	SPECIAL PROVISIONS				
	1 Statutory & CITB Levy	Item			Excl.
	Element YY total				
	G19 Ridley Rd car park 3 (51no.) Total				269,790

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
H	PRECINCT 6-COMMERCIAL&RECREATION				
H1	Pedestrian path incl. signage GFA 327 m2 Cost/m2 \$334				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Bitumen path including basecourse	m2	327.00	80.0	26,160
	Element XR total			80/m2	26,160
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to path included in light option	m2	327.00	28.0	9,156
	Element XE total			28/m2	9,156
FT	FITMENTS				
	1 Gateway signage	Item			50,000
	Element FT total			153/m2	50,000
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 No allowance for fence to path	Item			Excl.
	Element XN total				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 No allowance for landscaping to path - existing to remain	Item			Excl.
	2 No allowance for work to oval	Item			Excl.
	Element XL total				
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			2,850
	Element PR total			9/m2	2,850
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,550
	Element MA total			11/m2	3,550
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			4,600
	2 Construction Contingency	Item			4,800
	Element CT total			29/m2	9,400
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			8,100
	Element PF total			25/m2	8,100
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	H1 Pedestrian path incl. signage Total				109,216

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
H	PRECINCT 6-COMMERCIAL&RECREATION				
H2	Minor track marking GFA 14,920 m2				
XL	LANDSCAPING AND IMPROVEMENTS				
	1 Minor track marking	m	445.00	5.0	2,225
	Element XL total			0/m2	2,225
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			200
	Element PR total			0/m2	200
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			100
	Element MA total			0/m2	100
CT	CONTINGENCY ALLOWANCE				
	1 Construction Contingeny	Item			150
	Element CT total			0/m2	150
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			150
	Element PF total			0/m2	150
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	H2 Minor track marking Total				2,825

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS				
I1	Demolish community building GFA 700 m2 Cost/m2 \$146				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Demolish & remove from site community building	m2	700.00	60.0	42,000
	2 Demolish & remove from site concrete surface	m2	1800.00	20.0	36,000
	Element AR total			111/m2	78,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			6,250
	Element PR total			9/m2	6,250
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			3,350
	Element MA total			5/m2	3,350
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			4,400
	2 Construction Contingency	Item			4,600
	Element CT total			13/m2	9,000
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			5,800
	Element PF total			8/m2	5,800
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	I1 Demolish community building Total				102,400

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS				
I2	Plexipave tennis courts (18no.) GFA 11,286 m2 Cost/m2 \$134				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Tennis surface including basecourse, bitumen & plexipave (or similar)	m2	11286.00	80.0	902,880
	Element XR total			80/m2	902,880
FT	FITMENTS				
	1 Tennis net & posts	No	18.00	1,000.0	18,000
	2 No allowance for umpire chair	Item			Excl.
	Element FT total			2/m2	18,000
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 Allowance for high level fencing to tennis courts	m	1260.00	150.0	189,000
	Element XN total			17/m2	189,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Excl.
	Element XE total				
XB	OUTBUILDINGS AND COVERED WAYS				
	1 Shelther included in viewing area	Item			Excl.
	Element XB total				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Allowance to remove grass & topsoil ready for new courts	m2	11286.00	2.0	22,572
	Element AR total			2/m2	22,572
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			90,600
	Element PR total			8/m2	90,600
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			48,900
	Element MA total			4/m2	48,900
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			63,600
	2 Construction Contingeny	Item			66,750
	Element CT total			12/m2	130,350
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			112,200
	Element PF total			10/m2	112,200
	Page total				1,514,502

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS Cont'd				
I2	Plexipave tennis courts (18no.) GFA 11,286 m2 Cost/m2 \$134 Cont'd				
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy				
	Element YY total				
	I2 Plexipave tennis courts (18no.) Total				1,514,502

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS				
I4	Hot-shot courts GFA 1,569 m2 Cost/m2 \$286				
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	1 Tennis surface including basecourse, bitumen & plexipave (or similar)	m2	1569.00	80.0	125,520
	Element XR total			80/m2	125,520
FT	FITMENTS				
	1 Tennis net & posts	Item			8,000
	2 No allowance for umpire chair	Item			Excl.
	Element FT total			5/m2	8,000
XN	BOUNDARY WALLS, FENCING AND GATES				
	1 Allowance for high level fencing to tennis courts	m	1260.00	150.0	189,000
	Element XN total			120/m2	189,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting included in lighting option	Item			Excl.
	Element XE total				
XB	OUTBUILDINGS AND COVERED WAYS				
	1 Shelther included in viewing area	Item			Excl.
	Element XB total				
AR	ALTERATIONS AND DEMOLITIONS				
	1 Allowance to remove grass & topsoil ready for new courts	m2	1569.00	8.0	12,552
	Element AR total			8/m2	12,552
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			26,800
	Element PR total			17/m2	26,800
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			14,450
	Element MA total			9/m2	14,450
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			18,800
	2 Construction Contingeny	Item			19,850
	Element CT total			25/m2	38,650
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			33,200
	Element PF total			21/m2	33,200
Page total					448,172

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS Cont'd				
I4	Hot-shot courts GFA 1,569 m2 Cost/m2 \$286 Cont'd				
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy				
		Item		Excl.	
	Element YY total				
	I4 Hot-shot courts Total				448,172

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

	Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS					
I5	Tennis Clubrooms GFA 620 m2 Cost/m2 \$2,977					
	BB	BASE BUILDING				
		1 Base building & fitout to Bowling Club rooms	m2	620.00	2,100.0	1,302,000
		Element BB total			2,100/m2	1,302,000
	XR	ROADS, FOOTPATHS AND PAVED AREAS				
		1 Paving including base course	m2	650.00	120.0	78,000
		Element XR total			126/m2	78,000
	PR	PRELIMINARIES				
		1 Builders Preliminaries & Supervision	Item			110,400
		Element PR total			178/m2	110,400
	MA	BUILDERS MARGIN				
		1 Builders Margin & Overheads	Item			59,600
		Element MA total			96/m2	59,600
	CT	CONTINGENCY ALLOWANCE				
		1 Design Contingency	Item			77,500
		2 Construction Contingency	Item			81,400
		Element CT total			256/m2	158,900
	PF	PROFESSIONAL FEES				
		1 Professional Fees	Item			136,700
		Element PF total			220/m2	136,700
	YY	SPECIAL PROVISIONS				
		1 Statutory Charges & CITB Levy	Item			Excl.
		Element YY total				
		I5 Tennis Clubrooms Total				1,845,600

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Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS				
I10	Lighting to 18no. courts GFA 11,286 m2 Cost/m2 \$43				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to tennis courts incl. poles & footings, etc	No	18.00	20,000.0	360,000
	2 Switchboard incl. above				
	Element XE total			32/m2	360,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision	Item			28,800
	Element PR total			3/m2	28,800
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads	Item			15,550
	Element MA total			1/m2	15,550
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency	Item			20,200
	2 Construction Contingency	Item			21,250
	Element CT total			4/m2	41,450
PF	PROFESSIONAL FEES				
	1 Professional Fees	Item			35,650
	Element PF total			3/m2	35,650
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy	Item			Excl.
	Element YY total				
	I10 Lighting to 18no. courts Total				481,450

ELIZABETH SPORTS MASTER PLAN - MAY 2013

Item Details

Rates current at May 2013

Item	Description	Unit	Qty	Rate	\$
I	PRECINCT 7- TENNIS				
I11	Lighting to 4no. courts GFA 2,432 m2 Cost/m2 \$44				
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	1 Lighting to tennis courts incl. poles & footings, etc	No	4.00	20,000.0	80,000
	2 Switchboard incl. above				
		Item			Incl.
	Element XE total			33/m2	80,000
PR	PRELIMINARIES				
	1 Builders Preliminaries & Supervision				
		Item			6,400
	Element PR total			3/m2	6,400
MA	BUILDERS MARGIN				
	1 Builders Margin & Overheads				
		Item			3,450
	Element MA total			1/m2	3,450
CT	CONTINGENCY ALLOWANCE				
	1 Design Contingency				
		Item			4,500
	2 Construction Contingency				
		Item			4,700
	Element CT total			4/m2	9,200
PF	PROFESSIONAL FEES				
	1 Professional Fees				
		Item			7,900
	Element PF total			3/m2	7,900
YY	SPECIAL PROVISIONS				
	1 Statutory Charges & CITB Levy				
		Item			Excl.
	Element YY total				
	I11 Lighting to 4no. courts Total				106,950