

Goondiwindi Pool/Tennis Complex

april 2026

As found in the Goondiwindi Sports Facilities Strategic Plan
October 2026

Goondiwindi Pool/Tennis Complex



The Goondiwindi Pool/Tennis Complex is a well maintained and attractive precinct located close to the heart of town. In addition to the pool and tennis courts, the site is also home to the immensely popular Hell of the West Triathlon, organised each year by the Goondiwindi Tri Club.

The different operational nodes within the complex are outlined following, including results of site inspections and interviews with the pool manager and user groups.

Goondiwindi Memorial Swimming Pool

The main features of the pool site include:

- ☐ 50m pool
- ☐ small, covered and heated learn-to-swim/program pool
- ☐ small toddler pool
- ☐ movable bulkheads in the 50m pool allowing more flexible program delivery
- ☐ main entrance and kiosk
- ☐ change rooms (including new change facility for people with a disability)
- ☐ two small grandstands
- ☐ shade structures
- ☐ swim club clubhouse
- ☐ lighting and PA system
- ☐ barbecue area
- ☐ large grassed area.

The facility is managed on behalf of Council by Amy Brennan Swimming and discussions with Amy and the swim club, and site inspections, are summarised as follows.

- ☐ the learn-to-swim/program pool is open during winter but the rest of the site is open from September until March each year
- ☐ the male and female toilets and change facilities are very old and in poor condition
- ☐ there are issues with the new change room for people with disability that need addressing such as the inclusion of a shower and repairs to the sensor door
- ☐ while the learn-to-swim/program pool has a new heater, it needs a solid roof and operable/solid sides
- ☐ while there has been requests from community members for the heating of the main pool, the capital and operational costs may outweigh the potential benefit
- ☐ the existing grandstands should be replaced with



one new bank, all along the northern edge of the main pool

- ☐ new lights for evening carnivals are required
- ☐ there is a need for a shade cover over the area where the lane ropes are stored
- ☐ the toddler pool area (including the large shade structure just in front of the main entrance) could be revamped, with the possible inclusion of some splash play features.

Goondiwindi Tennis Club

The main features of the tennis court node within the complex are:

- ☐ five synthetic grass courts in above average condition
- ☐ court lighting
- ☐ clubhouse with large covered area overlooking courts
- ☐ small rebound wall area
- ☐ small playground
- ☐ old and small tiered seating - unshaded
- ☐ access to adjacent amenities block.

The outcomes of site inspections and discussions with representatives of the tennis club are summarised as follows:

- ☐ the Club currently has approximately 160 members with various fixtures held throughout the week including juniors, adult singles and mixed doubles
- ☐ the Club hosts a Junior Development Series Tournament each year in July (approximately 60 players), an Open Tournament each year in May (approximately 40 players) and an Under 10's tournament in September
- ☐ courts are available for casual hire throughout the week and on weekends
- ☐ coaching is available every day from the facility through an accredited coach who has an arrangement with the Club
- ☐ the Club could make use of eight courts instead of the current five
- ☐ the courts will be due to be resurfaced soon and suffer from damage from tree roots
- ☐ court fencing is old and unattractive
- ☐ court lighting could be upgraded through the use of LED lights to replace existing old halide lights
- ☐ the two existing banks of tiered seating should be replaced with a shaded, modern grandstand
- ☐ access to the public toilets can be difficult.

Goondiwindi Tri Club/Hell of the West

It is noted that the Club's facilities are limited to a storage container adjacent to the tennis courts, with the Club utilising the open spaces of War Memorial Park for its events, including the Hell of the West Triathlon each year in March.

Storage of all the equipment required for events is an ongoing issue for the Club, as is the lack of a permanent 'home'. The Club currently utilises a portable ATCO shed as an office, 5km from the actual site.

Discussions with the Club resulted in the following information:

- ☐ the Club has approximately 100 members that participate in various events throughout the year, including weekly 'mini-tris' that usually attract between 25-50 people
- ☐ up to 300 volunteers are utilised when hosting the Hell of the West
- ☐ the Hell of the West weekend attracts between 800-900 participants each year with various events held over the two days
- ☐ the Club recognises that the Hell of the West event could not happen with the cooperative relationships it enjoys with both the pool manager and Council
- ☐ the facility needs of the Club could be addressed by the development of a dedicated building on site that includes storage (both bulk and smaller items), office space, an annex for event management and toilets.



ASSET AUDIT: GOONDIWINDI POOL/TENNIS COMPLEX

Number and comparative standard of facilities and infrastructure (and compliance with peak body standards and codes)

Functionality of the space, the type of activities undertaken, apparent usage (eg desire lines, wear areas, intercept discussions with users) and capacity

Field and court layout and connectivity

Provision and standard of lighting

Adequacy of run offs

Provision and general condition of ancillary facilities (clubhouses, seats etc)

Provision of car and bus parking

Accessibility and visibility (layout within surrounding streets)

Size and configuration, especially suitability for intended/current use and any potential for change of use – catchment considerations

Safety and security including issues of a CPTED nature

Signage – both to the area and at the site itself

Site constraints (eg too close to houses) and opportunities

Opportunities to improve linkages to other open space or residential areas

Number of facilities adequate with improvements need to ancillary facilities

Both areas functional internally

N/A

Improvements needed in both areas

Adequate for tennis

Improvements needed to existing (change rooms, etc) and new for triathlon

None provided but generous treet parking available

High visibility with access improvements required

Facility sizes adequate

Vehicular movement a safety concern near pool entry

Site entry statement needed

Constrained by roads only

Internal site connections could be improved

Goondiwindi Pool/Tennis Complex Master Plan

Key design directions, indicative costs and timings for the Pool/Tennis Complex are summarised below:

<i>Element</i>	<i>Description</i>	<i>Rationale</i>	<i>Indicative cost (\$)</i>	<i>Timing</i>
1. New consolidated building	Feasibility, planning and design for a potential new consolidated building	To provide a base for triathlons (including Hell of the West) and other community events	220,000	Long-term
2. New tiered seating	New tiered spectator seating to replace old existing	To improve spectator experience and public safety	130,100	Medium-term
3. New community pedestrian zone	Replace existing access road with paved pedestrian node (with restricted vehicular access for deliveries/servicing)	To improve public safety and connect new proposed building, pool, tennis and main entry	130,400	Long-term
4. Pool enclosure	New roof and walls (preferably operable) for learn-to-swim pool	To improve functionality of enclosed, heated pool	232,800	Medium-term
5. New grandstand	New single grandstand along edge of pool, incorporating new lighting and PA system	For improved event and club activity delivery	714,700	Medium-term
6. New shade structure	Install new shade sails over area used for lane rope storage and barbecues	To lengthen life of lane ropes and provide improved club/community activities	63,800	Medium-term
7. Upgraded change rooms	Completely renovate existing male and female change rooms	To enhance visitor experience, public health and address strong community input	1,139,000	Medium-term
8. Entry statement	Install new entry statement signage and landscaping	To better promote the opportunities offered by the complex	20,000	Long-term
9. New tennis court fencing and light fittings	Replace existing fencing with PVC coated fencing and powder coated posts and replace old light fittings with new LED fittings	To improve functionality and aesthetics of site and improve energy efficiency	110,300	Medium-term
10. Access gate	Install access gate in perimeter fencing	To improve tennis patron access to public toilets	3,000	Medium-term

Client:



Legend / Notes:

1. New consolidated building incorporating amenities, club rooms for triathlon club and open annex for event management/presentations
2. Upgraded tiered seating for tennis spectators
3. Closure of existing 'road' (except for deliveries/events), paved for pedestrian use and connecting new building with existing pool building
4. New solid roof and operable sides for learn-to-swim pool
5. Upgraded grandstands for pool events, incorporating new LED lighting and sound system
6. New shade structure for lane rope storage and barbecue area
7. Upgraded change rooms
8. New major entry statement
9. New tennis court fencing
10. New access gate

Project details:

**Goondiwindi Pool/Tennis
Complex Master Plan**

11 Marshall Street, Goondiwindi

Scale: 1:750 at A3



DRAFT

PREPARATION DATE: 20 August 2026

ISSUE: 01

STAGE: Masterplan Design Stage

ESTIMATE OF COSTS

ELEMENT	QTY	UNIT	RATE	SUB TOTAL	TOTAL	COMMENT
1 New consolidated building					1,501,600	
Remove existing shed	30	m2	75	2,300		
Remove existing building	70	m2	250	17,500		
New building incorporating amenities, club rooms, annex and public toilets	224	m2	6,615	1,481,800		Assumption that it is a single storey building
2 New tiered seating					130,100	
Allowance for removal of small tiered seating approximately 7.0 x 2.5m	1	Item	3,000	3,000		
Allowance for removal of large tiered seating approximately 18.5 x 2.8m	1	Item	6,000	6,000		
Allowance for small tiered seating approximately	1	Item	32,700	32,700		6m - 4 tier (48 adults)
Allowance for large tiered seating approximately	1	Item	88,400	88,400		18m - 4 tier (144 adults)
3 New community pedestrian zone					130,400	
Replace existing access road with paved pedestrian node (with restricted vehicular access for deliveries/servicing)	300	m2	180	54,100		
New access road with paved pedestrian node (with restricted vehicular access for deliveries/servicing)	450	m2	170	76,300		
4 Pool enclosure					232,800	
Demolish and remove existing shade netting and columns	158	m2	30	4,800		
Install new solid roof	158	m2	1,000	157,600		
Install operable walls eg. canvas with zips	10	No	4,800	48,000		
Allowance for fresh air ceiling fans	2	No	3,700	7,400		
Allowance for lights to area	158	m2	95	15,000		
5 New Grandstand					714,700	
Demolish roofed structure 1	31	m2	150	4,700		Assumption that it is a roofed area with columns and no walls and doors, previously used for spectators.
Demolish roofed structure 2	60	m2	-	-		To remain in place
Remove existing lights and poles	5	No	1,250	6,300		
Concrete below proposed grand stand	300	m2	188	56,300		
Allowance for grandstand - Approximately 50m	2	No	116,192	232,400		Allowance for 2 x 24m 2 tier grandstands (192 adults each)
Install new solid roof	300	m2	1,200	360,000		
Allowance for new flood lights	4	No	7,500	30,000		Lights fixed to spectator roof
Allowance for PA system	1	Item	25,000	25,000		
6 New shade structure					63,800	
New solid roof to create lane rope storage	49	m2	1,300	63,800		Concrete floor is existing, assumed structure is open

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ESTIMATE OF COSTS

ELEMENT	QTY	UNIT	RATE	SUB TOTAL	TOTAL	COMMENT
7 Upgraded change rooms					1,139,000	
Renovate existing change rooms	340	m2	3,350	1,139,000		
8 Entry statement					20,000	
Allowance for new entry statement signage and basic landscaping	1	Item	20,000	20,000		
9 New tennis court fencing and light fittings					111,300	
Remove existing fencing	320	m	30	9,600		
New PVC coated fencing, including powder coated posts	320	m	250	79,900		
New gate to existing pallisade fence	4	No	1,500	6,000		
Remove old light fittings	5	No	750	3,800		
Install new LED spot light fittings to existing poles	5	No	2,400	12,000		
10 Access gate					3,000	
Install access gate in existing perimeter fencing	1	Item	3,000	3,000		
SUB-TOTAL (Trade Cost) (exc GST)				\$ 4,046,700	\$ 4,046,700	
Preliminaries	11.00	%			445,000	
Margin	5.00	%			225,000	
Design Contingency	10.00	%			472,000	
SUB-TOTAL (Contract Sum) (exc GST)					\$ 5,188,700	
Design, Consultant and Legal Fees	10.00	%			519,000	
Project Management Fees	3.00	%			156,000	
Insurance and Statutory Fees	1.75	%			103,000	
PROJECT COST - NON CONTRACT COST					\$ 778,000	
Contract Construction Contingency (10%)	10.00	%			597,000	
Escalation - Construction Works					Excluded	
GROSS PROJECT COST (excl GST)					\$ 6,563,700	