

Bega Structure Plan

Appendix C - Recreation Needs Assessment



**THINK
ECONOMICS**

**BEGA AND WOLUMLA RECREATION NEEDS
ASSESSMENT**

Prepared for Bega Valley Shire Council

November 2023

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Table of Contents

1.0	Introduction.....	2
1.1	Scope	2
1.2	Structure plans – Assessment inputs.....	2
2.0	Recreation Supply Review	3
2.1	Recreation planning review	3
2.2	Bega recreation planning	7
2.2.1	Bega Sporting Complex Master Plan	7
2.2.2	Pambula Sporting Complex Master Plan.....	9
2.3	Existing sport and recreation supply.....	12
3.0	Recreation Needs – Bega Structure Plan	15
4.0	Recreation Needs – Wolumla Structure Plan.....	17

1.0 Introduction

1.1 Scope

Think Economics has been engaged as part of the project team led by Better Cities Group, to provide an assessment of recreation land use needs within the Bega and Wolumla Structure Plan Areas.

The analysis has considered the required scale of recreation facilities within each of the two structure plan areas based on planned population capacity within each structure plan area, as well as the effect on population in the surrounding area and the combined impact on recreation needs.

The recreation needs analysis has been informed by what is considered 'best practice' recreation planning and provision, as well as consideration of existing and planned recreation facilities throughout the relevant surrounding region. This has informed the scale of required recreation facilities based on the capacity of each structure plan area, as well as the timing for when additional recreation facilities are expected to be required.

1.2 Structure plans – Assessment inputs

The recreation needs analysis relies on various inputs including consideration of existing recreation facilities supply, planned additions to this supply, the existing and forecasts population capacity within townships, and the planned population capacity within each structure plan area.

The Bega Structure Plan Area is planned to include 2,600 dwellings and an estimated 5,720 people on completion. This growth is estimated to occur over a 25 year timeframe, indicating an average of 104 dwellings and 230 additional people per annum. The growth within this structure plan area represents approximately 60% of the forecast growth throughout the wider Bega Valley LGA between 2021 and 2036.

The Wolumla Structure Plan Area is planned to include 850 dwellings and an estimated 1,800 people on completion. This growth is estimated to occur over a 25 year timeframe, indicating an average of 34 dwellings and 72 additional people per annum. The growth within this structure plan area represents approximately 10% of the forecast growth throughout the wider Bega Valley LGA between 2021 and 2036.

These growth capacities and the effect they will have on the wider population capacity within the townships of Bega and Wolumla are the primary input for demand considerations for additional recreational facilities.

2.0 Recreation Supply Review

This section provides a review of recreation supply, in terms of national recreation planning benchmarks, recreation facility planning (including master planning) within Bega Valley Shire, and the existing provision of recreation facilities within Bega, Wolumla, and surrounding townships.

2.1 Recreation planning review

Planning for sport and recreation planning varies throughout Australia, with no national industry standard on sports field provision. The provision from one region to the next varies based on various conditions, with one of the key conditions being the variation in sporting participation by region.

There is however some level of consistency when it comes to general land area provision for sporting fields and parks. Based on a review of various sports and recreation planning guidelines, the typical provision for sporting fields is 1.5-2.0Ha per 1,000 people, with the typical provision for recreation parks is up to 3Ha per 1,000 people based on all parks ranging from local parks through to district and major recreational parks.

These typical rates of provision provide a benchmark that informs future sports and recreation park planning for growth areas, such as the two structure plan areas.

One of the more recent detailed sports and recreation planning guidelines is the *Park Planning and Design* report prepared by the Queensland Department of Infrastructure, Local Government and Planning within their Priority Development Area (PDA) guideline reports. This guideline provides an overview of the type of sports and recreation parks, the rate of provision and the minimum size for various parks based on hierarchy. These details are presented in Tables 2.1 and 2.2 over the page.

These guidelines are considered to provide a relevant framework for sports and recreation park planning for the structure plan areas as they are focused on role and land area requirements, rather than specific sporting activities and participation rates.

Table 2.1 Park types and roles

	Park Type	Role
Recreation Parks	Neighbourhood recreation park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.
	District recreation park	A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community.

	Major recreation park	A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people.
Sports Parks	District sports park	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park.
	Regional sports park	A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.

Source: QLD Department of Infrastructure, Local Government and Planning PDA guideline no. 12 (2015)

Table 2.2 Rates of provision, minimum area and accessibility requirements

Park Type	Rates of Provision		Minimum Area	Accessibility Requirements
	Land (ha/1,000 pop)	No of Parks (per pop)		
Neighbourhood Recreation Park	0.5-1.1	1:1,000-1,500	5,000sqm	90% of the dwellings it serves must be within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities. Central, accessible location within neighbourhood or adjacent to linear park network.
District Recreation Park	0.5-1	1:10,000 - 15,000	5ha	90% of dwellings it serves must be within 2.5km. Direct access from connector or higher order road and public transport.
Major Recreation Park	0.5 -1	1:20,000+	10ha	Direct access from connector or higher order road and public transport.
Total Recreation Parks	1.5 - 3.1			
District Sports Park	0.75 - 1.2	1:10,000 - 20,000	7.5ha	90% of dwellings it serves must be within 4km. Direct access from connector or higher order road and public transport.
Major Sports Park	0.5-1.0	1:25,000+	15ha	Direct access from connector or higher order road and public transport.
Total Sport Parks	1.25 - 2.2			

Source: QLD Department of Infrastructure, Local Government and Planning PDA guideline no. 12 (2015)

In terms of sports and recreation planning specific to the Bega Valley region, there are no benchmark or target rates of provision but there are strategies that indicate general objectives around the provision and hierarchy of sports parks in particular. The main strategy relevant to the structure plan areas is the *South East & Tablelands – Sport and Active Recreation Plan* (produced by the NSW Government Office of Sport).

The *South East & Tablelands – Sport and Active Recreation Plan* presents six desired outcomes with specific strategies and objectives indicated for each. The main outcome relevant to sports planning for the Bega and Wolumla structure plan areas is *Outcome 4: Fit For Purpose Facilities*. The relevant objectives indicated under this outcome include:

Strategy 4.2 – Develop a strategic infrastructure plan

- Explore other locations for regionally significant sports facilities.
- Provide a range of sport and active recreation facilities that meet current and future demand and the needs of traditional and new sports. The types of facilities would be expected to meet the needs of sports and Councils i.e. a range of national/state, regional, district/local and neighbourhood level facilities.

Strategy 4.3 – Audit of current facilities

- Identify gaps and future requirements through an audit of existing facilities. This could deliver a set of baseline data to help create any future plans that could address the needs of the sport and active recreation sector.
- Importantly, the professional athletes start their career at local clubs, and therefore there is an importance to continue to review and update these local facilities to keep them relevant, well used, and meeting current and changing needs of their local communities.

Strategy 4.4 – Develop facilities for low-cost outdoor activities

- *Install non-age and nongender specific facilities that encourage low-cost activities.*
- *This may reduce barriers around participation. Examples may include developing outdoor gyms, rail trails, bike paths, dog parks, walking or hiking trails, nature play and adventure parks.*
- *This initiative could help to reduce social isolation and address issues around access and cost to participation. It may also encourage broader community participation through active recreation.*

This policy outlines the importance of providing accessible sporting facilities for a range of sporting activities and at varying hierarchy levels including regional, district, local and neighbourhood levels. The accessibility of sporting facilities is also relevant to the geographic location of supply, with all communities expected to have a reasonable level of access in order to improve participation and active recreation as well as to reduce social isolation.

The *Regional Sports Hub Model* report (also produced by the NSW Government Office of Sport) demonstrates the roles and alignment between regional sports hubs, regionally significant sports facilities, and local sports facilities. The planning for regional sports hubs outlined in this report is less relevant to the structure plan areas, particularly given the existing regional sporting facilities within the Bega Valley region at Bega (Bega Sporting Complex) and Pambula (Pambula Beach Sports Complex).

These combined sports and recreation planning inputs provide a framework that informs the scale of facilities required as well as the accessibility and role of facilities required. This has informed the demand and needs assessment for the Bega and Wolumla structure plan areas in the following sections.

2.2 Bega recreation planning

There are two planning documents that outline the intent for future sports and recreation redevelopment and expansion within the Bega Valley region. These plans apply to the two regional sporting facilities and are the Bega Sporting Complex Master Plan and the Pambula Sporting Complex Master Plan.

The growth within each of these respective sporting precincts will be significant to the region with the regional role, supported by a significant consolidation and colocation of various fields and infrastructure relevant to a range of sporting activities, serving wide catchments covering the extent of the Bega Valley region. These sporting precincts are of the highest order in the region and the scale of existing and planned sporting and recreation infrastructure within each will have an influence on demand and need conditions throughout the surrounding region, including within the two structure plan areas.

2.2.1 Bega Sporting Complex Master Plan

The Bega Sporting Complex comprises approximately 7Ha, is located on the northern side of Bega and includes two sporting fields, cricket practice facility, netball courts, a skate park, tennis courts and an indoor recreation facility (with two marked sports courts). The facility supports various sports including rugby league, touch football, football (soccer), cricket, netball, tennis, indoor hockey, indoor volleyball, and fLiNG Physical Theatre.

It was determined through consultation that upgrades to the precinct were required to support sporting activities onsite¹. The Bega Sporting Complex Master Plan was finalised in 2016, though the upgrade of the precinct was expected to commence in 2023. The vision for Bega Sporting Complex is, “to provide Bega’s premier multi-sport and recreation venue. Facilities will be developed to see the venue continue to attract regular community events and be able to better accommodate regular users and higher-level events on a regular basis”.

The following figure and accompanying table indicate the planned upgrades to occur within the Bega Sporting Complex precinct, with these upgrades providing the ongoing capacity to serve regional sporting activities onsite and therefore capturing much of the higher order sporting facility needs of the Bega township and surrounding communities.

Figure 2.1 Bega Sporting Complex Master Plan

¹ Determined by ROSS Planning and published in the Bega Sporting Complex Master Plan



Table 2.3 Bega Sporting Complex Master Plan – Planned upgrades

1. Complete redevelopment of a Multi-Purpose Active Recreation Centre, including ovals' spectator seating.	2. Redevelopment of spectator seating below proposed building
3. Refurbishment and extend existing spectator seating	4. Formalised entry plaza into front of building- (See inset plan) Proposed shared zone / flexible hardstand area for pickup / dropoff; potential to be closed with bollards for special events.
5. Proposed disabled and short term parking to entry plaza	6. Existing turf cricket wicket and oval (George Griffin Oval)
7. Existing rugby league field (Bega Recreation Ground)	8. Proposed/ Extended tiered seating
9. Upgrade and reconfigured entry / exit onto Bega St (including bus turn around area)	10. Proposed low speed and shared pedestrian zone linking to Bega Valley Public School Fields
11. Refurbish "as required" existing toilet block	12. Renovate "as required" existing Tennis club facilities
13. Existing tennis courts - refurbish as required	14. Reconfigure existing bitumen area into formalised parking area
15. Upgrade Carp St entry / exit to complex	16. Existing skate park
17. Proposed area for possible future youth facility extension	18. Reconfigured entry / exit road
19. Proposed multi aged adventure play node	20. Existing formalised car park with upgraded lighting
21. Proposed area for future car park extension with lighting	22. Existing Netball club facilities - upgrade and expand "as required"
23. Existing netball courts - refurbish as required	24. Existing cricket nets - refurbish as required
25. Proposed 2m wide pathways throughout the site	26. Proposed grassed spectator viewing mounds to eastern side of Bega Recreation Ground
27. Existing War Memorial and entry gates	28. Proposed future overflow car parking area (Dept Edu' Land)
29. Proposed shared precinct car parking area on road reserve	30. Proposed location for lighting towers to suit club training and match/ game requirements
31. Proposed bus stop / parking / layover	

Source: Bega Sporting Complex (and Valley Fields) Master Plan (2016)

The planned upgrades of the Bega Sporting Complex are relevant to both structure plan areas, though particularly the Bega structure plan area given the proximity to the sporting complex. The northern boundary of the structure plan area is situated approximately 1km south of the sporting complex with the central part of the structure plan area located within 3km of the sporting precinct. This distance is within the 4km accessible radius often referred to in sports and recreation planning (including that indicated in Table 2.2) and demonstrates that the precinct will continue to provide accessible regional level facilities/ supply to the Bega structure plan area as this area is developed and grows.

2.2.2 Pambula Sporting Complex Master Plan

The Pambula Sporting Complex comprises approximately 14.5Ha and serves residents throughout the southern part of the Bega Valley region. The sporting complex includes an AFL/cricket oval, a rugby league field, outdoor basketball courts, skate park, two storey clubhouse, smaller, low-set brick pavilion, and a large open field on the lower level catering for equestrian activities.

It was determined through consultation, sites inspections and assessment of sporting trends that upgrades to the precinct were required to support sporting activities onsite². The Pambula Sporting

² Completed by ROSS Planning and published in the Pambula Sporting Complex Master Plan

Complex Master Plan was last updated in 2018. The vision for Pambula Sporting Complex is, *“to provide a regional sporting complex that caters for the effective operations of a number of tenant clubs and user groups now and into the future and has the ability to host larger scale events.”*

The following figure and accompanying table indicate the facility upgrades and new sporting infrastructure planned to occur within the Pambula Sporting Complex precinct.

The Pambula Sporting Complex is the closest of the two regional sporting hubs to the Wolumla structure plan area, however, it is still approximately 17km south east of the structure plan area. This distance reduces accessibility and highlights the need to provide local provision in order to meet local sporting needs and support local participation and socialisation.

Figure 2.2 Pambula Sporting Complex Master Plan



Table 2.4 Pambula Sporting Complex Master Plan – Planned upgrades and new facilities

1. Proposed renovation/ redevelopment of the existing building to improve functionality for club purposes, incorporating disability access, amenities, canteens, viewing areas and storage. Further investigation of best option at design development stage	2. Area for future structural extension to existing building
3. Redevelopment of 'players dugout' and all weather spectator seating	4. Refurbishment of existing and installation of new spectator seating to field edge with connecting pathways
5. Existing cricket wicket and AFL ova	6. Multi aged / ascending skills level adventure playground – Relocated woodchop area in front of 27
7. Refurbish as required existing spectator seating to field edge	8. Proposed 3m wide pedestrian axis through to new shared building at 20
9. Proposed terraced spectator seating	10. Existing rugby league field - refurbish with sub-surface drainage as required

11. Refurbish/ reconfigure as required to ensure the most efficient use of this space to achieve the highest number of car parking spaces possible	12. Existing basketball courts + possible extension if required
13. Possible cricket net locations (two identified) with the final site selected in consultation with the cricket club and other user groups	14. Formalise car parking and seal existing gravel road to skate facility : Maintain & refurbish existing skate facility as required
15. Establish a dual use walking / trail network throughout the complex for passive recreation and "cross country" carnivals	16. New "multi-purpose sports field"
17. New rectangular field (i.e. soccer, touch football etc.)	18. New cricket wicket
19. Proposed turf spectators viewing mound	20. Proposed multi use club and functions building
21. Existing pony club arena - refurbish as required	22. Wash down area, including concrete slab, hoses, securing posts, troughs and basins
23. Establish main arena/ show area - provide suitable surface and adequate fencing to accommodate all uses	24. Proposed all weather stables and holding yards for livestock and storage - Detail locations to consider existing run-off dam
25. Proposed parking for cars, trailers and heavy vehicles with "Turn around zone	26. Entry gates into arena / show area
27. Proposed turf terraces and grassed seating embankment overlooking relocated "wood chop area" and main arena	28. Nose in car parking overlooking rugby league field & terraces
29. Upgraded ring road and carparking	30. Aquatics Centre and Gym
31. Existing Aquatic Centre car parking area	32. Proposed scoreboard to fields
33. Proposed lighting to fields to be directed considering demonstrated regular needs and costs	34. Proposed area for future car parking extensions
35. Potential informal overflow parking area	36. Passive recreation area + informal car parking
37. Shaded viewing shelters to sports fields	38. Proposed secondary site exit/ entry for major events through the school car park
39. Vehicle access to lower fields (trailer & trucks)	40. Main Sporting Complex Entry
41. Investigate nose in parking to view lower fields as interest and demand develops.	42. Existing run-off dam
43. Informal access pathway TBD during detailed design	44. Squash Courts / multi use space (amendment Council endorsed 19 Sept 2018)
45. Ford Park Courts as Netball/Basketball campus of Sporting Complex(amendment resolved 19 Sept 2018)	

2.3 Existing sport and recreation supply

The supply of sports and recreation facilities most relevant to the Bega and Wolumla structure plan areas are those within each respective township. While recreation parks are generally well provisioned and distributed throughout each community, sports parks and facilities tend to be more concentrated within single precincts.

Figure 2.3 over the page illustrates the distribution of sporting fields and precincts throughout the wider region, with regional sports hubs located in Bega and Pambula and district or local facilities provided for in other townships.

The Bega Sporting Complex is approximately 7Ha and as previously stated, includes a range of sporting facilities supporting several different sports. The precinct is accessible to the entire township,

including the structure plan area, and provides for higher order sporting needs. However, it does not necessarily replace the need for local sporting facilities which will be dependent on the scale of planned population growth within the Bega structure plan area. The need to provide additional local sporting facilities to supplement the existing regional level supply in Bega is assessed in Section 3.

The Wolumla Reserve is approximately 4Ha and includes a combined soccer/cricket oval and an equestrian oval. This provision is reasonably high given the limited population capacity within Wolumla (approximately 767 people in 2021), however, it does provide local accessibility that reduces the need to travel to Bega or Pambula to access the larger regional sports hubs. The facility does only cater for a limited number of sports though (soccer, cricket, and equestrian activities) which means that residents have to travel to other sporting precincts for common sporting activities, such as tennis, netball, rugby league, AFL, and skateboarding. The need to expand the existing supply of sporting facilities in Wolumla based on the existing provision is considered in Section 4.

While there is additional sporting facility supply throughout the wider Bega Valley region, this supply has not been assessed in detail as it is unlikely to act as substitute supply for any additional demand generated within the Bega and Wolumla structure plan areas, given the local and regional level supply within and surrounding each of the respective townships.

Figure 2.3 Regional sports and recreation facility supply



3.0 Recreation Needs – Bega Structure Plan

The main driver of demand and need for sports and recreation facilities within each of the structure plan areas will be the additional population capacity supported by the scale of planned residential development. In addition to this, the relative proximity or remoteness to existing sports and recreation facilities is also a relevant consideration as it impacts accessibility for future residents within each structure plan area.

The Bega structure plan area is expected to support an additional 2,600 dwellings and an estimated resident population of 5,720 people. This future growth capacity will add to the existing population of approximately 5,013 people within Bega (at 2021 based on the suburb boundary) to support a population capacity of approximately 10,700 people.

It is important to also acknowledge the regional role that Bega supports for surrounding townships, including the provision of higher order regional sports and recreation facilities. This is reflected by the Bega Sporting Complex and the scale and mix of sporting activities supported onsite.

Table 3.1 below assesses sports and recreation park demand based on the planned population capacity within the Bega structure plan area and based on the combined existing and future population capacity.

Table 3.1 Bega Sports and Recreation Needs

	Bega SPA	Bega Capacity	Requirement / Need Implications
Population (people)	5,720	10,733	
Recreation Parks (Ha)			
Neighbourhood Rec Park	2.9	5.4	5 neighbourhood recreation parks totalling 2.5-3Ha (Avg of 0.5Ha each)
District Rec Park	2.9	5.4	1 district recreation park (Approx. 5Ha)
Major Rec Park	2.9	5.4	Nil requirement. Provided for within existing township.
Sports Parks (Ha)			
District Sports Park	5.7	10.7	1 district sports park (Between 1Ha and 4Ha)
Major Sports Park	2.9	5.4	Nil requirement. Fulfilled by Bega Sporting Complex.

Source: QLD DILGP PDA guideline, ABS Census, Think Economics

The demand and needs analysis presented in Table 3.1 indicates that the additional population capacity supported by the structure plan area will create a requirement for up to 7.5Ha of recreation parks. This includes five recreation parks (of approx. 0.5Ha each) within the structure plan area, with one park required every five years based on the estimated rate of growth. It will also require one district recreation park which is expected to be located within the structure plan area but will serve the needs of existing and future residents within the Bega Township, with a new facility located in the south creating improved distribution and accessibility of recreation supply.

The needs for additional sporting facilities are significantly influenced by the existing Bega Sporting Complex which is expected to undergo several upgrades over the next several years. This facility will support regional capacity over the long term and will likely accommodate most local sporting needs also, given the accessibility within the existing Bega township and to the structure plan area.

The sporting facility need is for a single district sports park, which could range between 1Ha and 4Ha depending on the types of sport activities to be supported. It is expected that this facility will be located within the structure plan area and that the timing and sports activities onsite will be determined by the capacity of the Bega Sporting Complex.

4.0 Recreation Needs – Wolumla Structure Plan

The main driver of demand and need for sports and recreation facilities within each of the structure plan areas will be the additional population capacity supported by the scale of planned residential development. In addition to this, the relative proximity or remoteness to existing sports and recreation facilities is also a relevant consideration as it impacts accessibility for future residents within each structure plan area.

The Wolumla structure plan area is expected to support an additional 850 dwellings and an estimated resident population of 1,800 people. This future growth capacity will add to the existing population of approximately 767 people within Wolumla (at 2021 based on the suburb boundary) to support a population capacity of approximately 2,567 people.

The existing provision of sports park facilities in Wolumla is significantly large (in land area) in comparison to the existing population capacity. However, this reflects the need for local accessibility, with Wolumla separated from those higher order sports parks in Pambula and Bega. While the land area is relatively large, the sporting activities supported are limited to soccer, cricket and equestrian activities. As such, there is a gap in local accessibility in terms of other common sports with higher participation rates in the region, such as rugby league, tennis, and netball.

Table 4.1 over the page assesses sports and recreation park demand based on the planned population capacity within the Wolumla structure plan area and based on the combined existing and future population capacity.

Table 4.1 Wolumla Sports and Recreation Needs

	Wolumla SPA	Wolumla Capacity	Requirement / Need Implications
Population (people)	1,800	2,567	
<u>Recreation Parks (Ha)</u>			
Neighbourhood Rec Park	0.9	1.3	2-3 neighbourhood recreation parks totalling 1-1.5Ha (Avg of 0.5Ha each)
District Rec Park	0.9	1.3	1 district recreation park (Approx. 1Ha)
Major Rec Park	0.9	1.3	Nil requirement. Provided for elsewhere in region.
<u>Sports Parks (Ha)</u>			
District Sports Park	1.8	2.6	1 district sports park (Approx. 2Ha)
Major Sports Park	0.9	1.3	Nil requirement. Fulfilled by Bega and Pambula regional sporting hubs.

Source: QLD DILGP PDA guideline, ABS Census, Think Economics

The demand and needs analysis presented in Table 4.1 indicates that the additional population capacity supported by the structure plan area will create a requirement for up to 2.5Ha of recreation parks. This includes two to three recreation parks (of approx. 0.5Ha each) within the structure plan area, with one park required every five to ten years based on the estimated rate of growth. It will also require one district recreation park which is expected to be collocated with the planned commercial uses, so as to be central and accessible to the entire community (i.e. existing and planned community).

The sporting facility need is for a single district sports park, which is expected to be approximately 2Ha. It is expected that community consultation will be required to determine what sporting facilities are required in addition to that existing at Wolumla Reserve, to meet the regular sporting needs of the community. A new facility, or expanded Wolumla Reserve facility, will provide a level of accessibility that supports weekly competition and mid-week training sessions, without the need to travel to Pambula or Bega to access the existing regional sporting hubs.

The creation of a district recreation park and an expanded district sporting facility in Wolumla is considered appropriate with the planned population capacity within the structure plan area significantly increasing the overall size of the community, making it one of the larger townships within the Bega Valley region.

Disclaimers

Inherent Limitations

This report provides a summary of Think Economics research during the course of the work undertaken for Bega Valley Shire Council under the terms of the engagement letter/contract dated March 2023. The services provided in connection with this engagement comprise a market research and advisory engagement, and consequently no opinions or conclusions intended to convey assurance have been expressed.

Think Economics have indicated within this report the sources of the information provided. We have not sought to independently verify those sources unless otherwise noted within the report. Think Economics is under no obligation in any circumstance to update this report, in either oral or written form, for events occurring after the report has been issued in final form.

The findings in this report have been formed on the above basis.

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This report has been prepared at the request of Bega Valley Shire Council in accordance with the terms of Think Economics engagement letter/contract dated March 2023. Other than our responsibility to Bega Valley Shire Council, neither Think Economics nor any member or employee of Think Economics undertakes responsibility arising in any way from reliance placed by a third party on this report. Any reliance placed is that party's sole responsibility.

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