

MIDWAY CENTRE, BURONGA/GOL GOL BUILDING USE/MANAGEMENT REVIEW PROJECT BRIEF

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Background

The Shire of Wentworth wishes to make an appointment of a suitably qualified and/or experienced consultant to undertake the review of the current use and management of the under utilised Midway Centre, Buronga/Gol Gol.

The Midway Centre is located on Midway Drive, adjacent to the Sturt Highway. It is a high profile site, mid way between the two residential areas of Buronga and Gol Gol.

Buronga and Gol Gol are adjoining townships with a total population of approximately 2,500 people immediately adjacent to and across the Murray River from the city of Mildura. Due to the proximity of Mildura, the surrounding developing agricultural industries and the presence of the Murray River, the townships are experiencing a period of unprecedented growth.

The Shire of Wentworth is undertaking a project to upgrade the Local Environment Plan (LEP) over the Buronga and Gol Gol areas to provide for the anticipated development of the twin townships over the next 20 – 30 years. A component of the management of the growth of the townships is the implementation of a Development Contribution Plan, predicting the future infrastructure needs of the community and providing for ongoing contribution to its construction by the developers of residential land.

Council has commissioned the development of a Social Plan, by Heather Nesbitt Planning to identify the community facility needs for the area into the next 20 – 30 year timeframe. The Plan identified a range of services to be required by the community as it grows and the pivotal role the midway Centre could play in accommodating some of those services and in providing a focal point for activities.

The growth of the area indicates that the project should consider not only the growth of the needs of the immediate townships, but also the potential to provide a regionally significant facility, with the capacity to draw attendances to functions and events from out of the region.

The Plan recommended extension of the Midway Centre to accommodate the range of additional uses. Before considering any expansion of the building Council is keen to undertake a review of the existing level of use against the capacity of the building and to identify alternative management options which may provide for more efficient use of the facility. Council's review will consider utilisation levels of sporting and other facilities within the curtilage of the building.

This project is to inform Council in consideration of improved and increased use and management options of the facility and to ensure that it is uses to its logical capacity and to ensure any upgrade proposal to the facilities is warranted given the need to accommodate the existing users, and the needs of other users and services interested in relocating to the site.

Council wishes to use the report developed to support any application for grant funding which may be made to upgrade the existing facility within a yet to be identified funding program.

Existing Facility

The existing building is approximately 1,295m² in total area, comprising the following components;

- combined basketball court and hall area @ approx 722m²;
- associated stage and changerooms;

- large meeting and function room @ approx 200m²
- kitchen/kiosk;
- storage rooms;
- medical rooms/offices, and
- amenities

The current uses of the centre include;

- basketball competition;
- functions on hire basis;
- meetings on hire basis; and
- baby health care;

The site includes two sealed car parking areas of 71 spaces total capacity, fronting onto Midway Drive.

Social Plan

The Social Plan is available as reference for the consultant. It identified that;

- The current population of Buronga Gol Gol is approximately 2,500. This is currently the principal catchment of the facility.
- A growth corridor of an additional 2,500 residential lots has been identified, allowing for the Buronga and Gol Gol area to expand at 3 – 5% to a population of 8,000 – 10,000 over the next 20 – 30 years.
- The immediate catchment of the future facility can be assumed to be 13,000 – 15,000 people.
- The development of the area will attract a significant proportion of young couples with and without preschool children seeking to establish their first home.
- Primary and high school aged children will be significant with these groups slightly higher than in other comparative areas due to the attraction of new housing areas for this lifecycle group.

The Social Plan recommended that the following additional services should be considered for inclusion within an expanded facility;

- new library of 450 – 500m², incorporating reading and study areas and specialist children's and youth areas, public access computers and internet,
- multifunctional community space,
- public entertainment space allowing the holding of films, dances.
- a minimum of 3 multipurpose community meeting/activity rooms,
- a minimum of 3 office spaces for government services.
- the services may include early childhood health services, child and family support services, aged care respite services or medical practice among other options. Note that the early childhood health services relocated to the Centre subsequent to the development of the Social Plan.

Scope of Project

The scope of the project is to review the existing level of use of the building and to provide a comparison of the existing use against potential capacity. The project shall identify multi use options for the existing building and ascertain if the potential uses identified in the Social Plan can be accommodated in the existing building space.

The project shall also identify management arrangements and user cost structures which allow for broad community access and provide for an improved level of use and financial return to the manager of the facility.

The project shall also review sporting and other facilities within the curtilage of the building and provide a comparison of existing uses against potential capacity.

Project Objectives

It is proposed to appoint suitably qualified and/or experienced firm to:

1. confirm the current use of the facility by the user groups and the community;
2. confirm the needs of potential users of the facility;
3. develop a management and use model to accommodate both the existing user groups, community use and potential services;
4. prepare building concept plans and utilisation information;
5. propose options to optimise the use of each space within the building;
6. prepare a management and use cost structure for the facility;
7. confirm the current use of sporting and other facilities within the curtilage of the building;
8. confirm the needs of potential users of the sporting and other facilities within the curtilage of the building

Project Tasks

Task 1. *User Identification and Needs Analysis*

The consultant shall confirm the scope of the project brief with Council.

In development of the Social Plan, potential uses have been identified. The Social Plan was developed with input from community and service providers. The outcomes of those workshops outlined in the Social Plan shall be considered by the consultant.

The consultant shall work with Council and the existing and potential users to confirm the needs of each and to understand the multi-use opportunities and restrictions of the facility and the site.

Task 2. *Building Use Capacity*

The consultant shall prepare a model of flexible use of the existing building space to provide opportunities to accommodate existing and potential users and services.

A copy of the building and site plans shall be provided to Council. The plans shall identify the principal components and users of those components of the building. They shall clearly indicate the interrelationship between the building spaces and the site access and usage.

Task 3. *Management Arrangements*

Midway Community Centre
Use/Management Review
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The consultant shall prepare an options paper outlining the range of management and user fee structures for the facility. The report shall provide a recommended management structure and fee regime.

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Project Contacts

Project Manager: Ken Ross – telephone: 03 50275027
E-mail: ken.ross@wentworth.nsw.gov.au

Council Obligations

Council will provide to the consultant:

- Feature plan of the project site
- Building plans illustrating the current design and layout, and
- A copy of the Draft Social Plan

Council will facilitate access to user groups or service agencies should the consultant require additional or supplementary information.

Project Timeframe

The consultant shall provide to Council a report adequately covering the project objectives and tasks within 8 weeks of appointment by Council.

Project Proposals

Project proposals shall provide a Project Outline and Fee Brief including:

- Fee breakdown of each project task
- Personnel who would be engaged in the project
- All other associated costs, fees, printing, travel, accommodation, etc.

Proposals shall include details of the expertise of the officers undertaking the various components of the project.

Due to the relatively short timeframe for the project, payment in full is proposed upon Council acceptance of the project report.

Consideration of any proposal will be strongly focussed on the consultant's ability to undertake the project within the timeframe provided.

Proposals should be forwarded to:

Ken Ross
Project Manager
Shire of Wentworth
ken.ross@wentworth.nsw.gov.au

Proposals shall be received by **DD MM 2008**.

All enquiries should be directed to the Project Manager as detailed above.

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