

# East Gippsland Aquatic Strategy

Final Report – December 2015



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# EXECUTIVE SUMMARY

East Gippsland Shire Council commissioned the development of an Aquatics Strategy - to understand the aquatic needs of East Gippsland residents in line with existing facility provision and to identify the facilities and services that will best meet the needs of the community going forward. A finding of this strategy was to undertake a Feasibility Study to investigate the redevelopment of the Bairnsdale Aquatic and Recreation Centre (the BARC).

The original study was completed in 2011 with further consultation and financial analysis being undertaken in 2014.

The overall report and this Executive Summary contain two key sections - one for each of these priorities.

## Council vision for aquatics

East Gippsland Shire Council enables residents and visitors in the region to enjoy improving levels of wellbeing, as a result of the provision of high quality, inclusive and sustainably affordable, recreation facilities.

The facilities comprise a range of recreational centres, including indoor and outdoor swimming pools, fully equipped gymnasiums, group fitness areas, sports stadium and childcare facilities.

These centres deliver exceptional customer service in providing inclusive; recreation, education, health and wellbeing activities. Social connectivity is supported in programming and in providing meeting spaces for patrons of the centres. This combination collectively enhances the quality of life for residents and visitors in East Gippsland Shire.

A consultative and strategic planning approach is used to ensure that the needs of all residents and visitors are met, now and into the immediate future taking into consideration the challenges of a diverse and ageing demographic, whilst serving a geographic area that is the equivalent of 10 percent of the State of Victoria.

## Aquatics Strategy

East Gippsland Shire Council owns and manages four aquatic facilities, two indoor aquatic and leisure facilities (the BARC and Lakes Aquadome) and two outdoor pools (Bairnsdale and Orbost Outdoor Pools). Council has spent significant capital funds over the past six years on these facilities including upgrades to the dry facilities at the BARC and Lakes Aquadome, and upgrades to the kiosk and change facilities at the Orbost Outdoor Pool as well as the installation of solar heating and addition of pool blankets and an additional shade structure. Considerable funds have also been spent on the maintenance of the two outdoor pools to rectify water leakage and other issues associated with the ageing facilities.

Key issues at the time of writing at a site level include:-

- The Bairnsdale Outdoor Pool is nearing the end of its functional life and despite significant maintenance work over the past five years has significant leaks in the structure of the pool



- The BARC is at capacity in the aquatics area during peak times with access to change rooms and water space being an issue for people with a physical disability or injury

Recreation (aquatic) centres are one of Council's core services with Council allocating \$6,634,000 in their capital works budget for a redevelopment at the BARC (including detailed design costs). This redevelopment will be over two years to be fiscally responsible.

Increasing physical activity, health and wellbeing, social connectedness and access to key services and facilities are a high priority to Council and are mentioned in a number of key strategic documents. In particular, access to aquatic facilities and programs that can promote water safety, with so much open water in the shire.

The geographic spread of the shire and large number of small and remote communities pose a challenge to Council in meeting these objectives, with people's ability to access aquatic services being identified as a significant barrier throughout the study. Notwithstanding this, consultation findings that Council should focus on improving facilities, programs and access to these facilities rather than building new and unsustainable facilities, was unanimous.

57.4% of the shires population in 2011 were in the 0-9 and 50+ age groups, with this expected to increase to 58.9% by 2013. These age groups have a specific need for warm water for water familiarisation and learn to swim for the younger age group through to warm water exercise and rehabilitation for the older age group.

Key findings from the Aquatics Strategy include:-

- The need to undertake a Feasibility Study to meet the needs identified in the Aquatic Strategy. In assessing a location for a proposed aquatic facility, the BARC in Bairnsdale was identified as the site that could best maximise use in the shire
- The need to investigate the ability of Lakes Aquadome to meet the long term needs of the community in line with future population projections
- A long term need to investigate the ability of the existing facilities to meet the future needs of the surrounding communities they support
- The need for a Transport Strategy and continued advocacy work to improve transport options
- Continued concessional pricing and opportunities for low income earners to access services will be important
- Communication with local communities to determine needs and advertise services available throughout the shire and neighbouring shires

An implementation and staging plan is included in **Section 8**.

## Feasibility Study for the development of the BARC

The aquatics area at the BARC is at capacity in peak times, with user groups, the general public and centre programming all wanting additional space. The narrow concourse space and inadequate change facilities make access an issue for older people and people with a disability.

There is a strong need for a warm water program pool for learn to swim and older adult exercise and rehabilitation. The Bairnsdale Outdoor Pool Business Case (2003) identified the need for a warm water pool in the shire, and also that the BARC was the ideal location. The closest warm water pool



which is available to the public is in Sale, and with 57.4% of the shires population between the ages of 0-9 and 50+ in 2011 there is an immediate need for this.

Improved change facilities and better access throughout the facility will also be critical to provide a centre that is accessible to all.

In addition to a warm water program pool, other future needs identified for the BARC include:-

- Increased water space for lap swimming
- Accessible interactive children's water play
- Improved centre amenities, particularly new change rooms and toilets
- A community meeting room and additional storage for user groups
- A training room for local education providers, the Bairnsdale Secondary College and Council to use
- Additional office space
- Improved reception and café areas internally and an external kiosk that would service the proposed development of the East Gippsland Sports and Recreation Precinct
- Expanded health club and group fitness facilities and a dedicated cycle room
- Additional car parking

In line with the priorities identified and Council's ability to fund a development, a staged approach has been developed with Stage 1 to include a warm water pool, interactive children's water play and outdoor play areas, outdoor area including family bbq area, new reception, cafe and change facilities, additional storage and office space, community meeting room, dedicated training room and necessary changes to the plant room.

A second stage has been considered that includes an expanded health club and group fitness areas and dedicated cycle room.

The staged capital development costs include \$6,055,551 for Stage 1. The significant overall development costs will need to be met through a mix of Council and government funding.

To fit in with Council's budget allocation in their capital works plan they would look to apply for State Government funding for Stage 1 redevelopment in 2015/16. This would see the facility opening to the public in 2017/18.

A probable operating budget was developed for the first five years of operation which sees an average annual cost over the five year period of \$740,524 to operate the facility.

Concept designs were developed in consultation with State Government funding partners and include Universal Design best practice principles to maximise opportunities for all sections of the community to access the facility, and to significantly expand the range of programs and services to better meet specific user groups and visitor segments, including children and families, youth, older adults, women and girls, remote communities and socio economically disadvantaged.

# SECTION 1: INTRODUCTION

## 1.1 Local context

East Gippsland Shire covers over 21,000 square kilometres, stretching from west of Bairnsdale to the NSW border. This diverse region makes up 10 per cent of the state, with over 70 per cent as National Park, State forest or other Crown land.

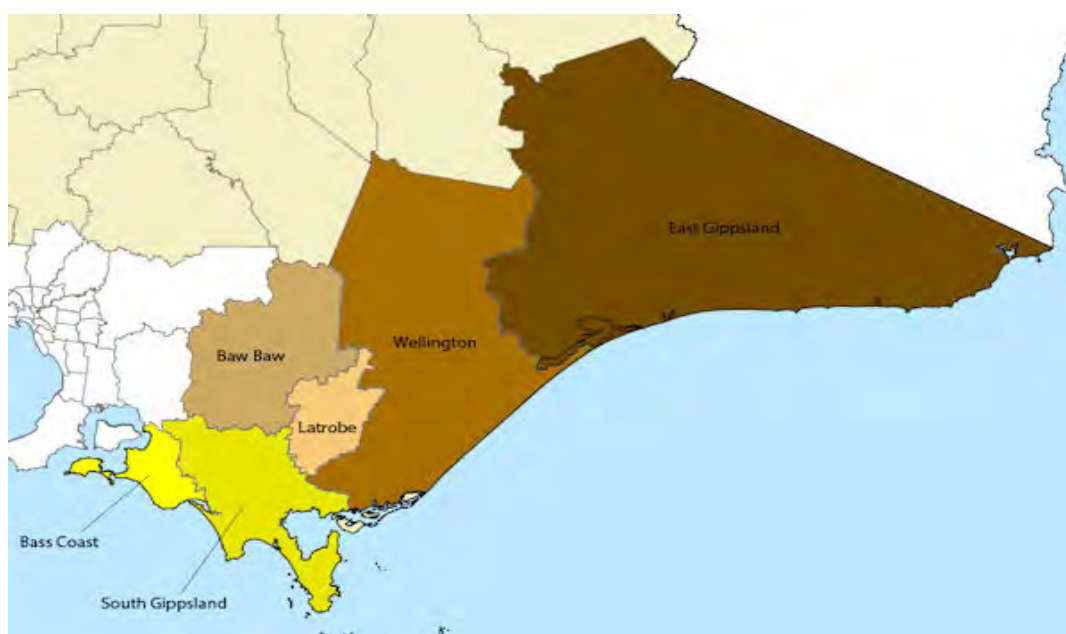
The commercial centre is Bairnsdale, a three-hour drive from Melbourne. The shire's economy is based on tourism, agriculture, horticulture, forestry and fishing. The main industries include oil and gas extraction, agriculture. Population is centred around the Gippsland Lakes area. Together with the Buchan Caves, these are a great attraction to visitors and retirees.

East Gippsland has an abundance of natural and environmental resources: a temperate climate, Australia's largest navigable inland lake system, an extensive coastline and areas of stunning beauty make the Shire a popular choice for sea and tree-change lifestyle seekers.

The Shire's diversity and strengths also create resourcing and development challenges for Council. The high proportion of public land limits Council's rate base, and dispersed communities spread demand and limit economies of scale for service delivery.

The shire shares its municipal boundaries with the shires of Wellington, Alpine, Bombala and Bega Valley.

**Figure 1: East Gippsland Shire location map**



## 1.2 Project background

East Gippsland Shire Council owns and manages four aquatic and leisure facilities, two indoor aquatic and leisure centres and two outdoor pools. These facilities are based in three different towns within the shire.

Council has made significant contributions to these facilities over the past four years, spending \$3.8 million on capital improvements and close to \$1.3 million in maintenance at the four facilities. Significant redevelopment and improvement works have been undertaken at the indoor facilities over the past three years with expanded health club and group fitness facilities at both centres. Similarly, Council has invested considerable funds in rectification work at both outdoor pools as well as upgrading the change and cafe facilities, installing solar heating and a new shade structure and purchasing pool blankets for the Orbost Outdoor Pool.

The Bairnsdale Outdoor Pool has significant structural problems, is losing a large amount of water and is close to the end of its functional life.

There were two key objectives for this project which were to:-

- Understand the aquatic needs of East Gippsland residents in line with existing facility provision and condition, and to identify the facilities and services that will best meet the needs of the community going forward; and to
- Investigate options for redevelopment at the BARC and determine the feasibility of the preferred option

This report contains two key sections in line with the above objectives: an Aquatics Strategy and a Feasibility Study for the redevelopment of the BARC.

## 1.3 Project methodology

The following tasks were undertaken in the preparation of this Feasibility Study:

- Analysis of aquatic and leisure industry trends and local membership data to understand facility catchments;
- Review of available planning and contextual information and previously prepared facility condition audits and inventories;
- Review of relevant local and regional demographic and participation data;
- Analysis of existing operations and historical performance;
- Review of local competitors and other providers of aquatic services to understand existing provision within the shire;
- Asset review of key facilities to identify 10 year maintenance and capital requirements;
- Consultation with a broad range of community representatives, stakeholders and Council staff (refer to **Appendix 1** for list of stakeholders consulted);
- Preparation of concept options, designs, site layouts and their estimated probable costs for the redevelopment of BARC, including ongoing operational costs;
- Preparation of a draft report for review.

# **EAST GIPPSLAND SHIRE COUNCIL AQUATICS STRATEGY**

## SECTION 2: PROJECT CONTEXT

This section of the report provides an overview of the local policy context in relation to aquatics provision in the shire, along with an overview of aquatic and leisure centres, outdoor pools, dry and stadium facilities currently provided in East Gippsland shire and surrounding municipalities.

### 2.1 Local policy context

A number of local and municipal strategic plans, policies and support documents have been reviewed as part of this strategy, these include:-

- East Gippsland Long Term Community Vision
- East Gippsland Shire Council Draft Council Plan 2013-2017
- Gippsland Regional Development Strategy
- Gippsland Regional Plan Priorities
- Our Place, Our Plan, Our Future – Implementation Framework
- East Gippsland Community Wellbeing Plan
- East Gippsland PCP Health Promotion – Physical Activity Plan
- East Gippsland Positive Ageing Strategy
- East Gippsland Regional Youth Plan
- Feasibility study for the Provision of a Warm Water Exercise Pool
- Bairnsdale Outdoor Pool Business Case 2010

The following provides a summary of these documents that may influence the future provision of quality and affordable aquatic facilities across the East Gippsland shire.

#### **East Gippsland – Unlocking the Future – Long Term Community Vision 2030 (November 2008)**

Developed in 2008, *Vision 2030* describes community aspirations for what East Gippsland will look like in 20 years time. *Vision 2030* is used by Council and other stakeholders for strategic planning.

*Vision 2030* is structured around three themes: Liveability, Sustainability and Productivity. The theme of 'liveability' is of particular interest to the feasibility study for the future provision of aquatic facilities, notably the vision statements:

- *While township identity is important, the community identify as members of a broader East Gippsland community and recognise the importance of community cooperation; and*
- *The community will come together through recreational activities in "...facilities that are designed to meet the needs of the community".*

*Vision 2030* recognises key drivers for change over the 20 year period, including demographic and community change. Small communities and an ageing community will have implications on the

*“...provision of accessible and appropriate services and facilities such as those required for recreation, accommodation and commerce”.*

## **Draft East Gippsland Shire Council Plan 2013-2017 (April 2013)**

The Draft East Gippsland Shire Council plan details how Council will contribute to achieving the long term *Community Vision 2030: Shaping the future*. The Council Plan specifies four areas of focus: *People, Place, Economy and Stewardship*, each of which has associated goals for the Shire, objectives to be achieved (outcomes) and strategic actions to be delivered in 2013-14.

The Council Plan discusses significant issues and emerging opportunities that will influence the areas future, including: an ageing population; improving participation rates in physical activity; providing quality facilities to meet the communities diverse needs, including sporting facilities and swimming pools; understanding and managing community infrastructure's whole of life costs; and transport to *“enable connectivity and participation within and between communities [and] access to regional service centres...”*.

Amongst the major projects to be delivered as part of the Council Plan is the provision of new recreation facilities, including the proposal to spend \$5.737 million dollars in the next four years to *“upgrade aquatic facilities in Bairnsdale and Orbost”*.

Councils key focus areas of *People and Place* are of most relevance to this strategy.

The 'people' focus area goals include East Gippsland *“communities are connected and inclusive”* and *“safe and active, healthy lifestyles are supported”*. The Council Plan specifies what Council does to achieve these goals, including *“operate Council recreation centres and outdoor pools to meet the recreational, leisure and aquatic needs of the community and promote health and wellbeing activities”*.

Specific strategic activities for 2013-14 relevant to the 'people' focus area include:

- The *“design and delivery of infrastructure and open spaces that contribute to physical activity”*
- *“Delivery [of] programs and projects that promote accessibility and inclusion for people with disabilities”*
- *“Incorporation [of] all-abilities access into the design of Council infrastructure”*.

The 'place' focus area refers to *“infrastructure [that] meets current and future community needs”* and to the Shire's *“resources [being] used in a sustainable way”*.

## **Gippsland Regional Development Strategy - September 2006**

The Gippsland Regional Development Strategy has been produced through a partnership between the six Gippsland based Councils, including East Gippsland Shire Council. The Strategy provides a strategic framework outlining the priorities, outcomes and needs associated with ensuring growth in the Gippsland region results in a *“...dynamic, fairer, sustainable, and more liveable”* region.

Development of the Strategy has given consideration to existing regional strategies, key strategic documents of the partners, an analysis of the regional economy, review of the regions infrastructure and stakeholder consultations.

The Strategy discusses an infrastructure audit undertaken in 2005. The audit identified that public transport and population growth were placing increased demand on community infrastructure, including leisure facilities, and were issues for the Gippsland region. A specific target area of the Strategy, and Council policy, is addressing and improving inter-township connectivity and the transport network.

## Gippsland Regional Plan Priorities 2010

The Gippsland Regional Plan identifies ten key priorities that will influence the regions ability to improve liveability, productivity and sustainability. The priority areas focus on harnessing opportunities and addressing challenges.

The priority of health and wellbeing is of particular relevance to this strategy. The priority discusses:

- *“the growth and significant ageing of the [East Gippsland] community along with health workforce constraints will compound the challenges to improving the regional communities health and wellbeing”; and*
- *the importance of maintaining a focus on health promotion. The Gippsland Health Promotion Task Group is responsible for implementing the Gippsland Health Promotion Action Plan, which amongst other things has a focus on physical activity. This focus needs to “...support the development of infrastructure and programs that will support greater levels of participation.”*

## Our Place, Our Plan, Our Future – Implementation Framework

The purpose of the Our Place, Our Plan, Our Future - Implementation Framework is to outline how and why community plans will be developed and implemented in East Gippsland Shire. The document outlines how stakeholders will come together to support communities to be ‘liveable, sustainable and productive’. The document specifies an integrated approach to community planning, involving the community through the whole process.

Outcome statements in the Implementation Framework align with Council’s Plan, and include the goal to achieve *“an active, healthy and safe community engaged in recreational, arts and cultural activities”*.

## East Gippsland Community Wellbeing Plan 2009-2013

The East Gippsland Community Wellbeing Plan describes the health and wellbeing priorities of the Council and community. It outlines four key priority areas and subsequent strategies that describe community aspirations for a strong, healthy and inclusive future.

The Plan has been developed using a theoretical framework that *“...operates on the belief that improved health and wellbeing is achieved by focusing on the social and environmental determinants of health, in tandem with biological and medical factors”*.

Priorities outlined in the plan that are relevant to the future provision of aquatic facilities include:

- The priority of safe, healthy and active communities, particularly a focus on *“...increasing participation in physical activity”*. To expand participation in a broader range of physical



activity, the Plan highlights the importance of *“...continuing improvement to infrastructure across the Shire”*. Specific objectives of this priority area include:

- *“develop infrastructure within communities which supports healthy lifestyles and safer environments”; and*
- *“improve existing infrastructure to increase opportunities for broader community participation in physical and other activities...”.*
- The priority of strong family, individual and community connections, in which, the Plan identifies that *“connections across and between communities are difficult to achieve across the Shire, with poor technological connectivity and limited public transport”*. Specific objectives to achieve this priority include:
  - *“improve infrastructure linking local communities, particularly in the more remote areas of the Shire”; and*
  - *“promote and support the inclusion of people of all abilities and backgrounds in community life”.*

## **East Gippsland Primary Care Partnership Health Promotion – Physical Activity Plan 2009 - 2012**

The key goal of the East Gippsland Primary Care Partnership Health Promotion Physical Activity Plan is to increase resident participation in physical activity.

A physical activity consortium, established in 2008, initiated the planning process for the Plan. The group's goal was to facilitate participation in physical activity. The group, consisting of members from health and community organisations, identified contributing factors to low levels of physical activity in East Gippsland, including transport issues such as living in remote areas, lack of knowledge about transport options (e.g. availability of community buses, transport drivers).

Relevant strategies for the future provision of aquatic facilities include:

- *“Develop infrastructure within communities which supports healthy lifestyles and safer environments”.*
- *“Improve existing infrastructure to increase opportunities for broader community participation in physical and other activities and expand the diversity of choice”.*
- *“Improve infrastructure linking local communities, particularly in the more remote areas of the Shire” and more specifically “develop transport linkages to support physical activity”.*
- *“Promote and support the inclusion of people of all abilities and backgrounds in community life”, specifically “create adaptive, accessible and inclusive programs for physical activity through existing facilities...”.*

## **East Gippsland Positive Ageing Strategy 2010-2013 – Key Directions Statement**

East Gippsland Shire has an ageing population. Projections are that by 2031 47.3% of the Shire's residents will be aged 50 years and older, a rise from 46.2% in 2011. This projection places the Shire amongst the top rural Victorian areas with a large population aged 50 years plus.

The Positive Ageing Strategy aims to “...put in place mechanisms and partnerships that will, over the next five years, encourage and facilitate support for [the] ageing population”. The plan outlines ten objectives and related goals, each of which aims to provide the best possible opportunities for the ageing population.

Of particular relevance to this strategy are the objectives of:

- Social inclusion and participation, and the goal to “identify and promote activities that are socially and cultural inclusive and encourage active participation of older persons”.
- Service planning, specifically the commitment that “Council will actively plan and advocate for the provision of a wide range of appropriate services that address the needs of the ageing population”.
- Culture, recreation and leisure and the commitment that “...the ageing population has access to quality cultural, arts, recreation and leisure activities which provides for all abilities...” specifically by ensuring that “...planning for facilities, assets and activities accommodates the needs of an ageing community”.
- Access and safety and the commitment “that the ageing population will be able to move about their community safely, access services, facilities and physical infrastructure that meets their needs”, specifically through: “increased capital expenditure on infrastructure to respond to identified mobility needs”; and advocacy for “...improved coordination and provision of transport services”.

### **East Gippsland Shire Regional Youth Plan 2011 – 2013**

The East Gippsland Youth Plan is in response to the *National Strategy for Young Australians 2009*, which has a vision for “...all young people to grow up safe, healthy, happy and resilient and have the opportunities and skills they need to learn, work, engage in community life and influence decisions that affect them”.

The Plan describes a process for ensuring an ongoing engagement of young people. It is based on three guiding concepts – collaboration, connection and commitment – each of which contributes to improved opportunities for young people

Key outcomes being sought from the Plan’s recommendations relevant this strategy include, in the area of Health and Wellbeing, specifically that “there are healthy physical activity alternatives which engage young people...” and that young people are active in the community by having “...greater opportunities for young people to access public facilities”.

### **Feasibility Study for the provision of a warm water exercise pool at East Gippsland (2003)**

In 2003 a Feasibility Study explored the need for a warm water pool in East Gippsland. The report suggests that “...warm water exercise/hydrotherapy pools are one of the highest used and demanded components with in a leisure/aquatic environment. They provide therapeutic, health, social, and recreational benefits and as a result attract a wide range of users from the elderly to infants”.

The study considered the provision of a warm water exercise pool in a shire wide context, and the report concluded that the *“...capital and ongoing operational costs would prevent Council from considering any more than a single facility”*. The report specified that when considering the planning and development of a warm water exercise pool *“...it is important that the whole centre provides services for people with disabilities and access difficulties, right from the car park to [other] services of the facility”*.

Following research and a community consultation process, the study concluded *“...there is now a need and will be into the future, a significant demand for a warm water exercise pool...”* in the Shire. One reason being the ageing population of East Gippsland.

The report suggests two options for Council -

One is to promote existing and proposed private facilities in the shire. The report concludes that while this option provides a low cost option, it would not address the demand or need for a warm water exercise pool.

The second and recommended option is the construction of a public warm water exercise pool at the BARC by Council. The decision to construct the pool at the BARC was based on a number of factors including the ability of the site to maximise use by the local and regional catchment and the ability of the site to provide adequate parking.

### **Swifts Creek Memorial Pool Feasibility Study (2014)**

A feasibility study for the ongoing management and operation of the Swifts Creek Memorial Pool was undertaken in 2014.

This project included extensive consultation in the Swifts Creek area and found that the pool in Swifts Creek is an important community resource for the communities of Swifts Creek, Ensay, Omeo and Benambra providing a range of school and community programs in addition to recreational swimming. Its catchment includes outlying communities including Tambo Crossing, Cassilis, Bindi, Brookville, Omeo Valley, Hinnomungie, Anglers Rest and Cobungra, all of which have a population of 1,472 (ABS Census 2011)<sup>1</sup>. All of these are remote communities that would have to travel between one to two hours to access the closest pool, located in Bairnsdale, if the Swifts Creek pool wasn't operating.

Key issues identified in this report include:-

- The current management arrangement of the pool poses a risk to swimmers with insufficient trained staff to supervise the pool. The pool is currently operating outside of industry guidelines which leaves both the committee and the school open to liability issues. Department of Education support for the pools is not clear
- Significant maintenance and capital will be required to maintain the pool going forward which will require external funding. Leak testing of the pool has been recommended to assess the structural integrity of the pool
- The committee will be unable to attract external funding with the current management model

While Council assisted the Committee of Management with funding for the Feasibility Study and were part of the project group, they do not have a role in decision making about the future

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<sup>1</sup> ABS Census 2011

management and direction of the pool. At the time of writing this report, the committee were considering the findings of the Feasibility Study report.

## 2.2 Regional facility provision

Existing aquatic and leisure centres, outdoor pools, dry and stadium facilities were reviewed across East Gippsland shire, as well as neighbouring municipalities. Due to the geographical distance between some towns in the municipality and the location of Council's aquatic and leisure facilities, it is closer for residents in some towns to access facilities in other shires. The table on the following page provides a summary of existing facilities by municipality.

**Table 1: Existing local government provided aquatic and leisure centres**

Facility Component	East Gippsland	Wellington Shire	Latrobe City	Alpine Shire	Bega Valley	Bombala
Gym	2	1	3	1	1	
Group Fitness	2	1	3		1	
Cycle Classes	2	1	2			
Indoor 25m Pool	2	1	3	1	1	
Outdoor 25m Pool		4	1	2	4	1
Outdoor 50m Pool	2	2	2		1	
River Pools				2		
Diving Pool		1	1			
Learners Pool		4				
Toddlers Pool	4	4	4	2	6	
Spa	2		2			
Sauna	2	1	2			
LTS Pool	2	1	2		1	
Hydro/Warm Water Pool		1				
Stadium	3	6	15			
Creche	2	1	1		1	

**Note:** The numbers in the table refer to the total number of identified facility components currently provided within each shire's portfolio of facilities. The in pool in Alpine Shire is only 17m and outdoor 25m pools in Wellington, Bega and Bombala shires vary from 25m to 50m in pool size.

The table on the following page provides an overall summary of aquatic and leisure centres, outdoor pools, dry and stadium facility provision against municipal population figures and land area. Facility to population and facility to land area ratios are used as a comparative guide only to ascertain an average level of provision across the region. They are not used as a performance benchmarks or goal that Councils must work towards.

**Table 2: Local government facility to population and land area provision ratios**

LOCAL COUNCIL FACILITIES	Leisure & Aquatic Centre's	Outdoor Pools	Total No. of Facilities	Total 2012 Population	LGA Area (m2)	Population to Leisure and Aquatic Centres	Area (m2) to Leisure & Aquatic Centres	Population to Outdoor Pools	Area (m2) to Outdoor Pools
East Gippsland Shire	2	2	4	44,680	20,931	22,340	10,466	22,340	10,466
Wellington Shire	1	5	6	43,920	10,989	43,920	10,989	8,784	2,198
Latrobe City	3	3	6	76,640	1,426	25,547	475	25,547	475
Bass Coast Shire	1	1	2	32,056	864	32,056	864	32,056	864
Baw Baw Shire	2	4	6	44,042	4,028	22,021	2,014	11,011	1,007
South Gippsland Shire	1	4	5	28,542	3,295	28,542	3,295	7,136	824
Alpine Shire	1	2	3	13,832	4,839	13,832	4,839	6,916	2,420
Bega Valley Shire	1	4	5	34,800	6,052	34,800	6,052	8,700	1,513
Bombala Shire	0	1	1	2,500	3,495	N/A	N/A	2,500	3,495
<b>Regional averages</b>	<b>1.3</b>	<b>2.9</b>	<b>4.2</b>	<b>35,668</b>	<b>6,213</b>	<b>24,784</b>	<b>4,333</b>	<b>13,888</b>	<b>2,585</b>

**Notes:** Population figures have been taken from Victoria in Future 2012. Baw Baw Shire's Leisure and Aquatic centres includes the Rawson Indoor Pool which is a standalone pool.

**Table 2** shows that East Gippsland's existing provision of leisure and aquatic facilities per population is higher than the majority of municipalities benchmarked, with one centre per 22,340 people, but as the largest municipality they fall below average in terms of provision per area. By 2031 two thirds of the shires total population (80%) will live in the Bairnsdale Statistical Local Area (SLA) which is the predominant catchment for the BARC and Lakes Aquadome.

This table also shows that East Gippsland shire has lower than average provision of outdoor pools than most municipalities, both per population and area.

## SECTION 3: EXISTING FACILITY PROVISION

This section of the report provides an overview of aquatic and leisure centres currently provided within East Gippsland shire and facilities in neighbouring municipalities that are utilised by East Gippsland residents. An analysis of historical operational performance for Council's leisure and aquatic facilities is also detailed in this section.

### 3.1 East Gippsland Council facilities

Council owns and manages the following aquatic and leisure facilities through their Recreation Facilities team:

- The BARC
- Lakes Aquadome
- Orbost Outdoor Pool
- Bairnsdale Outdoor Pool

The following table provides a summary of facility components for these centres.

**Table 3: Existing Council aquatics provision**

Facility Component	BARC	Lakes Aquadome	Orbost Outdoor Pool	Bairnsdale Outdoor Pool
Gym				
Group Fitness				
Cycle Classes				
Indoor 25m Pool				
Outdoor 50m Pool				
Toddlers Pool				
Spa				
Sauna				
Stadium (no of courts)	3			
Creche				

### 3.2 Facility catchment of Council facilities

An analysis of existing memberships<sup>2</sup> for the BARC and Lakes Aquadome indicates that the membership base resides across 17 different post code areas, with 99% of members being located within East Gippsland shire.

<sup>2</sup> Figures relate to 2011 BARC and Lakes Aquadome members.

The following table identifies the main geographic population catchment of members for both centres.

**Table 4: Member post code for the BARC and Lakes Aquadome**

Postcode	BARC	Lakes Aquadome	Total
3862	2	0	2
3864	8	0	8
3865	12	0	12
3875	631	10	641
3878	16	2	18
3880	57	0	57
3882	24	2	26
3885	25	9	34
3886	0	1	1
3887	1	8	9
3888	2	16	18
3889	0	1	1
3898	1	0	1
3902	4	3	7
3903	6	21	27
3904	12	25	37
3909	8	411	419
<b>TOTAL</b>	<b>809</b>	<b>509</b>	<b>1318</b>

**Figures 2, 3 and 4** on the following pages provide a snapshot of membership catchments by postcode for each centre.

Each centre's members are concentrated around the main population centres with 81% of Lakes Aquadome members living within the 3909 postcode or within 5.4kms of Lakes Entrance and 88% of the BARC members living in the 3875 postcode or within 16.4kms of Bairnsdale. 90% of all Lakes Aquadome members lived within a 20km distance of Lakes Entrance and only 2% of the BARC's members live further than 25kms from Bairnsdale.

It should be noted that memberships accounted for only 47% over overall facility visits for the BARC and 53% for Lakes Aquadome, and there was no mechanism in place to record where casual visitors live.

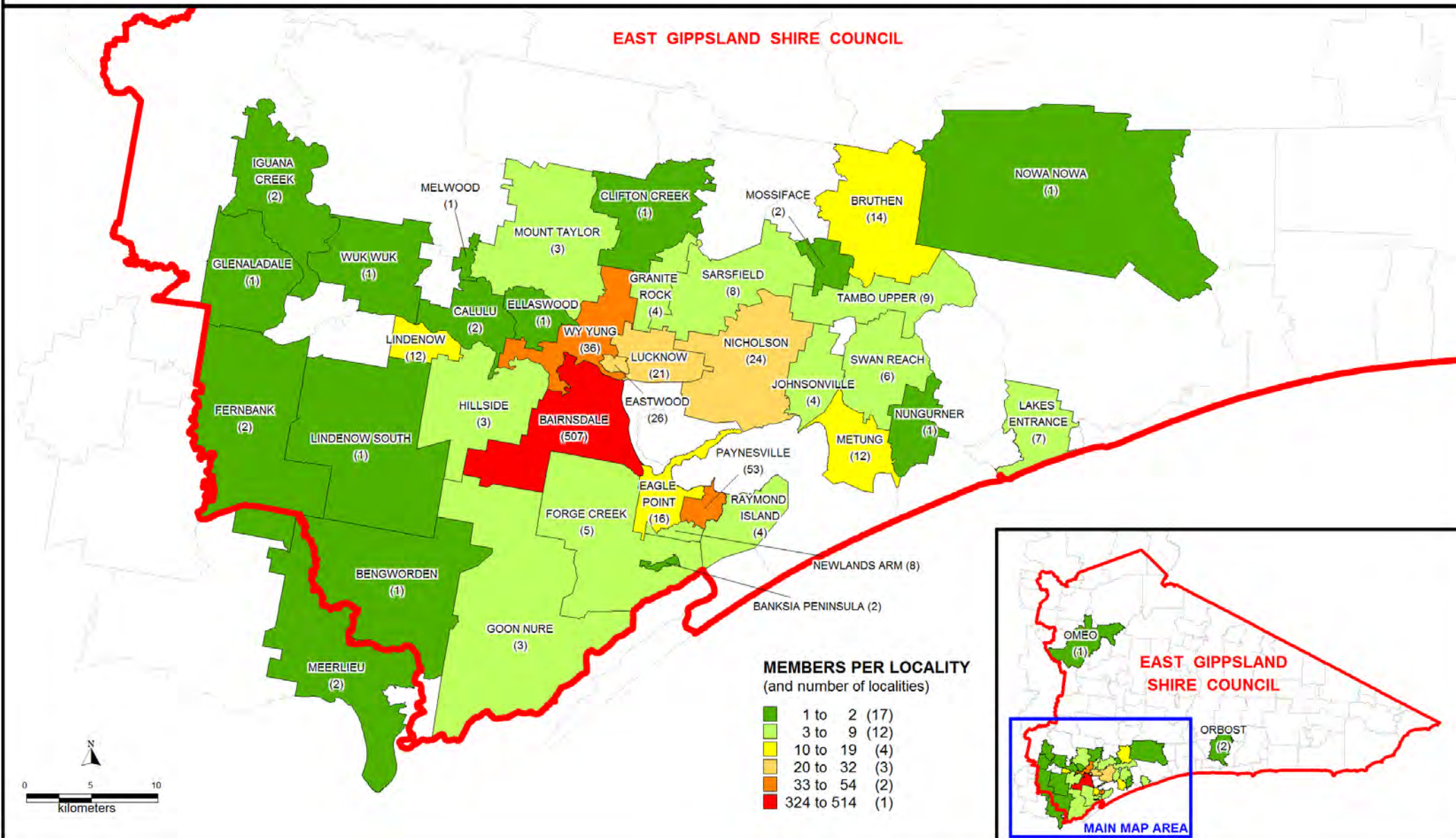


# EAST GIPPSLAND AQUATIC FACILITIES AND SERVICES FEASIBILITY STUDY

## LOCALITY ANALYSIS OF BARC MEMBERS (2011)

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**NOTES ON DATA ANALYSIS:** Of the 818 member registration details provided, 809 are depicted here spatially matched to 39 localities within the East Gippsland Shire. The remaining 9 addresses provided are outside of the East Gippsland Shire and are therefore not depicted on this map.



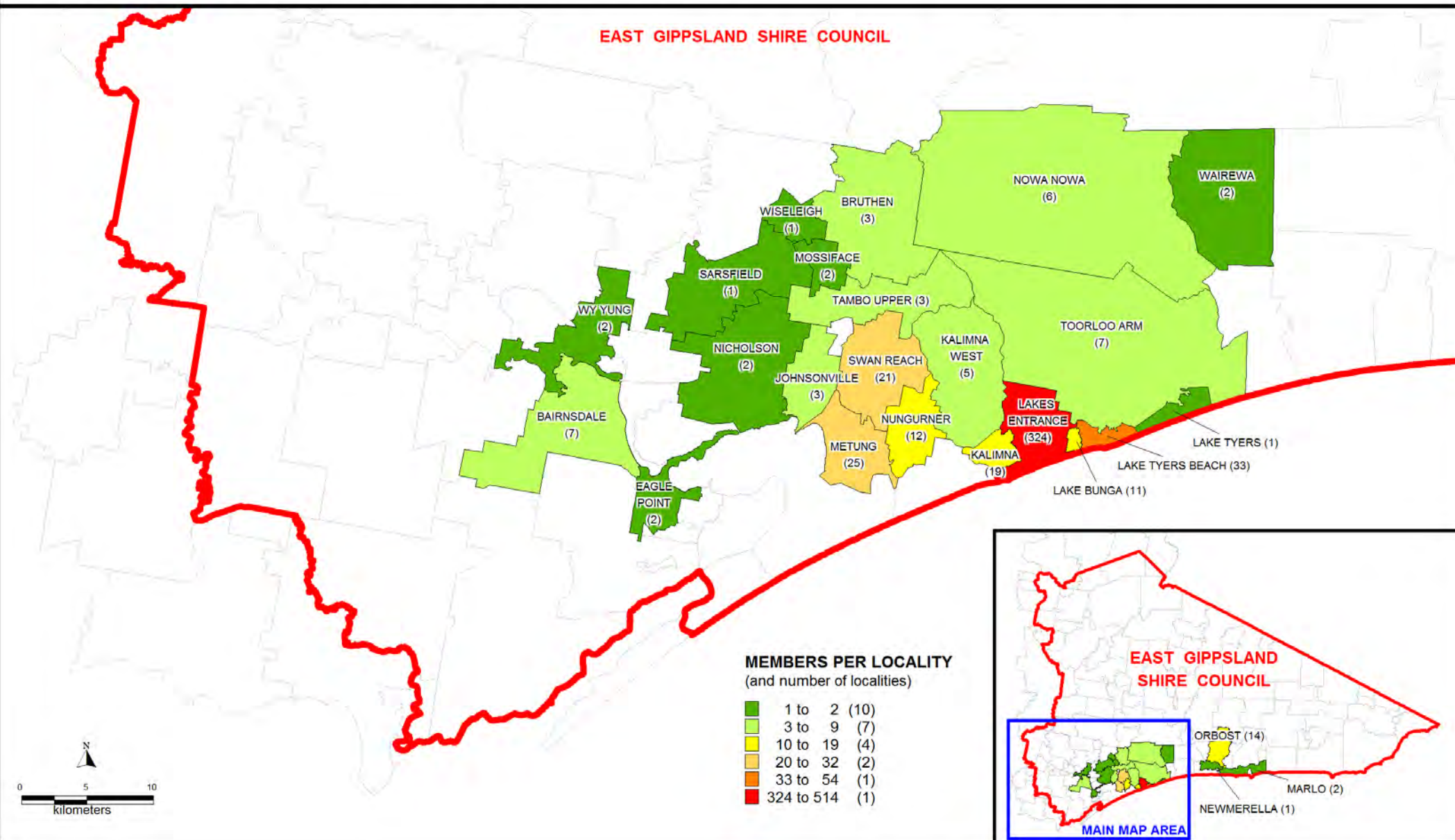


# EAST GIPPSLAND AQUATIC FACILITIES AND SERVICES FEASIBILITY STUDY

## LOCALITY ANALYSIS OF LAKES AQUADOME MEMBERS (2011)

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NOTES ON DATA ANALYSIS: The 509 member registration details provided are depicted here spatially matched to 25 localities within the East Gippsland Shire.



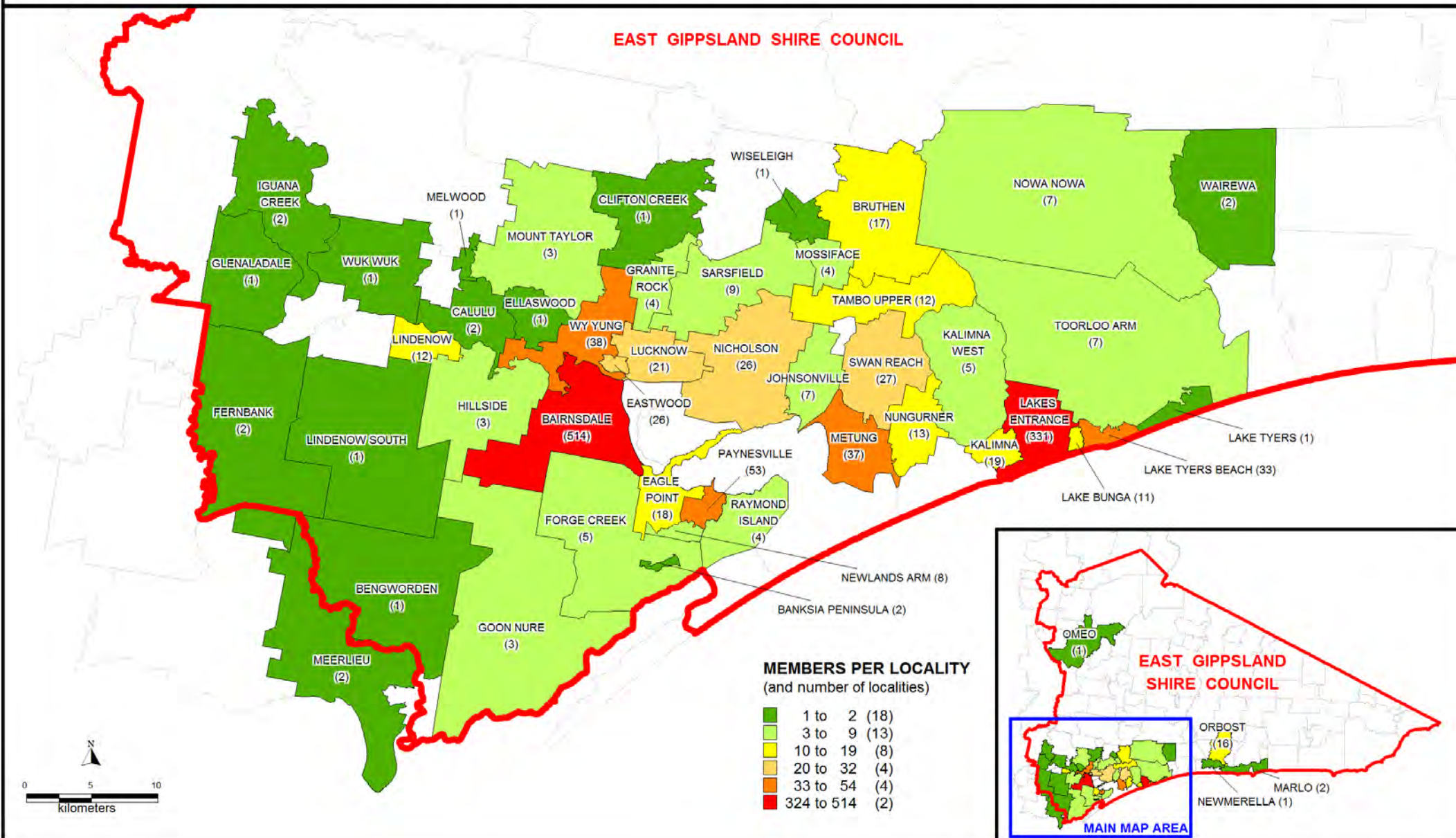


# EAST GIPPSLAND AQUATIC FACILITIES AND SERVICES FEASIBILITY STUDY

## LOCALITY ANALYSIS OF BARC AND LAKES AQUADOME MEMBERS (2011)

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**NOTES ON DATA ANALYSIS:** Of the 1327 member registration details provided, 1318 are depicted here spatially matched to 49 localities within the East Gippsland Shire. The remaining 9 addresses provided are outside of the East Gippsland Shire and are therefore not depicted on this map.



### 3.3 Facility attendance of Council facilities

This section of the report provides an overview of historical trends in visitation and memberships for each of Councils aquatic and leisure facilities.

**Table 5: Attendances at East Gippsland Shire managed facilities**

Attendances	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
BARC	81,864	83,547	104,141	138,315	145,500	228,861
Lakes Aquadome	69,559	85,365	91,122	97,615	108,645	102,430
Bairnsdale Outdoor Pool	7,414	5,762	6,726	8,010	9,026	7,451
Orbost Outdoor Pool	6,928	6,839	6,797	7,000	7,000	7,447

**Table 5** gives an overview of attendance figures from 2008/09 to 2013/14 at Council's aquatic and leisure facilities. Both the BARC and Lakes Aquadome have shown strong growth in attendances over this time (179% and 47% respectively) although Lakes Aquadome did have a slight decrease in attendances between 2012/13 and 2013/14. The strong growth at the BARC and Lakes Aquadome can be contributed to a number of factors including redevelopment of health and fitness facilities at both sites and continued program development.

Outdoor pool attendances have fluctuated each season, being dependant on weather conditions.

**Table 6: Number of members at the BARC and Lakes Aquadome**

Membership Numbers	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
BARC	400	475	711	825	930	890
Lakes Aquadome	381	389	521	529	550	578

In line with the increased attendances, **Table 6** shows that membership numbers have also grown significantly with a 123% increase at the BARC and 52% increase at Lakes Aquadome over this period of time. The significant increase in memberships at the BARC in 2010/11 can be attributed to the opening of their new health club and group fitness room. Council attributes the reduction in 2013/14 to their main competitor changing to a 24 hour and low cost model.

### 3.4 Financial performance of Council facilities

This section of the report provides an overview of historical trends relating to the financial performance for each of Councils aquatic and leisure facilities.

#### 3.4.1 Income analysis

**Table 7** on the following page provides an overview of income achieved at each of Council's aquatic and leisure facilities between 2008/09 and 2013/14.

**Table 7: Income for East Gippsland Shire managed facilities**

Income	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
BARC	\$ 850,559	\$ 796,389	\$ 982,362	\$1,241,538	\$1,500,332	\$1,624,811
Lakes Aquadome	\$ 534,443	\$ 643,384	\$ 851,003	\$ 803,540	\$ 881,596	\$ 904,259
Bairnsdale Outdoor Pool	\$ 26,830	\$ 33,094	\$ 31,971	\$ 36,739	\$ 37,800	\$ 37,297
Orbost Outdoor Pool	\$ 30,050	\$ 33,823	\$ 24,718	\$ 26,810	\$ 35,880	\$ 42,380

The figures in the above table show that the income at the BARC has increased by \$774,252 or a significant 91% over this six year period, despite a slight decrease in income in 2009/10 which Council attributed to the opening of a new competitor in Bairnsdale, and some disruption to normal activity with a redevelopment of the health club and group fitness area. This growth in income since this time is in line with increased attendances.

Income generated at Lakes Aquadome increased by \$369,875, or 69% over this period with a slight decline in 2011/12 due to temporary closures for the redevelopment of health and fitness facilities.

Income at the outdoor pools has fluctuated in line with attendances and weather conditions although the pools experienced their highest income (and attendances) in different years, at Bairnsdale it was 2012/13 and Orbost 2013/14. Similarly they experienced their lowest income in different years, Bairnsdale had the lowest income in 2008/09, despite attendances being higher than the following two seasons, and Orbost had the lowest income (and attendances) in 2010/11.

### 3.4.2 Expenditure analysis

**Table 8** below provides an overview of operating costs at each of Council's aquatic and leisure facilities from 2008/09 to 2013/14.

**Table 8: Operating expenses for East Gippsland Shire managed facilities**

Expenses	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
BARC	\$1,636,928	\$1,681,063	\$1,691,429	\$2,079,856	\$2,189,473	\$2,409,790
Lakes Aquadome	\$1,190,597	\$1,108,709	\$1,254,483	\$1,261,524	\$1,581,221	\$1,596,220
Bairnsdale Outdoor Pool	\$ 120,023	\$ 122,282	\$ 118,870	\$ 179,666	\$ 249,053	\$ 216,080
Orbost Outdoor Pool	\$ 137,980	\$ 162,308	\$ 145,937	\$ 148,478	\$ 215,595	\$ 202,768

The figures in the above table show minimal increases in expenditure at the BARC over first three years (3% and 1% respectively) with a 23% increase in 2011/12 followed by a 5% increase in 2012/13 and a 10% increase in 2013/14. Both of the larger increases were largely due to staffing costs with staff and roster changes and changes to childcare ratios in 2011/12.

Lakes Aquadome has experienced a 34% increase in expenditure over the six year period with the most significant increase being in 2012/13 (25%). Council has attributed this increase to a significant increase in contractor costs in this year including electrical, plumbing and plant and equipment.

Both of the outdoor pools recorded a reduction in expenditure in 2010/11 and again in 2013/14. The reduction in 2010/11 is in line with income and attendance figures while the reduction in 2013/14 is attributable to work that Council has undertaken to reduce water loss at both facilities.

The Bairnsdale Outdoor Pool had a significant increase in expenditure in 2011/12 (51%) and again in 2012/13 (39%) which was attributed to increased electricity, water and chemical costs due to



problems with the pool shell and ageing plant. The 2012/13 figures also include geo-technical investigations.

### 3.4.3 Net cost to Council

**Table 9** below provides an overview of the net cost to Council at each of Councils aquatic and leisure centres over this period of time.

**Table 9: Net cost to Council of East Gippsland Shire managed facilities**

Net cost to Council	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
BARC	\$ 786,369	\$ 884,674	\$ 709,067	\$ 838,318	\$ 689,141	\$ 784,979
Lakes Aquadome	\$ 656,154	\$ 465,325	\$ 403,480	\$ 457,984	\$ 676,038	\$ 691,961
Bairnsdale Outdoor Pool	\$ 93,193	\$ 89,188	\$ 86,899	\$ 142,927	\$ 211,253	\$ 178,783
Orbost Outdoor Pool	\$ 107,930	\$ 128,485	\$ 121,219	\$ 121,668	\$ 179,715	\$ 160,388

Council's overall subsidy for aquatic and leisure centres has increased by 10% over the six year period.

At an individual centre level the subsidy at the BARC has decreased marginally (0.2%), Lakes Aquadome has increased by 5%, Orbost Outdoor Pool has increased by 49% and Bairnsdale Outdoor Pool has increased by a significant 92%.

The increase in subsidy over this time at the outdoor pools can be attributed to increased utilities, maintenance and a change in management and hours of operation. The pools were managed by the YMCA in 2008/09 and operated as low patronage pools, meaning that they operated with one lifeguard. The YMCA also had a cold weather policy in place. Council now manages these pools with two staff on at all times and no cold weather policy which has a significant impact on staff costs. The additional costs at the Bairnsdale Outdoor Pool are due to the age of the facility and failing structure and plant.

**Table 10** outlines the subsidy per visit for each centre over the three year period.

**Table 10: Subsidy per visit at East Gippsland aquatic and leisure centres**

Subsidy per visit	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
BARC	\$ 9.61	\$ 10.59	\$ 6.81	\$ 6.06	\$ 4.74	\$ 3.43
Lakes Aquadome	\$ 9.43	\$ 5.45	\$ 4.43	\$ 4.69	\$ 6.22	\$ 6.76
Bairnsdale Outdoor Pool	\$ 12.57	\$ 15.48	\$ 12.92	\$ 17.84	\$ 23.40	\$ 23.99
Orbost Outdoor Pool	\$ 15.58	\$ 18.79	\$ 17.83	\$ 17.38	\$ 25.67	\$ 21.54

The subsidy per visit has decreased at both of the indoor facilities over the six year period with a reduction of \$6.18 at the BARC and a reduction of \$2.68 at Lakes Aquadome. The subsidy per visit at the outdoor pools has increased significantly, by \$11.42 at the Bairnsdale Outdoor Pool and \$5.96 at the Orbost Outdoor Pool.

These figures generally correlate with the net performance at each facility with two exceptions at the BARC in 2011/12 and 2013/14 where the increase in attendances in these years overrode the increase in net operating cost, and two exceptions at the Bairnsdale Outdoor Pool in 2009/10 and 2013/14 where a reduction in attendances is not reflected in the income.

### 3.5 Non Council facilities in East Gippsland

There is a six lane 25m unheated pool in Swifts Creek (approximately an hour and 20 minutes from Lakes Entrance and an hour and 10 minutes from Bairnsdale) which is located at the Swifts Creek P-12 School. This pool is run by a voluntary Committee of Management and is open to the local community during the summer months.

The vast size of the shire, location of Council's facilities and the remoteness of many of the smaller towns make it difficult for many people to access the more traditional aquatic facilities in the shire and there are a number of other more 'unofficial' aquatic facilities which are used by residents. These are outlined in **Table 11**.

**Table 11: Other aquatic areas in East Gippsland used by residents**

Town	Facility	Used by
Cann River	Privately owned pool	School
Mallacoota	Pub pool	School
Buchan	Buchan Caves pool	Local community and visitors
Omeo	Livingstone Creek swimming area	Local community and visitors

### 3.6 Aquatic facilities in other shires used by East Gippsland residents

As previously mentioned the size of the shire and distance between town's means for some residents that the closest aquatic facilities are located in another municipality. The following table provides an overview of these facilities including the type of facility and when they are available for use.

**Table 12: Aquatic facilities in other shires**

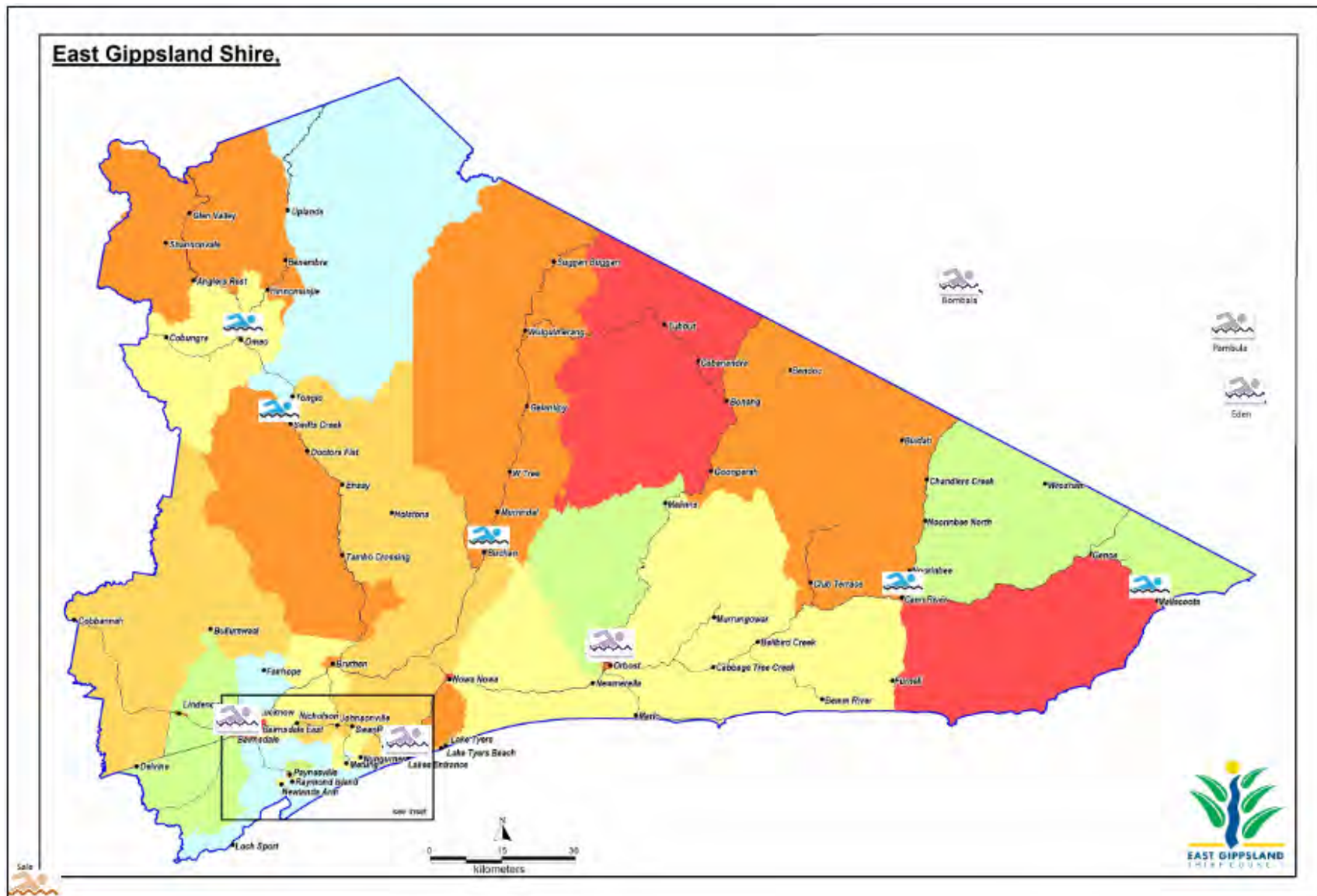
Town	Facility	Open
Eden	50m outdoor pool and toddlers pool (solar heated)	October to March
Pambula	25m indoor pool with multipurpose (warm water) pool and toddlers pool	12 months
Sale	25m pool, hydrotherapy and program pool, learn to swim pool, toddlers pool and sauna (indoor) 50m pool and diving board (outdoor)	12 months

Data provided from Sapphire Aquatics Centre in Pambula indicates that residents from Mallacoota are regular users of the facility with several children from Mallacoota enrolled in swim lessons, a bus that brings people every week and a number of casual users (which could not be quantified). Aqua Energy in Sale could not provide statistical data as to the number of visitors to the centre that live in East Gippsland but anecdotal evidence that East Gippsland residents use the hydrotherapy pool at Aqua Energy was received as part of the consultation process.

Refer to **Figure 5** on the following page for the location and distribution of existing community and private aquatic facilities currently provided across the shire and in adjoining shires that are utilised by residents of East Gippsland shire.



**Figure 5: Aquatics provision for East Gippsland residents**



## SECTION 4: CONDITION ASSESSMENT

This section of the report looks at the condition of each of Council's aquatic and leisure facilities and identifies key priorities at each. Dennis Hunt and Associates undertook an assessment of the BARC and Lakes Aquadome in 2012 which included:-

- Condition assessment
- Disabled access and facilities assessment
- Occupational health and public safety assessment, and
- BCA building assessment.

### 4.1 The BARC

#### 4.1.1 OH&S issues

The following OH&S and public safety items were evident at the time of the inspection:-

- Improvements to safe roof access are recommended through the installation of roof access walkways (roof access ladders have been added since the previous assessment)
- Old fibreglass translucent roof sheets over the stadium are becoming brittle and do not have external covers for fall protection (wire mesh is installed under the sheets)
- Ensure all basketball backboards and frames to the stadium are periodically inspected for structural integrity
- Ensure corroded bolts are replaced to the external pole mounted basketball backboard and the unit is load tested for deflection
- Depth and caution signs to the pool concourse have faded and require repainting
- Replace damaged/subsided sections of footpath pavements to the spa plant shed to reduce trip hazard risks
- Provision of non-slip and vision strips to the nosings of the stadium tiered seating stairs to reduce the risk of falls
- Pool air conditioning duct supports require periodic checking for structural safety
- The deadlocks fitted to the west exits from the wet change rooms restrict safe egress especially as the east exits have grilles that can be jammed closed to prevent alternative means of escape from the change rooms
- Balance tank access requires identification as confined spaces and provision of safe access
- Annual checking of RCD's, back flow valve at water meter, and cleaning of TMV's is required
- Some portable extinguishers not tagged and checked six monthly and replaced regularly to AS1851 Code, with all switchboards protected by Dry Chemical or CO2 extinguishers
- All lighting in plant/storage areas to be guarded or enclosed

- All containers of corrosive chemicals (acid or hypo) to be stored within safe bund
- Spa plant room has loose cords, unprotected hypo joints
- A log record of the exit and emergency lights maintenance on site
- Safe access ladder and new hatch from plant room to roof
- A list of the ESM items from the annual report

#### 4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in **Table 13**. All OH&S costs have been included in the 10 year maintenance and capital program costs in **Table 14**.

**Table 13: The BARC capital costs associated with compliance issues**

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 34,800
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 10,700
Design and documentation	\$ 9,000
Project management and supervision	\$ 3,000
Contingencies	\$ 3,000
<b>TOTAL</b>	<b>\$ 60,500</b>

#### 4.1.3 Ten year maintenance and capital program

**Table 14** outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$4,490 identified for Year 1.

**Table 14: 10 year maintenance and capital costs for the BARC**

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 206,659	\$ 134,210	\$ 340,869
Year 2	\$ 176,290	\$ 116,417	\$ 292,707
Year 3	\$ 117,260	\$ 122,028	\$ 239,288
Year 4	\$ 236,592	\$ 94,090	\$ 330,682
Year 5	\$ 36,825	\$ 122,627	\$ 159,452
Year 6	\$ 35,050	\$ 126,091	\$ 161,141
Year 7	\$ 153,520	\$ 102,420	\$ 255,940
Year 8	\$ 26,200	\$ 137,967	\$ 164,167
Year 9	\$ 11,300	\$ 128,708	\$ 140,008
Year 10	\$ 19,800	\$ 87,150	\$ 106,950
<b>TOTAL</b>	<b>\$ 1,019,496</b>	<b>\$ 1,171,708</b>	<b>\$ 2,191,204</b>

#### 4.1.4 Total cost over ten year period for the BARC

**Table 15** outlines a total cost of \$2,251,704 over the 10 year period, which averages out to an annual cost of \$225,170.

**Table 15: Total 10 year cost for the BARC**

Compliance	Maintenance and capital	Total
\$ 60,500	\$ 2,191,204	\$ 2,251,704

## 4.2 Lakes Aquadome

### 4.1.1 OH&S issues

The following OH&S and public safety items were evident at the time of the inspection:-

- Improvements to safe roof access are recommended through the installation of roof access walkways.
- Replacement of the existing roof access ladder to AS1657 requirements to the east elevation wall is recommended including provision of a landing at the roof level
- Depth and caution signs to the pool concourse have faded and require repainting
- Provide confined space notice to balance tank cover to OH&S requirements
- Pool air conditioning duct supports require periodic checking for structural safety
- Annual checking of RCD's, back flow valve at water meter, and cleaning of TMV's is required
- Some portable extinguishers not tagged and checked six monthly and replaced regularly to AS1851 Code, with all switchboards protected by Dry Chemical or CO2 extinguishers
- Crèche exit door to yard requires to be reinstated as safe exit with ID to exit light and openable gate from the playground to the exterior
- All lighting in plant/storage areas to be guarded or enclosed
- All containers of corrosive chemicals (acid or hypo) to be stored within safe bund
- Bulk hypo delivery bay to be provided with spill pit and road graded to suit
- Spa plant shed is too cramped for safe operation and maintenance, also loose cords, unprotected hypo joints.
- A list of the ESM items from the annual report
- A log record of the exit and emergency lights maintenance on site.

### 4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in **Table 17**. All OH&S costs have been included in the 10 year maintenance and capital program costs in **Table 18**.

**Table 16: Lakes Aquadome capital costs associated with compliance issues**

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 9,200
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 3,500
Design and documentation	\$ 2,500
Project management and supervision	\$ 1,000
Contingencies	\$ 800
<b>TOTAL</b>	<b>\$ 17,000</b>

#### 4.1.3 Ten year maintenance and capital program

**Table 17** outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$13,750 identified for Year 1.

**Table 17: 10 year maintenance and capital costs for Lakes Aquadome**

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 118,358	\$ 58,864	\$ 177,222
Year 2	\$ 35,780	\$ 45,052	\$ 80,832
Year 3	\$ 172,843	\$ 45,221	\$ 218,064
Year 4	\$ 32,906	\$ 41,103	\$ 74,009
Year 5	\$ 34,300	\$ 40,232	\$ 74,532
Year 6	\$ 40,080	\$ 47,721	\$ 87,801
Year 7	\$ 19,600	\$ 56,034	\$ 75,634
Year 8	\$ 52,070	\$ 41,702	\$ 93,772
Year 9	\$ -	\$ 43,871	\$ 43,871
Year 10	\$ -	\$ 47,703	\$ 47,703
<b>TOTAL</b>	<b>\$ 505,937</b>	<b>\$ 467,503</b>	<b>\$ 973,440</b>

#### 4.1.4 Total cost over ten year period for Lakes Aquadome

**Table 18** on the following page outlines a total cost of \$990,440 over the 10 year period, which averages out to an annual cost of \$99,040.

**Table 18: Total Lakes Aquadome 10 year cost**

Compliance	Maintenance and capital	Total
\$ 17,000	\$ 973,440	\$ 990,440

### 4.3 Bairnsdale Outdoor Pool

The Bairnsdale Outdoor Pool has a limited lifespan due to significant structural issues that have been identified<sup>3</sup>. The age of the plant and existing pool structure have also seen a significant increase in electricity (239%) and water costs over the past six years (448%), despite significant work undertaken to rectify water leakages which reduced water usage and costs in 2012/13. There has also been a 62% decrease in gas costs which can be attributed to the reduced use of showers which is in line with the reduced use of the ageing change facilities.

Council has spent \$510,773 on maintenance and capital projects over the past five years undertaking necessary rectification works to keep the pool open.

The only additional capital budgeted to spend at this facility is to replace the existing change rooms with demountable change rooms.

**Table 19** below provides an overview of anticipated maintenance and capital costs for the next four years.

**Table 19: Four year maintenance and capital costs for Bairnsdale Outdoor Pool**

Year	Capital works	Maintenance	Total
Year 1	\$ -	\$ 21,000	\$ 21,000
Year 2	\$ -	\$ 21,000	\$ 21,000
Year 3	\$ -	\$ 21,000	\$ 21,000
Year 4	\$ 120,000	\$ 21,000	\$ 141,000
<b>TOTAL</b>	<b>\$ 120,000</b>	<b>\$ 84,000</b>	<b>\$ 204,000</b>

### 4.4 Orbost Outdoor Pool

An audit of the Orbost Outdoor Pool was undertaken by Mechanical Plumbing Services in 2011 to assess the structural integrity of the pool and investigate suspected leakages. This audit found that the pool appears to be structurally sound and in good condition and is likely to remain that way for the next 15 to 20 years as long as a water leakage problem is rectified (it should be noted that core samples and destructive testing and analysis were not undertaken as part of this process).

Council has spent \$300,000 in 2012 to repair the water leakage issues, repaint the pool and to make repairs to the concrete pool arm, and a further \$150,000 in 2014 to install solar heating and provide additional shading and pool blankets. The 2014 project was identified as a key priority for the Orbost community through the 2011 consultation process and Council was successful in obtaining a grant through the State Governments 'Seasonal Pools' funding program.

<sup>3</sup> Bairnsdale Outdoor Pool Business Case - 2010

Refer to **Table 20** for an overview of anticipated maintenance and capital costs for the next four years.

**Table 20: Four year maintenance and capital costs for Orbost Outdoor Pool**

Year	Capital works	Maintenance	Total
Year 1		\$ 26,000	\$ 26,000
Year 2		\$ 26,000	\$ 26,000
Year 3		\$ 26,000	\$ 26,000
Year 4		\$ 26,000	\$ 26,000
<b>TOTAL</b>	\$ -	\$ 104,000	\$ 104,000

## 4.5 Summary

**Table 21** provides an overview of the total cost to Council for the BARC and Lakes Aquadome over the 10 year period, which is \$3,242,144. This equates to an average annual cost of \$324,214.

**Table 21: Total 10 year cost for the BARC and Lakes Aquadome**

Centre	Compliance	Maintenance and capital	Total centre cost
BARC	\$ 60,500	\$ 2,191,204	\$ 2,251,704
Lakes Aquadome	\$ 17,000	\$ 973,440	\$ 990,440
<b>TOTAL COST</b>	\$ 77,500	\$ 3,164,644	\$ 3,242,144

In addition to the above cost, Council has allocated \$3,119,813 to the redevelopment of the BARC in their 2016/17 and 2017/18 capital works budget. This redevelopment is supported by the findings of a Feasibility Study for the redevelopment of the BARC.

**Table 22: Total anticipated four year cost for Bairnsdale Outdoor Pool and Orbost Outdoor Pool**

Centre	Maintenance	Capital works	Total centre cost
Bairnsdale Outdoor Pool	\$ 84,000	\$ -	\$ 84,000
Orbost Outdoor Pool	\$ 104,000	\$ -	\$ 104,000
<b>TOTAL COST</b>	\$ 188,000	\$ -	\$ 188,000



**Table 23: Total four year cost for Bairnsdale Outdoor Pool and Orbost Outdoor Pool**

<b>Centre</b>	<b>Maintenance</b>	<b>Capital works</b>	<b>Total centre cost</b>
Bairnsdale Outdoor Pool	\$ 80,000	\$ 2,697,187	\$ <b>2,777,187</b>
Orbost Outdoor Pool	\$ 140,000	\$ 110,000	\$ <b>250,000</b>
<b>TOTAL COST</b>	<b>\$ 220,000</b>	<b>\$ 2,807,187</b>	<b>\$ 3,027,187</b>

## SECTION 5: COMMUNITY CONSULTATION

This section of the report provides a summary of overall feedback about aquatics provision within the shire along with demand for the redevelopment of the BARC from the 2011 consultation process, and includes additional consultation that was undertaken as part of an Operational Review of Councils Recreation Facilities in September and October 2014.

### 5.1 Consultation overview

**Table 24** provides an overview of consultation methods, key stakeholder groups and number of responses for each group as part of the project consultation phase undertaken between July and November 2011.

**Table 24: Summary of project consultation undertaken in 2011**

Stakeholder	Consultation method	Number of responses
Current members and users of the BARC and Lakes Aquadome	Surveys	429
General community	Surveys, street stalls	174
Schools	Phone and meeting	40
Sporting clubs	Surveys and focus group	12
Sporting bodies	Phone calls	2
Community groups and organisations	Phone, meetings and focus groups	47
Council staff	Phone, meetings and focus group	10
Facility staff	Phone and meetings	12
Government Departments	Phone and meetings	3

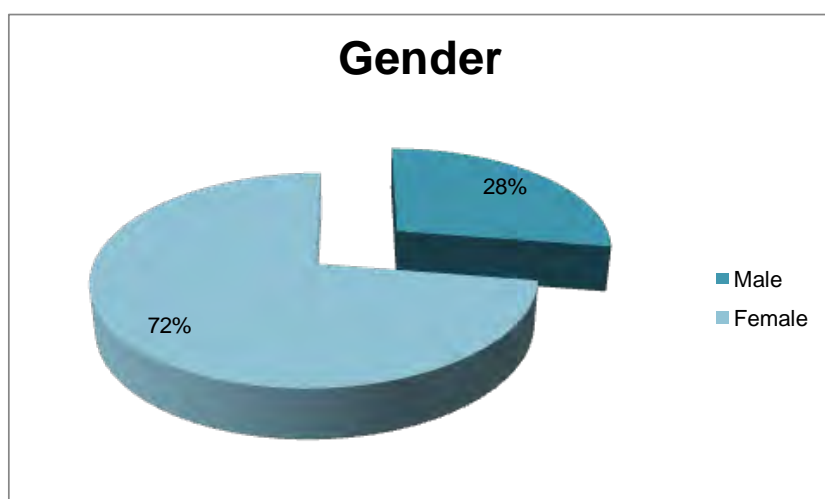
The 2014 consultation process for the Operational Review of Councils Recreation Facilities included surveys for facility users and non users and key user groups of the BARC and Lakes Aquadome, phone calls to all schools that use the facilities and meetings with Council and facility staff. During this process an additional 183 user surveys were collected and an additional nine non user surveys as well as stakeholder feedback.

The following consultation summaries will include the key findings from the 2011 consultation process with additional comments relating to the 2014 process.

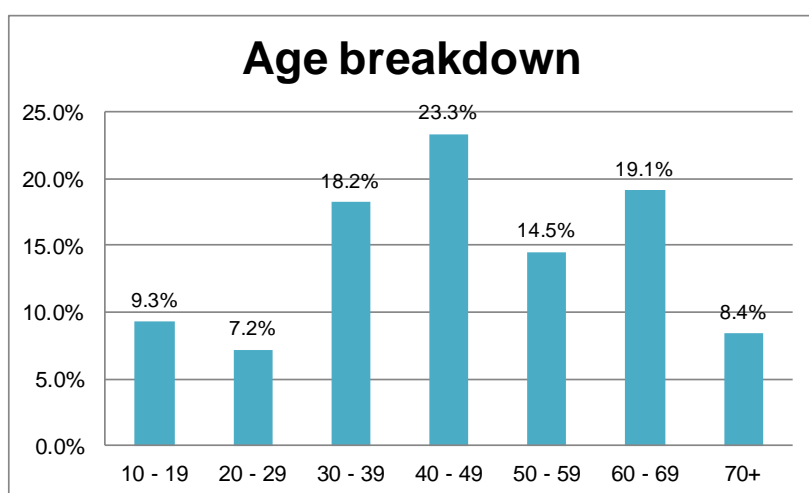
### 5.2 Community and stakeholder survey findings

#### 5.2.1 Survey responses (members and users)

429 survey responses from members and users of Council's aquatics and leisure centres were received and analysed during the 2011 project consultation process. The following figures and tables provide an overview of key findings related to these surveys.

**Figure 6: Gender breakdown of members and users**

**Figure 6** shows that nearly three quarters of members and users that completed surveys in 2011 were female. A slightly higher percentage of females completed these surveys in 2014 (77%).

**Figure 7: Age breakdown of member and users**

**Figure 7** below shows that a diverse cross section of age groups was achieved through the 2011 survey process. The 2014 process also included diversity in age groups but had a higher response from the 41 to 60 age group (25.1% and 23%) and a lower response from the 10 to 19 year old and 70+ age groups (3.8% and 4.9%).

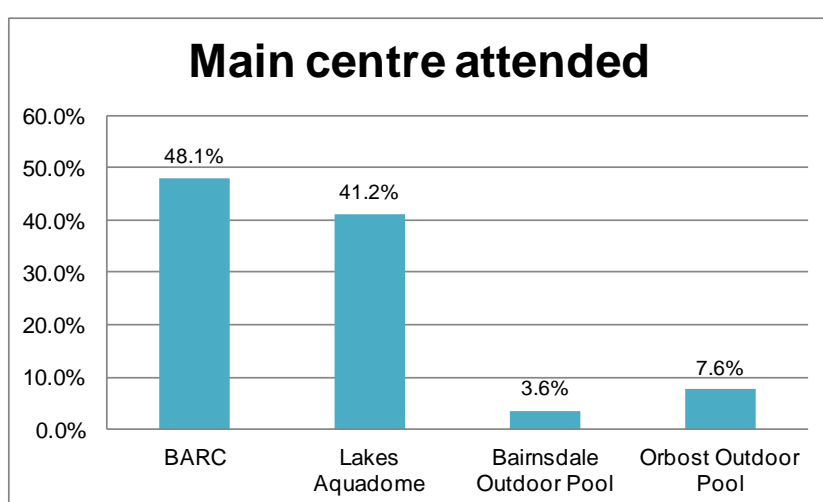
This diversity is important as it will help to ensure that the recommended aquatics provision for the shire will cater for a wide cross section of the community.

**Table 25: Town of residence for members and users**

Town	Total	%
Bairnsdale	130	30.3%
Lakes Entrance	94	21.9%
Orbost	43	10.0%
Metung	19	4.4%
Paynesville	16	3.7%
Lake Tyers	11	2.6%
Nicholson	10	2.3%
Eagle Point	7	1.6%
Newmerella	7	1.6%
Marlo	6	1.4%
Wy Yung	6	1.4%
Sarsfield	5	1.2%
Swan Reach	5	1.2%
Nungurner	5	1.2%
Swifts Creek	4	0.9%
Other	61	14.2%
<b>TOTAL</b>	<b>429</b>	<b>100.0%</b>

**Table 25** shows that 62.2% of users and members of existing Council aquatic and leisure facilities in 2011 lived in Bairnsdale, Lakes Entrance and Orbost with a further 13% living within a 24km radius of either Lakes Entrance or Bairnsdale. A significant 14.2% of people did not provide information as to where they live.

2014 survey results saw a higher percentage of respondents that lived in Bairnsdale and Lakes Aquadome (51% and 24%), with slightly more from Paynesville (5%) and less from Orbost (5%). A number of the smaller towns represented in the 2011 survey were not represented in 2014.

**Figure 8: Main centre attended by members and users**

**Figure 8** shows that 89.3% of respondents that completed the member/user surveys in 2011 attended either the BARC or Lakes Aquadome as their main centre, with only 3.6% using the Bairnsdale Outdoor Pool, and 7.6% using the Orbost Outdoor Pool. These figures, along with the

figures in **Table 25** indicate that some residents of Orbost use Lakes Aquadome as their main centre, rather than the Orbost Outdoor Pool.

2014 survey results saw a higher percentage of respondents attending the BARC and Lakes Aquadome (62.8% and 35.5%) with only 0.5% using the Bairnsdale Outdoor Pool and 1.1% using the Orbost Outdoor Pool.

**Table 26: Main activity undertaken by members and users**

What do you do there?	Response Count	Response Percent
Pool (recreation/fun)	177	15.4%
Lap swim	177	15.4%
Gym	156	13.5%
Group Fitness classes	115	10.0%
Spa	81	7.0%
Swim lessons	75	6.5%
Sauna	71	6.2%
Toddlers pool	50	4.3%
Aqua aerobics	49	4.2%
Cycle classes	36	3.1%
Women's gym	35	3.0%
Club activity	31	2.7%
Creche	24	2.1%
School holiday program	19	1.6%
Personal Training sessions	17	1.5%
After school care	9	0.8%
Stadium	14	1.2%
Other	17	1.5%
<b>TOTAL</b>	<b>1153</b>	<b>100.0%</b>

**Table 26** shows that in 2011 *'using the pool for recreation and fun'* and *'lap swimming'* were the two most common things that survey respondents did at the centre (30.8% of all respondents), followed closely by *'gym'* and *'group fitness classes'*.

Of the people that responded that they used the pool for recreation and fun, 35% lived in Bairnsdale, 20.3% in Lakes Entrance, 11.3% in Orbost and 4.5% in Paynesville. Of the lap swimmers 29.9% lived in Bairnsdale, 23.2% in Lakes Entrance, 9.6% in Orbost, 5.1% in Metung and 4.5% in Paynesville.

The 2014 survey had a slightly different usage profile with the most common activities being *'using the gym'* (38.5%), *'lap swimming'* (29.4%) and *'using the pool for fun and recreation'* (17.6%). Other activities included *'spa'* (5.4%), *'sauna'* (5.1%), *'using the toddler's pool'* (2%), *'using the stadium'* (1.7%) and *'using the tennis courts at Lakes Aquadome'* (0.3%).

*It should be noted that multiple responses were received for this question.*

**Table 27: What would encourage members and users to attend more?**

What would encourage you to attend more?	Total	%
More Group Fitness classes	51	12.3%
Heated pool at Orbost	44	10.7%
Lower costs	28	6.8%
Extended opening hours	28	6.8%
Different Group Fitness class times	25	6.1%
If I had more time	24	5.8%
Better change rooms	19	4.6%
50m pool	19	4.6%
More equipment	18	4.4%
If I lived closer	17	4.1%
<b>TOTAL</b>	<b>273</b>	<b>66.1%</b>

**Table 27** outlines the key things that would encourage people to use the existing facilities more in 2011 with 12.3% of responses relating to group fitness, 10.7% wanting the Orbost Outdoor Pool to be heated and 6.8% saying lower costs and extended opening hours. 26.2% of respondents (112 people) did not respond to this question. Only 4.6% (19 people) responded that a 50m pool would encourage them to attend more.

This question was asked slightly differently in the 2014 survey with respondents having the following options 'improved shower and toilet facilities' (36.3%), 'different programs' (32.5%), 'better café experience' (14.5%), 'later opening hours' (11.5%) and 'increased childcare availability' (5.1%) rather than asking an open ended question.

*It should be noted that multiple responses were received for this question.*

**Table 28: What would encourage members and users to attend more their pool was redeveloped?**

If your pool was to be redeveloped what would encourage you to attend?	Response Count	Response Percent
Warm water/hydrotherapy pool	149	19.6%
Indoor 50 metre pool	131	17.3%
Health & wellness programs	107	14.1%
Outdoor 50 metre pool	101	13.3%
All abilities interactive water play area	82	10.8%
Health practitioners	54	7.1%
Indoor 25 metre pool	37	4.9%
Outdoor 25 metre pool	26	3.4%
Other	72	9.5%
<b>TOTAL</b>	<b>759</b>	<b>100.0%</b>

**Table 28** explores what would encourage people to attend their pool more if it were to be redeveloped, with a warm water/hydrotherapy pool being the most popular choice, followed by an indoor 50m pool, health and wellness programs, an outdoor 50m pool and all abilities interactive water play. *It should be noted that multiple responses were received for this question.*

This question was not asked in the 2014 consultation process.

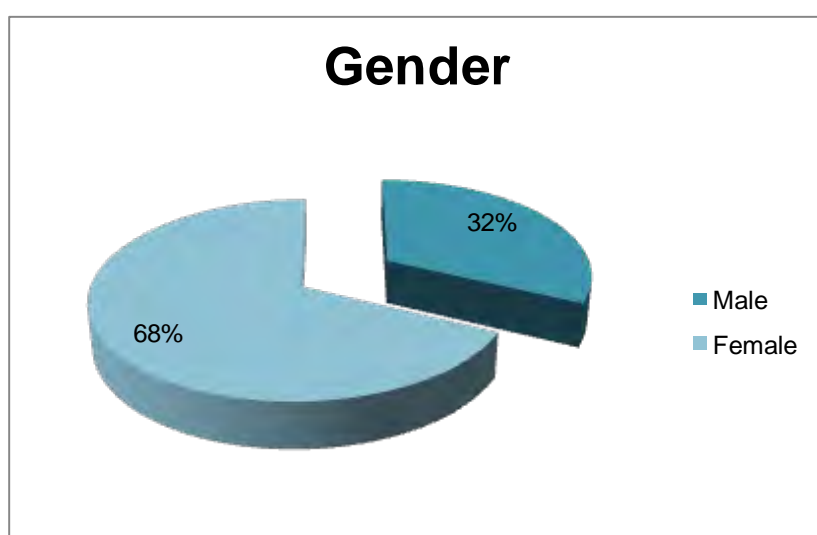
### 5.2.2 Survey respondents (non users)

Extensive advertising of the consultation process in 2011 was undertaken across the shire to ensure that all residents were aware of and able to participate in the process. In addition to online surveys, hard copy surveys were distributed to all Council Business Centres and libraries across the shire. The process was advertised in key newspapers and community newsletters in smaller towns and a community meeting was held in Orbost, after which local community members handed out surveys.

The 2014 consultation process was advertised in key newspapers in Bairnsdale, Lakes Entrance and Orbost with copies of surveys also being available at Council Business Centres and libraries in these towns.

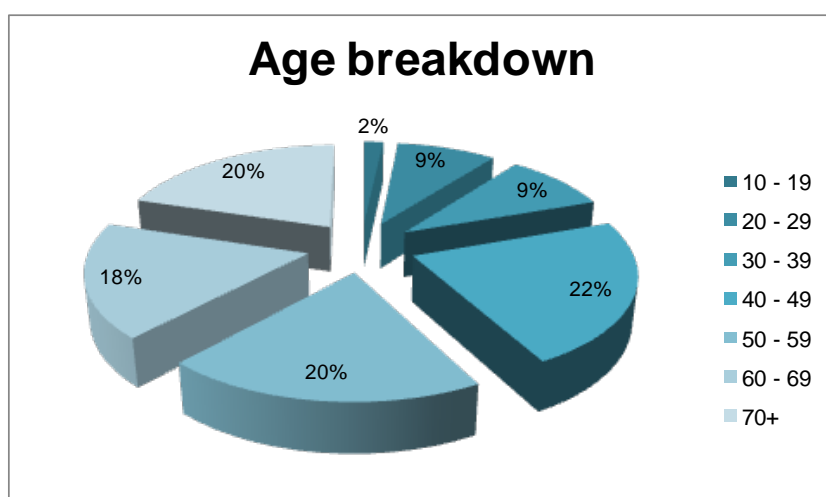
174 survey responses were received and analysed during the 2011 consultation process for non users with only nine responses received in the 2014 process. The following figures and tables provide an overview of key findings related to these surveys.

**Figure 9: Gender breakdown of non users**



**Figure 9** shows that significantly more females than males that completed the non user surveys in 2011. 78% of respondents in 2014 were female.

**Figure 10: Age breakdown of non users**





**Figure 10** shows that only 20% of non users that responded to the survey in 2011 were aged 39 years or younger with very strong representation from older age groups. The 2014 results found that 67% of respondents were aged between 51 and 74 with the other 33% aged between 20 and 40.

**Table 29: Town of residence for non users**

Town	Total	%
Orbost	81	46.6%
Bairnsdale	22	12.6%
Marlo	11	6.3%
Buchan	9	5.2%
Lakes Entrance	8	4.6%
Newlands Arm	5	2.9%
Newmeralla	5	2.9%
Swifts Creek	5	2.9%
<b>TOTAL</b>	<b>174</b>	<b>83.9%</b>

**Table 29** shows that a significant 46.6% of all non user surveys in 2011 were completed by residents of Orbost, followed by Bairnsdale and Marlo with 3% of respondents not answering this question. In 2014 there were four respondents from Lakes Entrance, two from both Bairnsdale and Orbost and one from Paynesville.

The lower number of respondents from Orbost in 2014 can be attributed to the fact that Council has met the key requirements of the community by installing solar heating and providing pool blankets and additional shade at the Orbost Outdoor Pool.

**Table 30: Why non users do not attend Council aquatic and leisure facilities**

Why don't you attend?	Total	%
Location	103	27.1%
Cost	59	15.5%
Transport issues	58	15.3%
They don't meet my requirements	56	14.7%
Lack of time	51	13.4%
Lack of interest	16	4.2%
Other	37	9.7%
<b>TOTAL</b>	<b>380</b>	<b>100.0%</b>

**Table 30** shows that the main reason non users did not use the existing Council facilities in 2011 were location, followed closely by cost and transport issues.

*It should be noted that multiple responses were received for this question.*

There were 16 responses in 2014 with cost as the main reason (31.3%), followed by location and transport issues (both with 18.8%), by lack of interest (12.5%) and lack of time and 'they don't meet my requirements' both with 6.3%.

The three main things that would encourage these people to use these facilities in 2011 were 'heated pool at Orbost', 'warmer water' and 'a hydrotherapy pool'.

Of the nine responses received in 2014, three people said living closer, two people said lower costs and one person gave each of the following responses '*more range in classes*', '*more staff supervision*' and '*more disability aids*'. One person did not answer this question.

**Table 31: What would encourage non users to use these facilities?**

If the pools were to be redeveloped what might encourage you to attend?	Total	%
Warm water/hydrotherapy pool	118	26.6%
Health & wellness programs	78	17.6%
Indoor 50 metre pool	72	16.3%
Indoor 25 metre pool	43	9.7%
All abilities interactive water play area	41	9.3%
Health practitioners	37	8.4%
Outdoor 50 metre pool	26	5.9%
Outdoor 25 metre pool	11	2.5%
Other	17	3.8%
<b>TOTAL</b>	<b>443</b>	<b>100.0%</b>

**Table 31** explores what would encourage people to attend the pools if they were to be redeveloped, with a warm water/hydrotherapy pool being the most popular choice, health and wellness programs, an indoor 50m pool, an indoor 25m pool and all abilities interactive water play. *It should be noted that multiple responses were received for this question.*

This question was not asked in the 2014 consultation process.

## 5.3 Stakeholder consultation findings

### 5.3.1 Schools

Each school in the shire was contacted as part of the 2011 consultation process about their current use of aquatic facilities and future aquatic needs. 37 of the 40 schools were using Council aquatic facilities at the time of the survey with 35 schools doing swim lessons and nine schools running school carnivals at Bairnsdale Outdoor Pool, four at Lakes Aquadome and four at Orbost Outdoor Pool.

Schools in Orbost, Cann River, Mallacoota, Marlo and Newmerella currently use the Orbost Outdoor Pool. These schools also indicated that heating this pool would encourage them to use this facility more often.

Other key comments received from schools were in relation to the condition of the change rooms at the BARC and the Bairnsdale Outdoor Pool, the cost of travel and admission being cost prohibitive for some schools and scheduling difficulties at the BARC, Lakes Aquadome and Orbost Outdoor Pool.

Outside of the official consultation process for this project Orbost High School asked students for a show of hands as to whether they would use the Orbost Outdoor Pool if it was heated and reported that 210 students out of 300 said that they would use it. *It should be noted that no representative from Council or InSynch Consultancy Group was present for this show of hands.*

Only schools that were currently using aquatic and leisure centres were contacted as part of the 2014 consultation process, which was 30 schools. 28 schools used the pools for swim lessons with 14 schools running school carnivals at Bairnsdale Outdoor Pool, five at the Orbost Outdoor Pool and one at Lakes Aquadome.

Key comments in the 2014 process were similar to 2011 and included the condition of change rooms at the BARC and the Bairnsdale Outdoor Pool as well as the lack of dedicated school change facilities at the BARC. Travel costs were still an issue for some schools. Scheduling difficulties were far less of an issue in 2014 with most schools working together in clusters to organise a schedule.

As a key stakeholder with a joint usage agreement in place with Council for use of the centre, the Bairnsdale Secondary College would like exclusive access to the dry change rooms during school hours

### 5.3.2 Sporting clubs

Surveys were sent to all sporting clubs in the shire in the 2011 process with responses received from clubs in Swifts Creek, Wy Yung, Mallacoota and Orbost. Of these:-

- Wy Yung clubs were using the gym and pool at the BARC
- Swifts Creek clubs commented that the distance prohibits them from using any of Council's aquatic facilities but they utilise the Swifts Creek pool
- Mallacoota sports clubs were using the Pambula pool
- Orbost clubs all use the Orbost Outdoor Pool for lap swimming and aqua aerobics when the weather is warm enough but all commented that there is a need for a heated pool and hydrotherapy pool in Orbost as Lakes Entrance and Bairnsdale are too far to travel, both in terms of time taken and the cost of travel

In addition, a focus group was conducted at the BARC with representatives from the volleyball and basketball clubs, East Gippsland Waterdragons and the Riviera Triathlon Club. Key issues raised by each club include:-

- The East Gippsland Waterdragons are the regional swimming club for the shire and are based at the Bairnsdale Outdoor Pool, although the water temperature sees them training there only a few times each year. Given the significant water leaks and the top up required to maintain pool depth, the water is too cold for their members to swim in the majority of the time. Their squad swimmers utilise the pool on days over 26 degrees but their younger swimmers do not use it at all. The club believes that this puts them at a disadvantage when competing in long course events as they are not able to practice enough in a 50m pool. Due to demands on pool space at the BARC the club is not able to access adequate lane space for their training requirements, also having an impact on the swimmers ability to train for competitions.
- The Riviera Triathlon club cannot access sufficient lanes at the BARC for their training requirements, have a need for a club room, trailer storage and bike racks and would ideally like an indoor 50m pool but would move some of their training sessions to the Bairnsdale Outdoor Pool during the pool season if the water was heated and the facilities were upgraded.

- The volleyball club has a storage requirement, have concerns with the slippery floor surface and mentioned that they are unable to run major tournaments at the BARC as they would need an additional court. They also commented that the hire cost is high compared to other facilities in Gippsland and that they would use warm water pool, if one was available.
- The basketball club has concerns with the floor surface commenting that it was slippery and unsafe in some areas. They mentioned that are unable to access showers from the dry side, having to enter from pool deck which is a particular issue during tournaments and that the centre could capitalise more on their events by providing catering options. They also mentioned that additional lighting is required for the car park and have a need for additional storage.

### 5.3.3 Community groups and organisations

Feedback from health providers across the shire was that Council should focus on improving existing facilities and improving access to these facilities for their residents by building relationships with local communities, advocating for better transport options, and running programs for residents in remote areas, rather than trying to build new facilities that would be unsustainable.

There was a strong expressed need across the shire for a warm water pool, both for the ageing population and for people with rehabilitation needs. Existing disability and change disability facilities at the BARC were deemed to be inadequate, as was access to the pool at certain times due to the high demand and fixed water space, making additional water space at the BARC a big priority. Health services, disability agencies and retirement villages all expressed an interest in using facilities at the BARC if there was a warm water pool with improved disability access and change facilities.

Feedback received from community groups and organisations showed a concern for the lack of appropriate aquatic facilities in the Orbost region with the outdoor pool being so cold that high school students prefer to swim in the beach or the river than attend the pool. Residents currently travel long distances to go to Lakes Aquadome to take their children for swim lessons or swim squad. The Orbost District Health bus also takes a group of people to the Lakes Aquadome each week but numbers are limited and not everyone that wants to go is able to. The large number of families that travel to Lakes Entrance on a Saturday morning is having an impact on the local economy at Orbost as these families will do their weekly food shop in Lakes Entrance and often stay to eat lunch.

Orbost serves as a hub for small, remote towns and the community has been rallying for some years for warm water in town. Heating the existing pool would make the pool more accessible and allow the season to be extended, and there is a strong desire for a warm water pool.

Cost of entry was identified as a barrier for many people to attend the facilities, with the cost of travel for some people. Free family days were important for low socio economic families and if these were advertised across the shire, local communities could organise to bring bus loads of people along.

Because of the amount of water in the shire, educating children to swim was seen as a high priority and initiatives such as the open water swim lessons and encouraging children to join Surf Lifesaving Clubs is important so that they learn skills in the open water.

### 5.3.5 Council staff

## **Council managers**

Key priorities for Council in relation to aquatics provision across the shire include:-

- Improving the liveability of the region, attracting 30 to 50 year old working families to the area and converting visitors to residents. Aquatics facilities are an important part of the '*lifestyle attractors*' that will encourage people to move to the area
- Sustainability – Council has an objective of halving their energy consumption over the next five years and as significant users of energy, improving the energy efficiency of these centre's is essential
- Increased transport options so that people can access facilities, both people from remote communities and people within Bairnsdale and Lakes Entrance. A bus stop at the BARC is seen as critical
- To reduce Council's overall deficit for these facilities while still providing affordable access for the community to these facilities

## **Facility managers and staff**

### **The BARC**

Key issues identified by facility staff included inadequate change and disability facilities, lack of storage, lack of lane space in key times, narrow pool concourse and that the health club is already very busy during peak times which will restrict further growth.

Staff identified key barriers for people as cost, transport (ability to get to the centre), timing of classes, limited pool space and people being unaware of what the facility offered.

Identified future needs included additional lap lanes, wider pool concourse, reconfiguration of pool deck to minimise blind spots and water glare, children's water play area, plant upgrade, improved change facilities to include both family and accessible change facilities, storage, additional office space, warm water pool, outdoor area leading from pool deck, larger health club and dedicated cycle room, larger cafe with inside and outside seating that is not a thoroughfare and improved entry/reception area to help with traffic flow and managing customers.

### **Lakes Aquadome**

Staff identified key barriers for people as cost, transport, lack of awareness of what the facility offered and the perception that the centre was for 'fit' people rather than anyone in the community.

Identified future needs included upgrades to change facilities to include family and accessible change rooms, a warm water pool, more lap space, a first aid room, additional storage and a covered area outside.

## **5.4 Key consultation themes**

A number of key themes became evident through the analysis of consultation data, these include:-

- The need for a warm water pool in the shire, that would be best positioned at the BARC
- The need for additional water space and improved change facilities and disability access at the BARC
- Existing facilities at the Bairnsdale Outdoor Pool are not meeting the needs of current user groups

- A strong desire for heated water in Orbost in 2011 (it should be noted that Council was successful with funding through the State Government 'Seasonal Pools' funding program in 2013/14 and installed solar heating and additional shade at the pool prior to the commencement of the 2014/15 pool season)
- Council should focus on improving existing facilities and promoting the use of these rather than building new and unsustainable facilities
- Improved transport connections are vital so that people can access facilities
- Affordable opportunities for people to participate are important to encourage access by the entire community
- Opportunities for Council to work with outlying communities to provide services

## SECTION 6: FUTURE AQUATICS PROVISION

This section of the report looks at future aquatics provision for the shire that will best meet the needs of all residents and is in line with Council priorities and regional direction. It provides a facility hierarchy for Council, defines the roles of different aquatic facilities and looks at other key factors for Council to consider to improve access to aquatic facilities.

### 6.1 Facility hierarchy

#### 6.1.1 Hierarchy definitions and existing provision

The following table provides an overview of the facility hierarchy has been developed as part of the strategy including existing provision for each category.

**Table 32: Facility hierarchy and existing provision**

Classification	Description	Provision
Regional	A regional facility provides competition standard facilities and is recognised as a current or future regional facility through the Gippsland Regional Plan	Sale is the outdoor 50m regional facility and Latrobe has been identified as the location for any future indoor 50m pool for Gippsland
Municipal	A municipal facility is one that provides a range of aquatic and dry facilities not available at any other facilities throughout the shire	The BARC and Lakes Aquadome are Council's municipal facilities
District	A district facility is one that meets the needs of the town it is located as well as the surrounding catchment. The catchment for each facility will vary depending on the services offered and drive times to the facility	There are a number of district facilities that service East Gippsland residents, these include Bairnsdale Outdoor Pool, Orbost Outdoor Pool, Swifts Creek School Pool, Sapphire Aquatics Centre (Pambula) and Eden Outdoor Pool
Local	A local facility is one that meets the needs of the town it is located in	There are a number of local facilities in East Gippsland these are located in Buchan, Cann River, Mallacoota and Omeo

**Note:** local facilities vary from outdoor pools to local waterholes used by local residents.

### 6.2 Provision criteria

The following criteria has been developed to assess the range of different development possibilities. The criteria should be used to determine the priority for future provision of facilities and services with any future development being one that best meets the following criteria:

#### 6.2.1 Meeting long term sustainability

- Consistency with the Council's main aims in recreation and leisure facility provision;
- A facility that minimises competition between existing East Gippsland shire centres and facilities;
- A facility that promotes the training, education and employment of local staff and residents;



- The capital cost of the facility is within Council's budget tolerance;
- Council can demonstrate capacity to provide ongoing annual subsidy to support centre operations post-development;

### 6.2.2 Diversifying and maximising use and participation

- Facilities provided foster use from infants to older adults and provide a range of different facilities and services;
- Facilities that will maximise use of a range of groups in the community;
- Provides improved facilities that are publicly accessible;

### 6.2.3 Accessible design and efficient functionality

- Avoids duplication of aquatic and leisure facilities within catchment areas for each facility;
- Adequately addresses any identified site constraints;
- Increases the potential for universal and environmentally sustainable design practices;
- Design considers the practicalities and efficiencies of management and operation.

## 6.3 Future provision

The geographical spread of the shire makes it easier for some residents to travel to district facilities in other municipalities than to travel to existing facilities in East Gippsland, for example Mallacoota residents generally travel to Eden and Pambula rather than Orbost and Lakes Entrance.

The following table outlines the recommended provision for each of the categories as identified in **Table 33**.

**Table 33: Facility hierarchy and future provision**

Classification	Future provision
Regional	The need for a regional aquatics facility has been met by other local government areas
Municipal	Council should look at the provision of existing municipal facilities and how they can meet the needs of residents rather than trying to provide additional facilities due to the significant capital cost and ongoing operational costs associated with these facilities
District	Council should look at the provision of existing district facilities and how they can meet the needs of residents rather than trying to provide additional facilities due to the significant capital cost and ongoing operational costs associated with these facilities
Local	It is not recommended that Council develop any local facilities due to the high capital costs and ongoing operational costs associated with these facilities

## 6.4 Role of Council facilities

### 6.4.1 The BARC and Lakes Aquadome

As the only indoor aquatic and leisure facilities in the shire, and with 80% of the shires population living within the Bairnsdale SLA by 2031, these centres are municipal facilities that service a large percentage of the shires resident base.

Ensuring that these centres meet the needs of the changing community should be an important priority for Council going forward.

### 6.4.2 Bairnsdale Outdoor Pool

The Bairnsdale Outdoor Pool is a community pool with some school usage. Feedback received through the consultation process and attendance statistics for the facility indicate that the pool is underutilised due to the ageing facilities and cold water.

### 6.4.3 Orbost Outdoor Pool

The Orbost Outdoor Pool is predominantly a community and social pool with some school usage, although feedback received through the consultation process and attendance statistics for the facility indicate that the pool is currently underutilised due to the cold water and significant wind chill factor.

The town of Orbost services a number of remote communities such as Newmerella, Cann River, Marlo, Cabbage Tree Creek, Bemm River, Bellbird Creek, Club Terrace, Cape Conran and Goongerah. Residents from these towns currently travel significant distances, often driving through Orbost to get to Lakes Aquadome to access heated water.

## 6.5 Role of other district aquatic facilities

### 6.5.1 Swifts Creek School Pool

Swifts Creek P-12 School has a six lane outdoor 25m pool situated on the school grounds. This pool was a community initiative, being built between 30 and 40 years ago with money raised by the local community. The pool is managed by a volunteer Committee of Management with maintenance and upkeep of the facility being funded by a combination of membership income and the school's budget. The current management method means that the pool is only available for casual use if a member is present although this was under review at the time of writing.

This pool is used by surrounding small communities.

### 6.5.2 Sapphire Aquatic Centre (Pambula)

The Sapphire Aquatic Centre was redeveloped in 2010 and is now an indoor facility that has a six lane 25m pool, a multipurpose pool which acts as a warm water pool (temperature is kept at 30.5 degrees) and a toddlers pool. The centre is managed by Bega Valley Shire Council.

A privately owned and operated health club and group fitness room is also situated at the facility with child minding facilities.

This facility is the closest indoor aquatics facility for Mallacoota residents with centre management confirming that 10 families from Mallacoota were enrolled at the time of consultation, a weekly bus

service brings people with a disability from Mallacoota every week, and they are aware of Mallacoota residents that use the facility casually, although there are not figures to quantify this.

### 6.5.3 Eden Outdoor Pool

The Eden Outdoor Pool is a 50m solar heated pool with a toddler's pool that is open from October to April each year. Eden is located approximately an hour and 10 minutes from Mallacoota and is the closest public outdoor pool for these residents. This pool is managed by private operators on behalf of Bega Shire Council. No data exists to quantify how many Mallacoota residents use this facility.

### 6.5.4 Bombala Outdoor Pool

Bombala Outdoor Pool is a six lane 33m pool with toddlers pool that is open from late November to March each year. The pool is heated by a wood heat exchanger but staff at Council were unable to confirm the temperature of the water.

Council is currently redeveloping the site to include new change facilities and a small gymnasium. Bombala is the closest outdoor pool for residents in Bendoc, Bonang and Chandlers Creek.

## 6.6 Role of other local aquatic facilities

Local aquatic facilities play a crucial role in allowing remote communities to access aquatic facilities without the time and cost of long travel distances. These facilities meet a range of needs including recreational swimming opportunities and swim lessons.

## 6.7 Facility and service matrix for Council facilities

The following facility and service matrixes are separated into *aquatics and non-aquatics* facilities and services. User types identified in the tables below have been derived from the *likely visitor markets presented in Section 6.8*.

### 6.7.1 The BARC

A range of future needs were identified through the consultation process. These include additional lane space, a warm water pool, an all abilities interactive water play area, larger health club, dedicated spin room, meeting room, training room, improved change facilities, new reception and cafe areas, additional storage and office space.

**Table 34: Aquatics facility and service matrix – the BARC**

Component	Service/Program	Target Audience	User Type
<b>AQUATICS AREA</b>			
25m pool	Squad training	Local swimming club (ages 5-55)	Fitness, Training & Competition
	School LTS	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Birthday parties	4 - 13 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane Hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Warm water pool	Learn to swim	0 - 12 years	Educational programs
	Rehabilitation programs	13 - 80+ years	Health & Wellness
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	General use	13 - 80+ years	Recreation & Leisure
Accessible water play	Kids play	Birth - 12 years	Recreation & Leisure

Component	Service/Program	Target Audience	User Type
<b>Dry Area</b>			
Health club	Teen gym	13 - 16 years	Recreation & Leisure
	Gym memberships	16 - 70 years	Recreation & Leisure
	Casual usage	16 - 70 years	Recreation & Leisure
	Personal Training	20 - 50 years	Recreation & Leisure
	Older adults programs	60 - 80 years	Recreation & Leisure
	Disability groups	16 - 60 years	Recreation & Leisure
Group fitness room	Group fitness classes	16 - 55 years	Recreation & Leisure/ Fitness, Training & Competition
	Older adults programs	60 - 80 years	Recreation & Leisure
	Teen classes	13 - 16 years	Recreation & Leisure
	School classes	School aged children	Recreation & Leisure
	Disability groups	16 - 60 years	Recreation & Leisure
	Squad sessions	Local swimming club	Recreation & Leisure
Cycle room	Wellness programs (pilates, yoga, tai chi)	20 - 65 years	Health & Wellness
	Cycle classes	16 - 55 years	Recreation & Leisure/ Fitness, Training & Competition
Meeting room	Community groups	16 - 55 years	Recreation & Leisure
	User groups	16 - 65 years	Recreation & Leisure
	General public	All ages	Recreation & Leisure
Cafe	General public	All ages	Recreation & Leisure
Stadium	User groups	5 - 60 years	Recreation & Leisure/ Fitness, Training & Competition
	Schools	School aged children	Recreation & Leisure
	General public	All ages	Recreation & Leisure
Creche	Child care	Babies & young children	Recreation & Leisure

### **6.7.2 Lakes Aquadome**

At the time of writing, Lakes Aquadome had recently undertaken a redevelopment of the health club and group fitness area to increase the size of the existing health club by 50% and build dedicated group fitness and cycle rooms which will help to meet community needs over the next five to 10 years, but with significant growth projected in Lakes Entrance it is not expected to meet long term needs.

Other future needs for Lakes Aquadome that were identified through the consultation process included improved change facilities, additional family/accessible change room, first aid room, staff room, additional lap lanes, warm water pool and additional storage.

A master plan of the site will be required in the medium term to determine future use and priorities for the site in line with the proposed Lakes Entrance Sporting Precinct.

**Table 35: Aquatics facility and service matrix – Lakes Aquadome**

Component	Service/Program	Target Audience	User Type
<b>Aquatics area</b>			
25m pool	Squad training	Local swimming club (ages 5-55)	Fitness, Training & Competition
	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Birthday parties	4 - 13 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Toddlers pool	Learn to swim	6 months - 3 years	Educational programs
	User groups	Mums & bubs	Educational programs and recreation & leisure
	General use	13 - 80+ years	Recreation & Leisure

Component	Service/Program	Target Audience	User Type
<b>Dry area</b>			
Health club	Teen gym	13 - 16 years	Recreation & Leisure
	Gym memberships	16 - 70 years	Recreation & Leisure
	Casual usage	16 - 70 years	Recreation & Leisure
	Personal training	20 - 50 years	Recreation & Leisure
	Older adults programs	60 - 80 years	Recreation & Leisure
	Disability groups	16 - 60 years	Recreation & Leisure
Group fitness room	Group fitness classes	16 - 55 years	Recreation & Leisure/ Fitness, Training & Competition
	Older adults programs	60 - 80 years	Recreation & Leisure
	Teen classes	13 - 16 years	Recreation & Leisure
	School classes	School aged children	Recreation & Leisure
	Disability groups	16 - 60 years	Recreation & Leisure
	Wellness programs (pilates, yoga, tai chi)	20 - 65 years	Health & Wellness
Cycle room	Cycle classes	16 - 55 years	Recreation & Leisure/ Fitness, Training & Competition
Cafe	General public	All ages	Recreation & Leisure
Creche	Child care	Babies & young children	Recreation & Leisure

### 6.7.3 Bairnsdale Outdoor Pool

Council has undertaken significant maintenance work at this facility over the past seven years to try and prolong the life of the pool but this project has confirmed that there are structural issues that mean this facility has a limited lifespan.

**Table 36: Aquatics facility and service matrix – Bairnsdale Outdoor Pool**

Component	Service/Program	Target Audience	User Type
<b>Aquatics area</b>			
Outdoor 50m pool	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Toddlers pool	General use	Babies and young children	Recreation & Leisure

### 6.7.4 Orbost Outdoor Pool

Council has undertaken significant work at this facility over the past five years with the immediate priority for the pool being warm water. A master plan of the site will be required in the medium term to determine future use and priorities for the site.

**Table 37: Aquatics facility and service matrix – Orbost Outdoor Pool**

Component	Service/Program	Target Audience	User Type
<b>Aquatics area</b>			
Outdoor 50m pool	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Toddlers pool	General use	Babies and young children	Recreation & Leisure



## 6.8 Other considerations

### 6.8.1 Transport

People's ability to physically access Council's aquatic facilities was raised as a significant barrier during the consultation period, and demographic data in **Section 6.2.6** supports this feedback. Access to transport and the cost of transport prohibits many people from accessing aquatic facilities. This is the case for people in Bairnsdale, with such a high percentage of people who do not have access to a car, as well as the outlying towns.

The location of Council's indoor aquatic centres means significant driving distances for some communities to access their closest centre, for example:-

- Mallacoota – Lakes Entrance (approximately two and a half hours drive time)
- Cann River – Lakes Entrance (approximately one and a half hours drive time)
- Orbost – Lakes Entrance (approximately 45 minutes drive time)
- Omeo - Bairnsdale (approximately one and a half hours drive time)

There are a number of possible services that could help to provide access to aquatic facilities for residents in outlying towns that are unable to drive to these facilities. These are outlined below.

#### **Public bus services**

Limited bus services do operate from many outlying towns into Bairnsdale but the only town services to stop at the BARC are coming from Wy Yung at 8.35am and 3.36pm on weekdays.

Council has submitted the following reviews to the Department of Transport to increase services and is awaiting a response:-

- East Gippsland Corridor Review (Eastern Corridor Review) 2006
- Lakes Transit Bus Review 2008
- Bairnsdale and Paynesville Bus Services Review 2008

The Department of Transport indicated that there is no funding for additional services but if a bus on an existing route runs past the BARC, Council could fill in a '*deviation of an existing route*' form to apply for the bus to stop at the BARC.

Bus route 3 (Bairnsdale to Wy Yung) drives straight past the BARC several times each day on weekdays but currently does not stop. The closest stop is at Bairnsdale Regional Health Services (BRHS) which is approximately 600m from the BARC. Services stop at BRHS at 9.52am, 10.13am, 11.33am and 3.08pm.

In Lakes Entrance the town bus stops at Lakes Aquadome at 10.05am, 10.21am, 12.05pm, 12.21pm, 2.05pm, 2.21pm, 5.05pm and 5.21pm on weekdays.

There are currently no bus services in either Bairnsdale or Lakes Entrance on weekends.

#### **Use of affordable taxis**

Council has been attempting to address public transport gaps and transport disadvantage through the shire's Let's GET Connected project. Through research and studies staff have found that communities are seeking an affordable, reliable, efficient and accessible mode of transport to get around. Unfortunately residents not living in an urban setting such as Bairnsdale and Lakes

Entrance are unable to afford taxis and hire car services. As a result of the taxi fare structure and kms required to travel, currently taxis are seen as an unviable form of transport<sup>4</sup>.

Even for people that hold a Multi Purpose Taxi Card fares are still unaffordable and they have a limited number of return trips that they can take with fares of up to \$702 for a return trip. Bairnsdale Taxis did trial a set route and set share system to reduce costs and make this an affordable option for residents but found that several regulatory requirements prohibited them from offering this as an ongoing service.

Council lodged a submission into the Victorian Taxi Inquiry in 2011 which included 24 recommendations. A draft report from the enquiry detailing 124 recommendations was released in May 2012. This report contained some recommendations that will help to implement the set route and set share system within East Gippsland. It is expected that this report will be adopted within the next 12 months. The recommendations were as follows:-

- Legislation, and other impediments associated with fare setting, hindering the introduction of group hire services such as share rides and taxi shuttles should be removed.
- The requirement under the *Bus Safety Act 2006* for taxis with 10 or more seats to seek registration as a bus in order to operate 'set fare' or 'set route' services should be removed. Taxis should not be defined as buses and permit holders should be permitted to offer fixed route services without having to seek a separate and duplicative registration.
- Commercial passenger vehicle services should be more fully integrated with other transport services in policy and planning, as envisaged by the *Transport Integration Act 2010*. In particular, consideration should be given to funding or utilising taxis as a complement or alternative to community and public transport where there are (but not limited to):
  - Service/s that are commercially viable for a taxi but not viable for a bus
  - Service/s that are commercially viable for a taxi and a bus, but where the taxi is more economical and/or efficient than a bus
  - Service/s that are not commercially viable for either a taxi or a bus, but where there is limited or no public transport available in an area, the relevant authority has determined a need for the service and a taxi is more economical and/or efficient than a bus.

### ***Use of school buses***

The possibility of opening up school buses to the broader community has been on the agenda for Council's in Gippsland for some time since the 'Gippsland School Bus Flexibility Trials'. Following this Council developed a document that was sent to the Municipal Association of Victoria (MAV) in 2009 requesting that the MAV advocate to State Government to streamline access to school buses for rural Victorians to better facilitate carriage of the general public, post secondary students and access to school buses in downtime. A trial at Bemm River was conducted as part of the Gippsland School Bus Flexibility Trials which was very successful, and continues to provide a service to the general community.

Under current legislation the decision to allow public access to school buses rests with school principals as the organisers of the school bus route. Seat allocations on buses change every term and public access to the buses would need to work on a bookings system but there is benefit in exploring this as an option. The Bairnsdale Secondary College school bus routes would be ideal as it could bring people to or from the BARC.

<sup>4</sup> East Gippsland Shire Council submission to the Victorian Taxi Inquiry 2011

### *Use of community buses*

Many of the small communities have a community bus that they are prepared to make available for community groups. Most of these organisations charge for petrol and a small fee so the cost of this would have to be shared between people travelling on the bus. Council's Community Programs Unit has a resource for transport until June 2014 that could negotiate with these organisations to provide transport to aquatic facilities for their own clients (health services) and the broader community.

Orbost District Health already hire their bus for community members to attend Lakes Aquadome with others indicating through the consultation period that they would be interested in investigating this if there was a warm water pool at the BARC and they were able to organise program times with the centre.

### **6.8.2 Accessibility to facilities**

There are several elements to ensuring that aquatic facilities are accessible to the community. Transport is one of these but has been discussed in **Section 6.8.1** so this section will focus on other areas of accessibility.

#### *Physical accessibility*

Physical accessibility refers to the built environment to ensure that the facilities are accessible to the entire community. The built environment around the facility needs to be accessible for people walking, riding, driving and catching public transport (where applicable) and Council should ensure that redevelopments to any existing facilities include Universal Design best practice principles.

Universal Design refers to broad-spectrum architectural planning ideas meant to produce buildings, products and environments that are inherently accessible to both the able-bodied and the physically disabled. The term is used to describe the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. This means designing, building and managing facilities that are intuitive and impartial to particular user or demographic groups.

The principles of universal design are outlined below:

1. **Equitable use** – the design does not disadvantage or stigmatise any group of users;
2. **Flexibility in use** – the design accommodates a wide range of individual presences and abilities;
3. **Simple and intuitive use** – use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level;
4. **Perceptible Information** – the design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities;
5. **Tolerance for error** – the design minimises hazards and the adverse consequences do accidental or unintended actions;
6. **Low Physical effort** – the design can be used efficiently and comfortably, and with a minimum of fatigue;
7. **Size and Space for Approach and use** – appropriate size and space is provided for approach/reach/manipulation, and use, regardless of the user's body size, posture, or mobility.

Universal design has the following goals:

1. **Body fit** - accommodate a wide a range of body sizes and abilities;
2. **Comfort** - keeping demands within desirable limits of body function and perception;
3. **Awareness** - ensuring that critical information for use is easily perceived;
4. **Understanding** - making methods of operation and use intuitive, clear and unambiguous;
5. **Social integration** - treating all groups with dignity and respect;
6. **Personalisation** - incorporating opportunities for choice and the expression of individual preferences;
7. **Appropriateness** - respecting and reinforcing cultural values and the social and environmental context of any design project.

### ***Awareness of facilities***

This involves making residents aware of their closest aquatics facility even if it's in another shire. Although results of the non user survey suggested that the majority of respondents were aware of Council's aquatics facilities, it should not be assumed that all residents in all townships within the shire would know where their closest aquatics facility would be.

For residents in Mallacoota their closest centre is the Sapphire Aquatic Centre in Pambula. The manager of this facility commented during consultation that they have recently been advertising in Mallacoota and were investigating grant funding options to provide a low cost bus service for Mallacoota residents to attend the facility.

### ***Financial accessibility***

As outlined in **Sections 10** there are a high number of low income households and several areas of disadvantage in the shire. Add to that the significant cost of transport for people living outside of major towns, and financial accessibility becomes an issue for many residents.

Council needs to ensure that their fees and charges are reflective of the demographic by offering affordable prices that include concessional categories for people that qualify.

Council already has initiatives in place to promote both social and financial accessibility to their facilities, these include:-

- **Family fun days** – once a month on a Saturday or Sunday Council opens up one of their facilities to the public for no charge. Additional programs and activities such as pool inflatable, face painting and sausage sizzles are generally part of these family days
- **Free aquatics family entry Friday night** – this is a weekly occurrence from 3.30pm to 8pm at both the BARC and Lakes Aquadome to provide access to families who might not otherwise be able to afford to attend the centre. There is a focus on healthy food during these sessions.

Additional initiatives such as a scholarship program for disadvantaged students to learn to swim, and including a free family pass to their closest aquatics centre with rates notices would help reduce the cost of entry to these facilities to make them more accessible.

#### **6.8.4 Accessibility to programs**

In addition to facility based programs at Council's aquatic and leisure facilities, a number of other aquatics programs are conducted across the shire.

Vic Swim open water programs are conducted at locations across the shire. The open water course is generally a three week course with the first two weeks being conducted in a pool and the third week in the open water. These courses are considered to be important with so much open water in the shire, and with some rural communities having limited access to swim lessons through the school.

Regular locations for these courses include Mallacoota, Marlo and Metung (although the last two courses have had to be cancelled due to blue green algae in the water). Numbers in these courses generally range between 17 and 30 although numbers have been increasing since government funding has halved the cost of these lessons for parents.

Open water courses have also been conducted in Orbost and Tubbut in the past as one off courses. The Orbost participants determined that the open water venue at Marlo was preferable so now attend that course, and the decline in numbers at the school in Tubbut has meant that there has been no need for additional courses. There has been interest in running a course in Paynesville, and subject to a satisfactory result on the risk assessment a course will run here.

In addition to Vic Swim programs, Kemp Aquatics (a Gippsland based swim school) conducts swim lessons and bronze medallion courses at Swifts Creek in the school pool, and have recently trained three indigenous swim instructors which means that they can now look to run programs at indigenous settlements such as Lake Tyers, if the demand is there.

#### **6.8.4 Potential hot springs development in Metung**

McMillans of Metung Resort is a four and a half star resort in Metung. The owners of the resort are planning to build hot springs similar, but on a smaller scale, to Peninsula Springs which will be open to the public.

There is an existing allocation from the old Metung Hot Springs and the owners are currently negotiating with Council to gain access to part of that allocation. A master plan of the site has already been completed and the developers are ready to proceed as soon as the allocation is finalised. Anticipated timeframes for completion are 12 to 18 months from sign off of the allocation.

Stage 1 of the development would be to heat the resort pools with Stage 2 being the development of hot springs and a day spa. The bather capacity for the springs is anticipated to be between 100 and 150 and they are hoping to attract between 30,000 and 50,000 visits per year. Final fees and charges will be set once construction is underway but owners anticipate that the cost for public bathing would be between \$25 and \$35.

## SECTION 7: POSSIBLE FUNDING SOURCES

Below are five sources of funding that are available to Council for future aquatics projects.

### 7.1 Better Pools Funding Program

At the time of writing the Sport and Recreation Victoria '*Better Pools*' program is the key government grant source that may provide a funding contribution towards the redevelopment of the BARC. This program contributes to the provision of high quality and accessible community sport and recreation facilities across Victoria. In recent years the '*Better Pools*' and associated '*Seasonal Pool Renewal*' programs have contributed more than \$46 million annually into aquatic centre development and improvement projects across Victoria.

Under the program criteria, maximum grants of up to \$3 million will be provided to aquatic and leisure centre development projects. In the context of East Gippsland shire, a funding ratio of \$1 from SRV to every \$1 of local funding would be required to support state government investment. To achieve maximum grant funding, a minimum local commitment of \$3 million would be required.

The *Better Pools Program* is extremely competitive and is targeted towards projects that can demonstrate the improvement of access and participation opportunities for communities, as well as demonstrate a justified need within the local and municipal community. Collaboration through planning and enhancing community, and education partnerships through ongoing facility operation, are also critical to accessing this funding.

### 7.2 Seasonal Pool Renewal Program

The Seasonal Pool Renewal program is an annual Sport and Recreation Victoria program through their Community Facilities Funding Program. Under the program criteria maximum grants of up to \$200,000 will be provided with a funding ratio for East Gippsland of \$2 from SRV to every \$1 of local funding.

The objectives of the Seasonal Pool Renewal program are:-

- To encourage local government's ability to renew and modernise small aquatic and leisure centre's in small rural and regional Victorian towns and in the interface municipalities where access to indoor aquatics centre's is significantly limited
- To encourage a greater range of aquatic recreational opportunities accessible to all

Proposals that focus on increasing participation and access to aquatics activities will be highly regarded under this category, for example:-

- Increasing the amount of leisure water and aquatic play facilities at a venue
- Water and energy conservation infrastructure initiatives
- Raising water temperature levels
- Improving amenity of facilities through better change areas and shelter or shade
- Improving accessibility to swimming pools and change facilities



## 7.3 Minor Facilities Funding Program

The Minor Facilities funding program is an annual Sport and Recreation Victoria program through their Community Facilities Funding Program. Under the program criteria maximum grants of up to \$100,000 will be provided with a funding ratio for East Gippsland of \$2 from SRV to every \$1 of local funding.

The objectives of the Minor Facilities program are:-

- To encourage participation in sport and recreation through innovative facility initiatives
- To strengthen communities through the development of sustainable sport and recreation facilities
- To encourage greater female and junior participation

Proposals that focus on increasing participation and access will be highly regarded under this category, as will projects that develop energy or water efficiency and upgrades to non-compliant facilities.

## 7.4 Planning

The Planning program is part of the annual Community Facilities Funding Program through Sport and Recreation Victoria. This program helps to provide high quality, accessible community sport and recreation facilities across Victoria. The program encourages:-

- Increasing sport and recreation participation
- Increased community access to leisure opportunities
- Better planning of sport and recreation facilities
- Innovative sport and recreation facilities
- Environmentally sustainable design

The Planning category provides funding for the future sport and recreation needs of communities through better information gathering, consultation and strategic planning. Grants of up to \$30,000 are available for projects focusing on recreation planning and facility feasibility planning. Under the program criteria there is a dollar for dollar funding ratio.

### 15.1.2 Community Energy Efficiency Program

The Community Energy Efficiency Program is a merit-based grant program established by the Commonwealth Government to provide matched funding to local Councils and non-profit community organisations to undertake energy efficiency upgrades and retrofits to Council and community-use buildings, facilities and lighting.

The objectives of the Community Energy Efficiency Program are to:

- Support a range of local Councils and community organisations to improve the energy efficiency of different types of non residential council and community use buildings, facilities and lighting
- Demonstrate and encourage the adoption of improved energy management practices within Councils, organisations and the broader community.

The government has allocated \$200 million to this fund between 2012 and 2016 with 63 round one applicants being successful in June 2012, a total of \$42 million. Council was successful with their

funding submission of for \$681,021 for cogeneration and lighting at the BARC as part of round 2 of this program which closed in February 2013.

Council was successful with their funding submission of \$681,021 for cogeneration and lighting at the BARC as part of round 2 of this program. Council is adding a further \$345,310 cash to undertake this \$1,026,331 project.

## SECTION 8: AQUATICS STRATEGY FINDINGS

Increasing physical activity, health and wellbeing, social connectedness and access to key services and facilities are a high priority to Council and are mentioned in a number of key strategic documents. In particular, access to aquatic facilities and programs that can promote water safety, with so much open water in the shire.

The geographic spread of the shire and large number of small and remote communities pose a challenge to Council in meeting these objectives, but consultation findings that Council should focus on improving facilities, programs and access to these facilities rather than building new and unsustainable facilities, was unanimous.

In addition to centre based programs there is a need for open water education programs and Council should continue to work with local communities and Vic Swim to promote these courses wherever possible.

### 8.1 Facilities

Recreation (aquatic) centres are one of Council's core services with Council having budgeted \$9,785,000 on the redevelopment of aquatic facilities in Bairnsdale and Orbost between 2013 and 2019. As a key user of energy within the shire, the operation of these facilities also has a significant impact on Council's overall energy usage and Council's ability to reach their goal of halving energy consumption in the Recreation Centres between 2013 and 2017.

The following key facility development needs have been identified as part of this project and should be addressed to improve future aquatics provision for the residents of East Gippsland shire:-

#### 8.1.1 The BARC

The BARC is one of Council's key municipal facilities and is currently at capacity in certain areas during peak times. In assessing a location for a proposed aquatic facility that could meet the needs of the community, the BARC was identified as the site that could best maximise use in the shire. Therefore there is a need to undertake a Feasibility Study into the development of the BARC to determine what facilities are required and to assess the feasibility of future redevelopment.

#### 8.1.2 Lakes Aquadome

Lakes Aquadome is also a key municipal facility. Feedback received as part of this study indicated that despite the recent expansion to the health club and group fitness room, growth projections will see the need to further expand this facility. A future need for Council would be to investigate the ability of this facility to meet the long term needs of the community in line with future population growth projections.

#### 8.1.3 Orbost Outdoor Pool

An assessment of this pool has found it to be structurally sound and it is expected to operate for at least another 15 to 20 years. Council has undertaken significant improvement works at the facility over the past five years.

The geographical spread of the shire and location of this facility make it an important community asset which Council is committed to maintaining and improving.

A future need for Council would be to investigate the ability of this facility to meet the long term needs of the community having regard to future population growth projections.

#### **8.1.4 Bairnsdale Outdoor Pool**

Condition assessments of this facility confirm that the pool is nearing the end of its functional life and will need to close in the near future. Council has resolved to keep this pool open as long as practicable but no further major work will be undertaken at this facility.

#### **8.1.5 Outlying towns**

A number of unmet aquatic needs were expressed from outlying areas. It is recommended that these be further investigated through local Community Plans.

## **8.2 Transport**

People's ability to access aquatic services was identified as a significant barrier throughout the study with a significant number of residents currently unable to access facilities. Improving transport options within the shire is imperative and Council should look to develop a Transport Strategy to address some of these issues.

In addition, Council should continue to advocate and work with state government transport regulators and local stakeholders to improve transport options including:-

- Increased services from remote towns to Bairnsdale and Lakes Entrance
- Increased services in Bairnsdale and Lakes Entrance, including weekend services and the possibility of Route 3 buses in Bairnsdale stopping at the BARC
- Community use of school buses
- Set fare or set route taxi services
- Public access to community buses

## **8.3 Accessibility**

In addition to transport, cost and awareness were two other key accessibility issues that were identified as part of the study.

Cost of entry was identified as a significant barrier for some residents, with low income and the cost of travel identified as key contributing factors. Council should ensure that fees and charges at aquatic facilities reflects the demographic of their residents, and should continue with initiatives such as '*Free family days*' and '*Free family aquatics entry Friday nights*' to provide an opportunity for people who may not otherwise be able to use the facilities.

To ensure that all residents are aware of and able to access their nearest aquatic facility Council should:-

- Ensure that marketing for facilities is shire wide
- Work closely with local health providers to ensure that local communities are aware of centre initiatives and to develop programs for these communities as required

- Foster a working relationship with adjoining municipalities to ensure that East Gippsland residents are aware of facilities in other shires that may be closer to them than facilities within the shire, and to look at ways of attracting residents to these facilities.

## 8.4 Implementation and staging plan

**Table 38** provides an overview of the implementation and staging plan for the Aquatic Strategy.

**Table 38: Implementation and staging plan**

Action	Completion Date
Undertake a Feasibility Study to meet the needs identified in the Aquatic Strategy	Dec-14
Operate the Bairnsdale Outdoor Pool for as long as functionally possible (options for a possible future outdoor pool have been considered when this pool is no longer functional)	Ongoing
Apply for external grant funding from Sport and Recreation Better Pools Funding in 2015 for 2016/17 and 2017/18 for the development of the BARC	Apr-16
Prepare schematic drawings for the BARC to support Better Pools funding submission	Dec-15
Develop transport strategies based on further community consultation for Orbost and outlying communities	Dec-16
Develop transport strategies based on further community consultation for Lindenow to Bruthen, Bairnsdale to Lakes Entrance and Nowa Nowa and the greater Paynesville/Eagle Point region	Dec-16
Develop water based recreation strategies based on further community consultation for outlying communities	Jun-17
Create a Master Plan based on further community consultation for Lakes Aquadome	Dec-17
Create a Master Plan based on further community consultation for Orbost Outdoor Pool	Dec-18
Develop an updated East Gippsland Shire Aquatic Strategy	Dec-19
Continue to identify ESD and other efficiency improvements in managing aquatic facilities	Ongoing

# FEASIBILITY STUDY FOR THE DEVELOPMENT OF THE BARC



## SECTION 9: LOCAL POLICY CONTEXT

This section of the report provides a review of documents specifically reviewed in relation to the proposed redevelopment of the BARC. This study will also consider documents previously reviewed in **Section 2.1**.

### Bairnsdale Outdoor Pool – Business Case January 2010

The Bairnsdale Outdoor Pool Business Case outlines the current condition of the Bairnsdale Outdoor Pool and specifies that the “...*redevelopment or closure of the pool is imminent*”.

According to the report:

- *“Regional facilities such recreation centers are critical to sustainable economic development”*
- The Bairnsdale Outdoor pool and co-located children’s pool have been operating for twice their expected life relative to industry standards
- Patronage of the outdoor facilities has remained strong, even with the opening of the indoor pool [at BARC]
- The outdoor location *“provides indigenous groups a safer aquatic experience over the other option of swimming in the rivers and waterways”*
- *“The eight large trees located at the outdoor pool provide adequate shade areas for families to get out of the sun, and schools also use them as marshalling areas for junior swim carnivals”.*

The report details issues with the outdoor pool and surrounding dry facilities, including those based on engineer reports. Issues include the depth of the pool as a result of previous maintenance, out dated design, lack of disability access, OH&S issues and outdated and inefficient plant room (i.e. pumping facilities).

When discussing the need for a new 50m pool in Bairnsdale, the business case highlights the need for a competition length pool and lap swimmers preference for an outdoor pool.

## SECTION 10: MARKET AND DEMAND ANALYSIS

This section of the report provides a summary of the key trends in local and regional demographic and population change, and in aquatics and leisure participation. It also identifies the likely catchment market and user characteristics and provides an estimate of the potential future demand for the redevelopment of the BARC.

### 10.1 Population overview

#### 10.1.1 Gippsland regional population

The population in Gippsland is projected to experience similar growth to both Regional Victoria and Victoria between 2011 and 2031 with 28.1%, 29% and 30.3% respectively.

By 2031, the population of Gippsland is anticipated to reach 340,479 providing an additional 72,580 residents and contributing 18% of Regional Victoria's overall population. The following table provides a summary of Gippsland's regional population projections to 2031.

**Table 39: Past and projected population 2011 to 2031**

Local Government Area	2011	2016	2021	2026	2031
East Gippsland (S)	42,789	45,063	47,895	50,640	53,399
Bass Coast (S)	32,056	35,763	40,037	45,190	49,946
Baw Baw (S)	44,042	49,174	54,439	59,578	64,608
Latrobe (C)	76,640	79,891	83,531	87,145	90,741
South Gippsland (S)	28,452	29,116	30,187	31,351	32,509
Wellington (S)	43,920	44,742	46,013	47,475	49,276
<b>Gippsland Total</b>	<b>267,899</b>	<b>283,749</b>	<b>302,102</b>	<b>321,379</b>	<b>340,479</b>
Regional Victoria	1,483,788	1,584,097	1,691,817	1,805,693	1,914,626
Victoria Total	5,621,210	6,067,702	6,500,653	6,924,141	7,326,564

**Note:** Figures from above population summary have been sourced from Victoria in Future 2012 for all LGA's other than East Gippsland, and Forecast.id for East Gippsland as these figures vary to Victoria in Future 2012 figures. The Gippsland total is the total of each LGA total listed in the table and varies to the Gippsland total for Victoria in Future 2012.

#### 10.1.2 East Gippsland shire population projections

East Gippsland represents approximately 10% of the area of the State of Victoria, with 20,931 sq km and 42 localities across the Shire. In 2011 the Bairnsdale SLA made up a significant portion of the East Gippsland population accommodating 76% of the shires overall population. This is expected to increase to 80% by 2031. The Orbost SLA represented another 15% of the shires population in 2011, this overall percentage is expected to decrease to 12% by 2031, but this still represents an increase of 276 people.

The table on the following page provides a summary breakdown of population projections for East Gippsland Shire for 2011, 2021, and 2031.

**Table 40: East Gippsland Shire population forecasts 2011 to 2031**

East Gippsland Shire Population Projection Summary							2011 to 2031	
Subset Area	2011	(%)	2021	(%)	2031	(%)	Change (#)	Change (%)
Bairnsdale SLA	32,714	76%	37,588	78%	42,694	80%	9,980	31%
Orbost SLA	6,262	15%	6,387	13%	6,538	12%	276	4%
South West SLA	2,416	6%	2,528	5%	2,748	5%	332	14%
Rural Balance SLA	1,397	3%	1,392	3%	1,419	3%	22	2%
<b>East Gippsland Shire Total</b>	<b>42,789</b>	<b>100%</b>	<b>47,895</b>	<b>100%</b>	<b>53,399</b>	<b>100%</b>	<b>10,610</b>	<b>25%</b>

**Table 40** indicates that the Bairnsdale SLA will experience the greatest increase in population numbers between 2011 and 2031, with an expected 9,980 new residents. Key growth areas within the Bairnsdale SLA include Lakes Entrance (where rezoning will see an additional 2,500 people), Bairnsdale, Metung and Paynesville.

The South West SLA is expected to grow by 14% or 332 residents, while the Rural Balance is expected to experience the least growth with a 2% increase, or additional 22 residents<sup>5</sup>.

## 10.2 Demographic overview

The following provides an overview and comparison of key demographic characteristics of East Gippsland and their potential implications on the future aquatic provision in the shire.

### 10.2.1 Age profile

In 2011 the median age of East Gippsland residents was significantly higher than Victoria's with 47 and 37 years respectively. This has increased from 43 in 2006. Residents aged 50 years and over comprised 46.1% of the region's population and this age group is projected to increase slightly to 47.3% between 2011 and 2031.

Young people aged 0-4 years comprised 5.6% of the East Gippsland population, which is less than Gippsland (6.2%) and Victoria (6.4%) for this age structure. 21.1% growth, or 509 additional children, in this age group is expected in the period to 2031.

East Gippsland residents aged between 5 and 19 years comprised 17.6% of the population in 2011, reducing from 19% in 2006. Strong growth is expected across this age structure between 2011 and 2031, with a 25.8% increase which is an additional 1,950 children and teenagers.

East Gippsland had a smaller percentage of 20-24 year olds (4.4%) and 25-34 year olds (8.6%) compared to Victoria (9.7% and 13.8% respectively) in 2011. These age groups have reduced since 2006 where they were 5.9% and 8.6% but are expected to grow by 13.4% and 25.7% respectively between 2011 and 2036.

East Gippsland residents aged between 35-49 years comprised 17.6% of the population in 2011. Some growth is expected across this age structure between 2011 and 2031, with an estimated 1,432 residents, or a 19% increase over the period.

**Note:** all figures relating to 2006 in this section were derived from the ABC Census data for 2011 while 2011 and forward projections were sourced from Forecast.id.

<sup>5</sup> Forecast.id

### 10.2.2 Gender profile

The gender profile of the East Gippsland shire is relatively evenly distributed between males (49.3%) and females (50.7%), which is comparable to Victoria<sup>6</sup>.

In 2011, there were slightly more males aged 0 to 19 years (5,083) compared with females in the same age structure (4,711). In contrast, there were slightly more females (8,494) than males (8,219) aged 55 years and over.

### 10.2.3 Household structure

The number of couple households with no children in the East Gippsland Shire is 50.7%, which is higher than Gippsland (44.6%) and Victoria (36.7%). The Bairnsdale and Orbost areas are reflective of the remainder of the shire, with 51.4% and 50.5% of couple households having no children.

The number of single-person households is also slightly higher than Victoria, with 4,863 or 28.8% of East Gippsland Shire residents living alone compared with 24.5% across the State. Bairnsdale and Orbost have a higher percentage than the overall shire with 29.7% and 30.8% respectively.

Families with children under the age of 15 years comprise 32.4% of East Gippsland shire households. In the remainder of Gippsland and the State this figure is slightly lower with 28.4% and 31.4% respectively. There are 1,011 one parent families with children aged 15 years and under in East Gippsland (an increase of 16% since 2006), which comprises 8.6% of the Shires households. This figure is higher than Victoria (7.5%) and slightly lower than Gippsland (9.6%). Both Bairnsdale and Orbost have a higher percentage than the overall shire with 9.3% and 8.9% respectively<sup>7</sup>.

### 10.2.4 Cultural diversity

East Gippsland shire has the second highest indigenous population in Victoria<sup>8</sup> with 3.2% being of Aboriginal or Torres Strait Islander origin in 2011, compared to 2% in Gippsland and 0.7% in Victoria. The percentage of female Aboriginal and Torres Strait Islander people was slightly higher than the East Gippsland gender distribution (50.4% female and 49.6% male).

Of the 1,349 Aboriginal and Torres Strait Islander people in the Shire, close to half of them were young people aged 0-19 years (48.3% which is an increase of 1.7% from 2006). This is a contrast to non indigenous young people in this age group with just 22.4%<sup>9</sup>.

The number of East Gippsland Shire residents born overseas significantly lower than across Victoria (10.8% and 26.2% respectively) with 92.8% reporting that they spoke English only at home.

The top five countries of birth, other than Australia, for the East Gippsland population were the United Kingdom (4.9%), New Zealand (0.9%), Netherlands and Germany (both with 0.7%) and Italy (0.4%)<sup>10</sup>.

<sup>6</sup> Victoria in Future 2012

<sup>7</sup> ABS Census data 2011

<sup>8</sup> East Gippsland Shire Council submission to Taxi Industry inquiry 2011

<sup>9</sup> ABS Census data 2011

<sup>10</sup> ABS Census data 2011

### 10.2.5 Employment and income

Approximately 16,740 people constitute the labour force in the East Gippsland shire. Of the working population, 93.7% were employed in 2006, leaving an unemployment rate of 6.3% in the same year. The unemployment rate is slightly higher than Regional Victoria (5.6%) and Victoria (5.4%) and comparable to Gippsland (6.4%). The number of people employed on a full time basis (52.9%) is slightly lower than Regional Victoria (57.8%) and considerably lower than Victoria (60.2%). Residents' working on a part time basis in the Shire (37.9%) is slightly higher than Regional Victoria (33.9%) and Victoria (31.7%)<sup>11</sup>.

The median total household income in East Gippsland shire was \$798, compared to \$908 in Gippsland and \$1,216 in Victoria. Bairnsdale had a slightly lower total household income with \$792, while Orbost was significantly less with \$733.

The percentage of East Gippsland shire households considered low income earners (those earning \$577 or less per week<sup>12</sup>) in 2011 was 32.2% which is higher than both Gippsland and Victoria with 28.2% and 21.3% respectively. Both Bairnsdale and Orbost SLA's had a higher percentage of low income earners with 32.6% and 36.1% respectively.

### 10.2.6 Transport

East Gippsland shire represents approximately 10% of the area of the state of Victoria with 20,931 sq km and 42 localities across the shire. The number of small localities and distance between them leads to geographical isolation, and lack of adequate transport options, including limited public transport, limits resident's ability to access key services.

In Bairnsdale alone, one in ten households does not have access to a car and 40% own one car. In the latter case if the household car is used for one person to get to work the remaining members of the household do not have a car available for most of the day.

Existing public transport across East Gippsland is limited to long haul services to Melbourne, Canberra and Bateman's Bay. Residents do not have access to public transport at peak times (commuter) and the limited existing off peak public transport services do not connect small townships to the major service centres or meet the needs of the community.

Community members who are transport disadvantaged include older people, young people, people on low incomes, those living in remote communities, indigenous and people with a disability have major difficulties getting around, accessing and having connectivity to education, employment, fresh food, medical, social, sporting and recreational activities.<sup>13</sup>

Across the shire East Gippsland had fewer households with two or more cars (54.4%) than Gippsland (55.1%).<sup>14</sup>

### 10.2.7 Education

In 2006, 3.4% of East Gippsland residents were attending a tertiary institution, which is lower than Gippsland (4.4%) and Regional Victoria (5.1%) and significantly lower when compared across the

<sup>11</sup> ABS Census data 2006 (2011 data had not yet been released at the time of writing)

<sup>12</sup> Australian Taxation Office 2012

<sup>13</sup> East Gippsland Shire Council submission to Taxi Industry Inquiry 2011

<sup>14</sup> ABC Census data 2011

State (7.7%). People reporting having no tertiary qualifications in 2006 (52.5%) was comparable with Regional Victoria (52%).

The highest level of schooling completed by 42% of East Gippsland shire residents aged 15 years or older in 2011 was year 10 (or equivalent) and under. This is higher than both Gippsland (39.4%) and Victoria (26.8%). Bairnsdale SLA also reported 42% while Orbost was slightly higher with 43%.

In 2006, 21.3% of people aged 5 to 14 years of age of Aboriginal and Torres Strait Islander origin were attending an educational institution. This is slightly lower than to Gippsland (22.7%) and Regional Victoria (22.7%).

#### **10.2.8 Internet connection**

67.9% of households in East Gippsland shire had internet connection compared to 70.5% in Gippsland and 76.9% in Victoria. Both Bairnsdale and Orbost SLA's had a higher percentage than the shire with 72% and 68.2% respectively, but many remote communities are isolated and are often unable to access the internet.<sup>15</sup>

#### **10.2.9 SEIFA**

In 2006, 56 of the 95 collector districts in East Gippsland (59%) were in the bottom three deciles with 14 (15%) being in the first decile (most disadvantaged), 26 (27%) in the second decile and 16 (17%) in the third decile. Refer to **Figure 12** on the following page for a map of East Gippsland shire outlining the SEIFA index of relative socio economic disadvantage.<sup>16</sup>

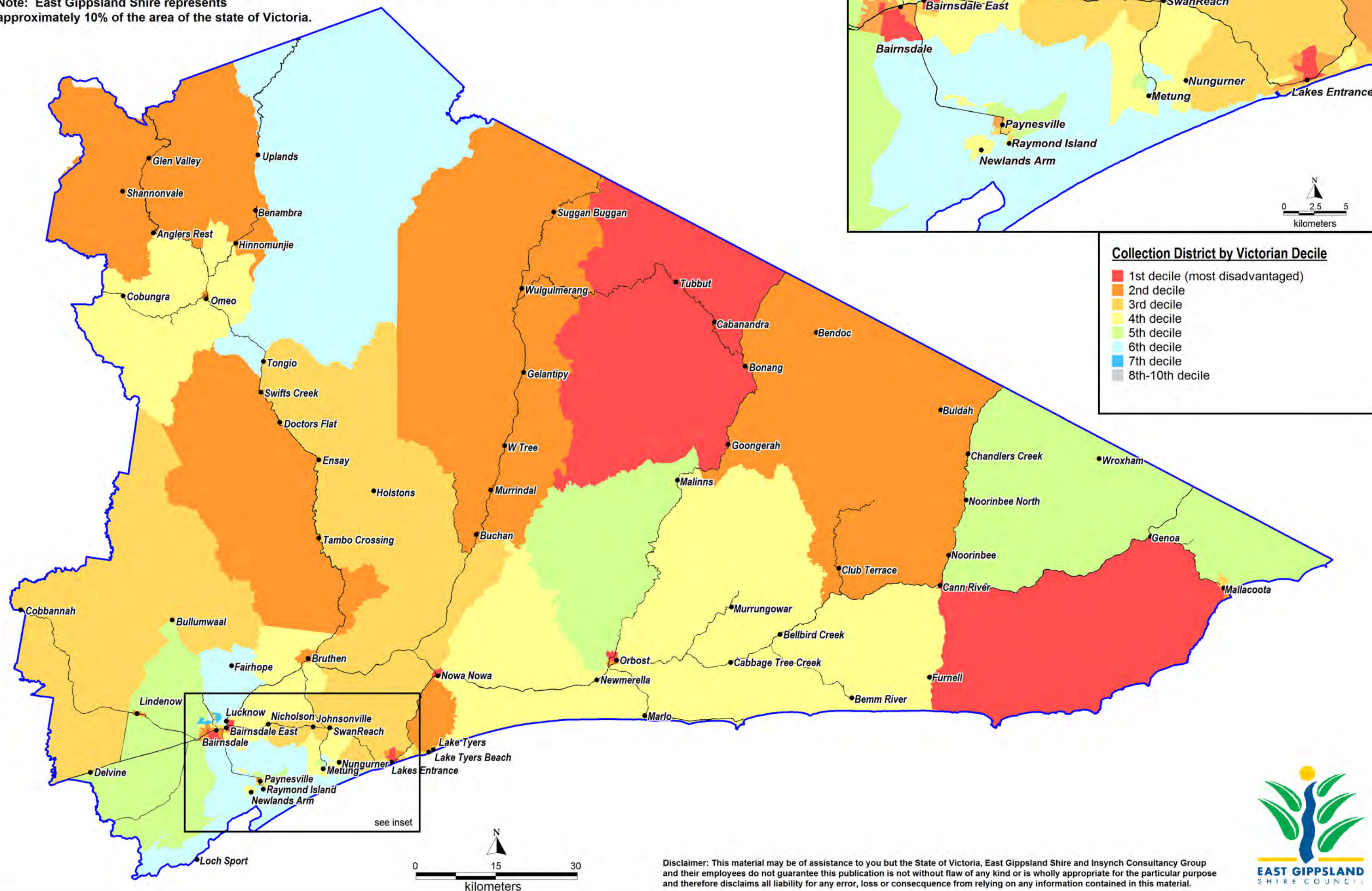
<sup>15</sup> ABS Census data 2011

<sup>16</sup> ABS Census data 2006 (2011 SEIFA data was not available at the time of writing)



# East Gippsland Shire, SEIFA Index of Relative Socio-economic Disadvantage (2006)

Note: East Gippsland Shire represents approximately 10% of the area of the state of Victoria.





## 10.3 Leisure participation trends

The following information provides an overview of the leisure and recreation participation trends likely to influence the provision and use of aquatics facilities in East Gippsland.

### 10.3.1 Adult participation in recreation and leisure activities

Participation information sourced through the Exercise, Recreation and Sport Survey (ERASS) defines participation as both organised and non-organised activities engaged by persons aged 15 years and over. In 2010, there were 3,648,000 adults in Victoria who participated in a sport or physical activity – an estimated participation rate of 83.4% of the adult population. This is an increase of 0.8% since 2009.

This comprised 1,833,700 males and 1,814,300 females with participation rates being slightly higher for males (85.1%) than females (81.7%). The Victorian rate of 83.4% was higher than the national average of 82.3% with the participation rate for adults declining with age. The national rate has decreased by 0.3% since 2009.

Victorian participation data showed that since 2001, overall participation has remained relatively stable. Victoria experienced a decrease across the population until 2003 only to increase and continue to maintain a healthy participation rate of low 80's, with the exception of 2007 where the rate was 79.7%, through to 2009.

The top ten physical activities in Victoria in 2010, with reference to the total participation rate, were walking – including bush walking (41.2%), aerobics/fitness (24.7%), swimming (13.5%), running and cycling (12.7% each), golf (7.3%), tennis (6.8%), AFL football (5.4%), basketball (4.8%) and yoga (4.3%). The increase in the popularity of yoga has seen netball reduced to number 11.

Swimming ranked as the third most popular physical activity in both Victoria and nationally, while aerobic and fitness activities (both ranking as the second most popular physical activity) rated slightly higher in Victoria with 24.7% than nationally (23.5%).

Stadium sports held a similar ranking in Victoria and nationally with basketball being the ninth most popular sport in Victoria and eleventh nationally, and netball ranking ninth most popular sport nationally and eleventh in Victoria.

In 2010, the total participation in non-organised physical activity was higher than in organised physical activity with 70.8% and 40% respectively.

Other statistical influences of note include:

- Although 83.4% of adults in Victoria participated in sport or physical activity at least once, the weekly participation rates show a different trend
- Less than half of adults in Victoria (48.7%) participated in a sport or physical activity three or more times per week - the recommended amount to achieve health-enhancing benefits. This is slightly higher than nationally (47.7%)
- More females (53.5%) than males (46.5%) participated in a sport or physical activity three or more times per week
- 17.6% of people participated through a fitness, leisure or indoor sports centre (19% females and 16.1% males)

- People aged 55 to 64 years and 65+ had the highest rate of participation in a sport or physical activity participating five times a week or more, with 30.9% and 29.9% respectively
- National data showed that the median frequency of participation was 2.5 times per week with females participating more regularly than males (3.0 and 2.2 respectively), except for the 65+ age group where both males and females participated 2.2 times per week

### 10.3.2 Children's participation in recreation and leisure

In 2009, there were 1,717,800 children aged 5 to 14 years in Australia who participated in an organised sport or physical activity - a participation rate of 63.6% of the total population of children respectively.

This comprised 970,900 males and 746,900 females nationally - participation rates were higher for males (70.1%) than females (56.8%). The participation rate for boys increases with age while girls participation increases until the age of 11 and then declines between 12 to 14 years.

Swimming rated one of the most popular organised leisure activity by children aged 5 to 14 years nationally, with a participation rate of 18.5% overall. Swimming was most popular amongst females with 19.8% compared to second most popular amongst males with 17.2% participation<sup>17</sup>.

## 10.4 Competitor analysis

A competitor analysis was undertaken to look at existing aquatic and leisure facilities and programs within the shire and to identify any gaps in the market.

There are two other gymnasiums and a boxing/fitness studio in Bairnsdale, all of which are privately owned. Curves is a women's only gym which offers a 30 minute 'circuit' type workout, RU Fit is a boxing and fitness studio which also offers boot camp and personal training, and Totally Pumped offers a 24 hour gymnasium with group fitness, cycle and boxing classes, and personal training in a separate location.

Until July 2012 there was one key aquatics competitor located in Paynesville. This privately owned facility, the Riviera Aquatics Centre, has an indoor 17m pool and small community gymnasium, and at the time of closing (based on data provided from the owners to Council) had approximately 150 children enrolled in swim lessons, 75 gym members and ran regular aqua aerobics programs.

This facility has had three owners, none of which were able to generate a profit and all of whom approached Council to assist them with the cost of managing the facility. Council engaged independent consultants in 2008 who concluded that to purchase this business would be an unreasonable duplication of services given the close proximity of the two centres.

The closing of this facility has seen approximately additional 50 swim school children and 200 school students at the BARC.

Refer to **Table 41** on the following page for an overview of competitors.

<sup>17</sup> ABS 2009

**Table 41: Overview of competitors**

	Gyms			Leisure & Aquatic Centres		Pools	
	Totally Pumped	RU Fit	Curves	BARC	Lakes Aquadome	Bairnsdale Outdoor	Orbost Outdoor
<b>FITNESS &amp; GYM</b>							
Gymnasium	✓			✓	✓		
Group Exercise Studio	✓	✓		✓	✓		
Spinning / Cycle	✓	✓		✓	✓		
Boxing	✓	✓					
Women's only gym			✓				
<b>COURTS &amp; INDOOR SPORTS</b>							
Multi-Purpose courts				3			
Basketball				✓			
Netball				✓			
Badminton				✓			
Tennis courts					✓		
<b>ANCILLARY &amp; ROOMS</b>							
Massage							
Creche				✓	✓		
Café / Kiosk				✓	✓		
Meeting room							
<b>AQUATICS</b>							
Indoor 25 metre pool				✓	✓		
Outdoor 50m pool						✓	✓
Indoor toddlers pool				✓	✓		
Outdoor toddlers pool						✓	✓
Outdoor learn to swim pool						✓	
Spa				✓	✓		
Sauna				✓	✓		

## 10.5 School usage

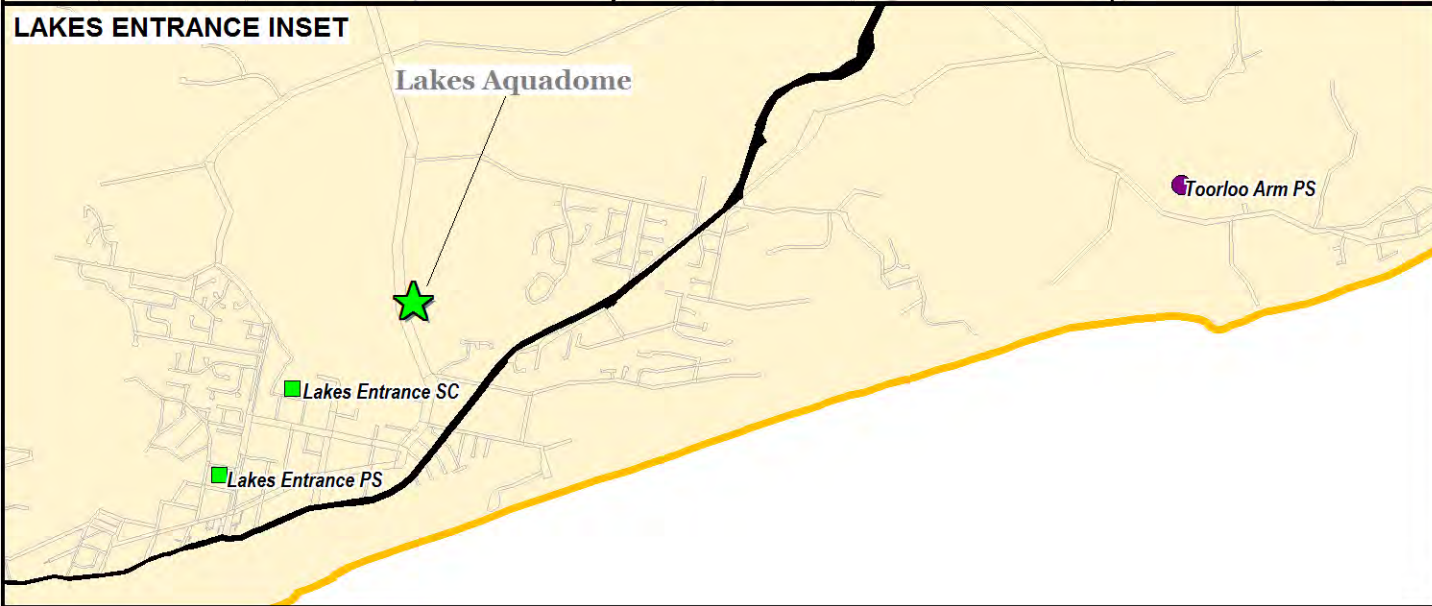
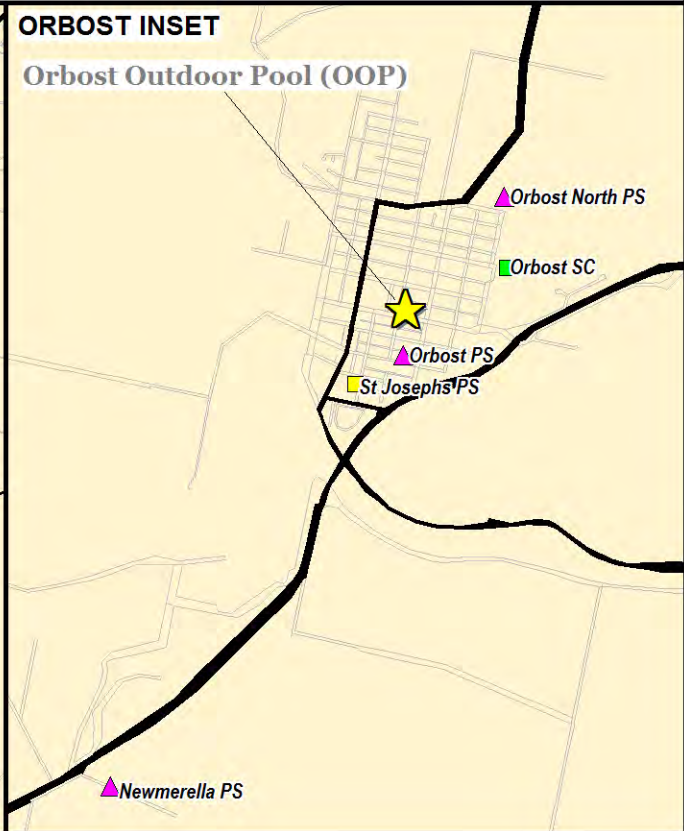
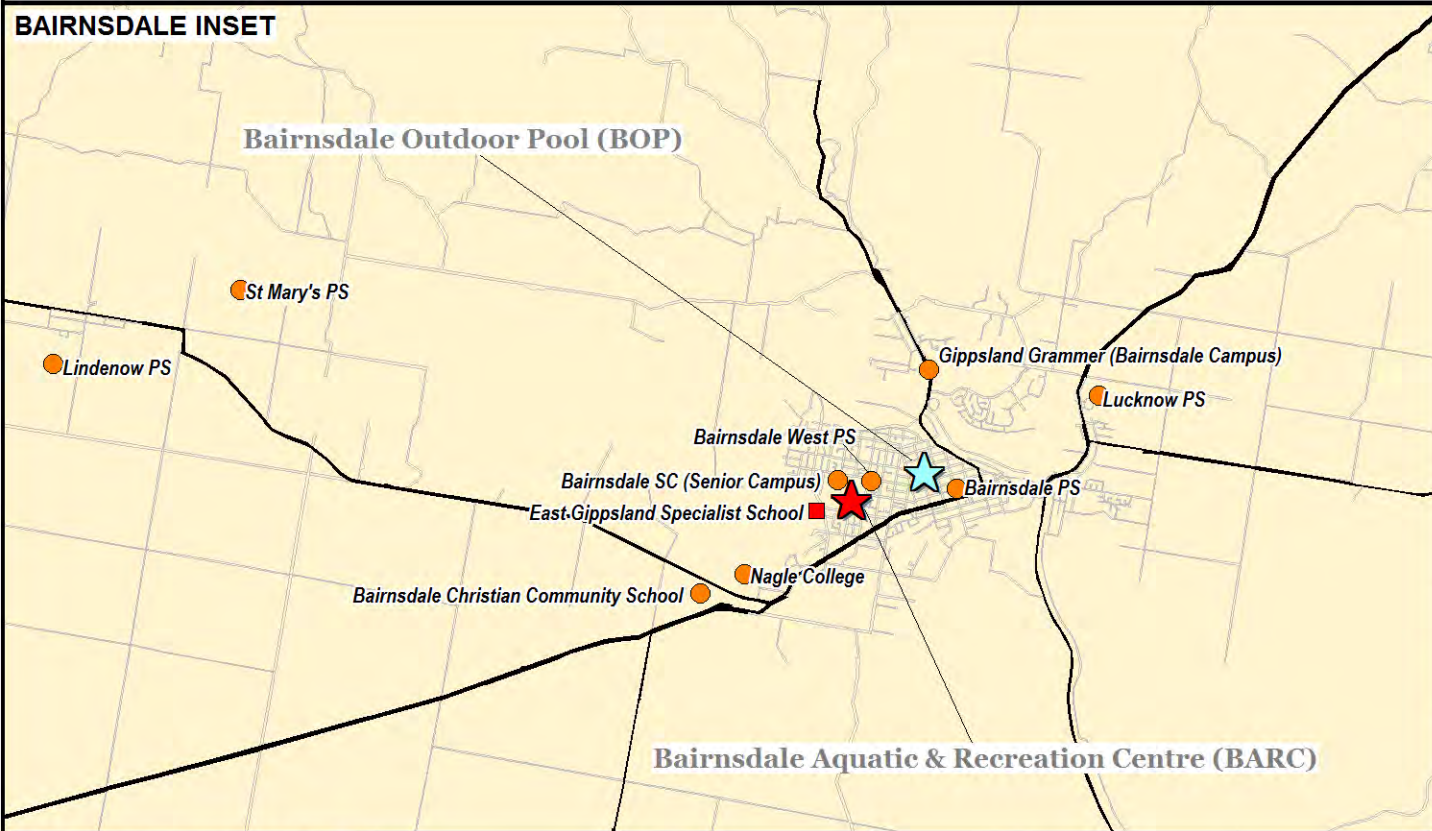
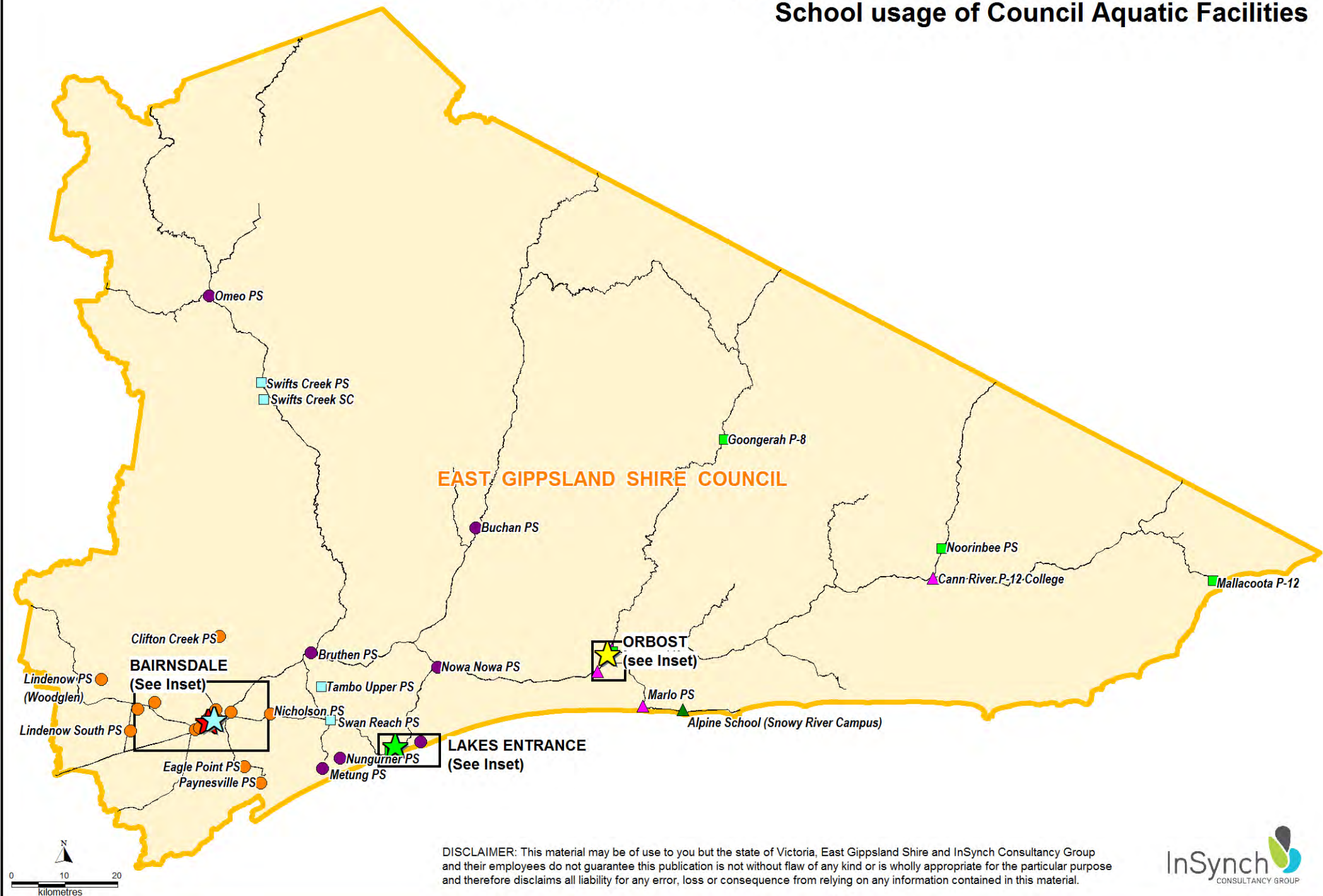
An analysis of school usage of Council aquatic facilities was undertaken as part of the project. 2011 results showed that the majority of schools used more than one Council facility to meet their aquatic needs with 31 schools having used the Bairnsdale Outdoor Pool in the previous 12 months, 19 having used Lakes Aquadome, 17 at the BARC and seven at Orbost Outdoor Pool.

In comparison, 2014 usage reported 18 schools using the Bairnsdale Outdoor Pool, 15 using the Lakes Aquadome, 14 using the BARC and nine using the Orbost Outdoor Pool.

Refer to **Figure 12** on the following page for a map which represents school usage of these facilities in 2011.



East Gippsland Aquatic Facilities and Services Feasibility Study  
School usage of Council Aquatic Facilities



**LEGEND**

**Council Aquatic Facilities**

- ★ Bairnsdale Aquatic & Recreation Centre (BARC)
- ★ Bairnsdale Outdoor Pool (BOP)
- ★ Lakes Aquadome (LA)
- ★ Orbost Outdoor Pool (OOP)

**School usage of Aquatic Facilities**

■ BARC	(1)
■ BOP	(4)
■ LA	(6)
■ OOP	(1)
● BARC / BOP	(15)
● LA / BOP	(7)
▲ LA / BARC / OOP	(1)
▲ LA / BOP / OOP	(5)



## 10.6 Likely facility catchment

Postcode data for members suggests that the primary catchment for the BARC is within a 20km radius of Bairnsdale, this includes Banksia Peninsula, Calulu, Clifton Creek, Eastwood, Ellaswood, Granite Rock, Hillside, Lindenow, Lucknow, Melwood, Mount Taylor, Newlands Arm, Sarsfield and Wy Yung.

The secondary catchment for the BARC includes Bruthen, Mossiface, Tambo Upper, Swan Reach, Metung, Nungurner, Nowa Nowa, Lakes Entrance, Orbost, Omeo, Goon Nure, Bengworden, Lindenow Louth, Fernbank, Glenaladale Iguana Creek and Wuk Wuk.

The primary catchment for Lakes Aquadome is within a 20km radius of Lakes Entrance, this includes Lake Bunga, Lake Tyers, Lake Tyers Beach, Kalimna, Kalimna West, Torloo Arm, Nungurner, Swan Reach and Johnsonville.

The secondary catchment for Lakes Aquadome includes Metung, Nicholson, Eagle Point, Bairnsdale, Wy Yung, Sarsfield, Wiseleigh, Mossiface, Tambo Upper, Bruthen, Nowa Nowa, Wairewa, Newmerella, Marlo and Orbost.

No postcode data was available to determine the catchment of the Orbost Outdoor Pool but information received from schools and focus groups indicate that the primary catchment for Orbost includes Marlo, Newmerella and Cann River.

## 10.7 Attendance projections for the BARC

The following tables contain forward projections for various areas at the BARC, post redevelopment. Operational budget figures in **Section 14** provide a further overview of figures in these tables and the basis upon which they have been derived.

**Table 42** outlines the estimated number of learn to swim participants, based on current usage figures in line with postcode data and population projections.

**Table 42: Estimated number of Learn to Swim participants for the BARC (post redevelopment)**

	2013	2016	2021	2026
Children in catchment in LTS age group	6,268	6,364	6,818	7,155
LTS participation - based on current programs	11%	12%	12%	12%
Estimated number of LTS students	670	844	898	939

**Table 43** provides a breakdown of the expected membership types and projected number of members for the BARC after the redevelopment.

**Table 43: Estimated number and breakdown of the BARC members (post redevelopment)**

Membership category	2017/18	2018/19	2019/20	2020/21	2021/22
Health and wellness members	386	392	395	395	395
Aquatics members	95	98	101	102	103
Older adults	126	133	137	143	148
Teen members	60	62	63	66	68
Corporate members	249	251	253	253	253
<b>Total estimated number of members</b>	<b>917</b>	<b>936</b>	<b>948</b>	<b>959</b>	<b>966</b>



**Table 44** provides a breakdown of the expected aquatic visits for the BARC after the redevelopment.

**Table 44: Estimated number of aquatics visits for the BARC (post redevelopment)**

<b>Aquatic attendances</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>
Casual and multi visit pass	30,525	31,421	32,343	33,075	33,614
Aquatic education	31,561	32,639	33,618	34,627	35,666
Aqua and warm water classes	11,373	14,331	15,351	15,708	16,014
Swim Club	4,552	4,643	4,736	4,831	4,927
School and community	20,835	21,225	21,491	21,734	22,065
Birthday parties	420	440	460	480	500
<b>Total estimated aquatic attendances</b>	<b>99,266</b>	<b>104,699</b>	<b>107,999</b>	<b>110,454</b>	<b>112,785</b>

## 10.8 Likely visitor segments for the BARC

The following visitor segments have been identified for the BARC through analysis of demographics, review of participation statistics and review of existing user and member data.

- Recreation and leisure users
- Fitness, training and competition users
- Education program attendees
- Health and well-being users

### 10.6.1 Recreation and leisure users

Recreation and leisure users consist of people of all ages from young children through to older adults. They range from lap swimmers, to occasional pool users, to health club attendees. The market for recreation and leisure users is considerable at most community aquatic and leisure centres and facility provision must cater for, and be flexible to meet, their broad range of needs and interests. This is the largest category of users with 50% of projected attendances falling in this category.

This segment is currently affected by a lack of available pool space for lap swimming and recreation in the pool during key times, and going forward overcrowding in the health club will become a problem until Stage 2 is completed. The proposed redevelopment will provide this group with an accessible interactive children's water play area and outdoor play area to attract families to the centre, a warm water pool, accessible change facilities, improved cafe and a community meeting room. Stage 2 will see a larger health club.

### 10.6.2 Fitness, training and competition

There is a demand for fitness, training and competition activities at the BARC in the pool and stadium. The majority of this visitor segment consists of local swim club members, sporting clubs, group fitness users and schools who use aquatic facilities for carnivals and competitions. This group makes up 24% of overall attendances.

### 10.6.3 Education program attendees

Education program attendees are predominately learn to swim customers, generally aged between six months and 12 years. Customers attend learn to swim programs as individuals, with families or as part of larger school groups. This segment, representing 21% of total attendances, provides a considerable profit which helps to reduce the overall operational deficit.

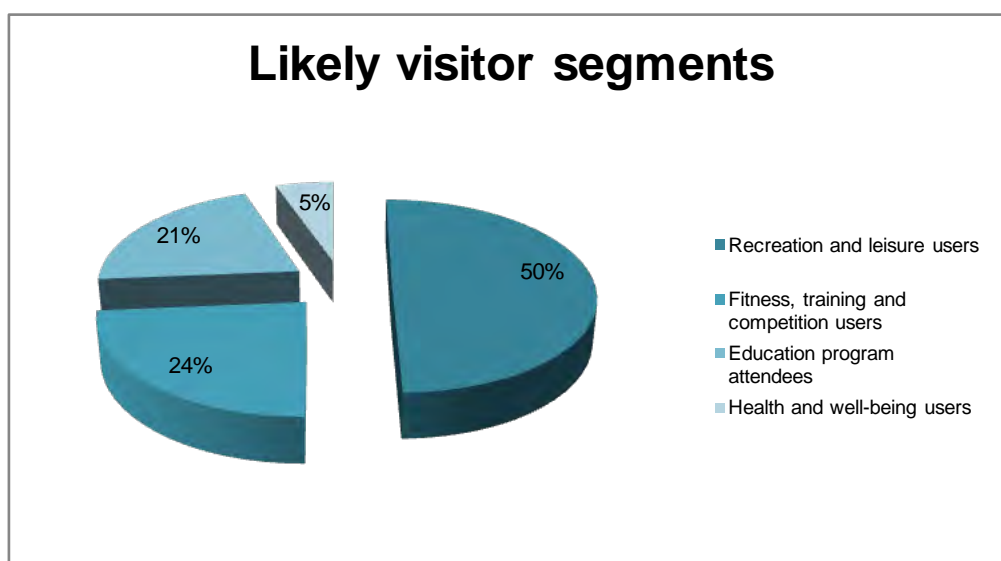
The learn to swim program at the BARC is currently impeded by the lack of available water space and scheduling issues during key times. The closure of the Riviera Aquatics Centre and increased demand on services at the BARC has been compounding these issues. The proposed redevelopment will provide this group with additional water space of an appropriate temperature, in the warm water pool, for younger swimmers to attend lessons which will also free up room in the 25m pool. This will enable more classes to be scheduled and the program to continue to grow.

### 10.6.4 Health and well-being users

Health and well-being users are a growing segment at the BARC, representing 5% of overall proposed attendances. Those attending the centre for health and wellness programs are generally aged between 20 and 65 and activities consist of warm water exercise, yoga, Tai Chi and Pilates programs. Spa and sauna attendees are also included within this category.

This small but growing segment is currently impacted by the lack of warm water. The proposed redevelopment will significantly advantage this group, providing necessary warm water and in Stage 2 freeing up the group fitness room for additional health and wellness programs.

**Figure 13** reflects the potential percentage breakdown of likely facility visitor segments for the BARC if the proposed redevelopment goes ahead.

**Figure 13: Breakdown of likely visitor markets for the BARC (post development)**

## 10.9 Identified priority groups for the BARC

The state government has identified a number of priority groups that are traditionally disadvantaged. This section provides an overview of the key priority groups that will benefit from the proposed redevelopment of the BARC.

### 10.7.1 Older adults

East Gippsland shire has an ageing population with 46.2% of the overall population in 2011 being aged 50 and above. This age group is the largest area of population growth within East Gippsland with this figure expected to increase to 47.3% by 2031. This is an additional 5,523 people. Figures for this group are even higher in the Bairnsdale SLA with 47% in 2011 and increasing to 52% in 2031, which equates to an additional 7,392 older adults in the Bairnsdale SLA so catering for the needs of this group in the proposed redevelopment of the BARC is crucial<sup>18</sup>.

This age group are already very active at the BARC representing a significant 26% of members (this figure does not include casual usage of the centre). The proposed warm water pool program pool will be important for this age group to participate in aqua aerobics and warm water classes, and improved health club and group fitness facilities in Stage 2 will enable expansion of existing dry programs.

It is expected that the proposed redevelopment of the BARC would increase usage of the centre by this age group significantly. In addition to member and casual usage of the warm water pool and programs conducted by centre staff, it is expected that local health services would also become key users of this pool.

Bairnsdale Regional Health Services are located less than five minutes from the centre. They have expressed a strong desire for the development of a warm water pool for their clients, and have indicated significant use for both their rehabilitation patients (both inpatients and outpatients), and for the residents of their 90 bed aged care facility which is onsite.

<sup>18</sup> Victoria in Future 2012

This is a group that will benefit significantly from Universal Design best practice design and management principles.

### **10.7.2 Young people**

One of the priorities in Council's Regional Youth Plan is to provide greater opportunities for young people to access public facilities. The BARC is located on the same land as the Bairnsdale Secondary College and is operated under a joint usage agreement between Council and the school (on behalf of DEECD). The centre is used by the school up to 13 times each week as part of their curriculum and Council runs a teen gym teen program to attract out of school hours usage. At the time of writing there were 28 teen gym members.

The proposed redevelopment at the BARC will provide more space in the pool after school for recreational use (this time is currently extremely busy with swim lessons leaving minimal lane availability for lap swimming and recreational use). Stage 2 will allow the expansion of the existing teen gym program with additional room in the health club and will expand the range of other programs they can participate in with the dedicated cycle room.

### **10.7.3 Children and families**

Children aged from 6 months to 12 years form a key age group for water familiarisation and learn to swim programs. Ensuring the competency and education of local children in pools and open water is a priority of Council and the redevelopment of the BARC provides a significant focus on creating opportunities for an expanded learn to swim program. This is particularly important with the closure of the Riviera Aquatics Centre which resulted in increased demand for lessons at the BARC.

Additional features to cater for children and families at the centre will include fun and interactive accessible children's water play area and outdoor children's play and bbq area, increased capacity for learn to swim lessons and birthday parties, continued vacation care, out of school hours care and childcare.

### **10.7.4 Access for all abilities**

The existing facilities at the BARC and are not very user friendly for people with a disability, some older people and people with injuries. The proposed redevelopment includes a warm water pool with ramp entry, improved centre layout and accessible change facilities. Disability agencies were a key contributor in the consultation phase and they strongly support the redevelopment of the facility as this would enable them to bring more of their clients more often.

The proposed concept design has been developed in line with current Universal Design best practice principles that promote access to all areas of the facility for everyone. By designing spaces, services and pools that are accessible to all, the range of programs and activities delivered through the centre can be significantly expanded to introduce new programs and activities dedicated to people with disabilities, parents and families, schools and older adults.

### 10.7.5 Women and girls

Women and girls are traditionally less represented in sport and physical activity so it is critical that they are catered for at aquatic and leisure facilities such as the BARC. The centre will cater for all women and girls through memberships and programs such as, learn to swim, teen gym, aqua aerobics, personal training, group fitness, cycle and health and wellness classes. Rooms such as the group fitness room and cycle room will provide opportunity for women's only sessions to be conducted, if this becomes a need.

Common barriers to women's participation that need to be taken into account include:-

- Program times that meet women's fragmented time availability e.g. avoid meal, work and school time commitments; and
- Sessional payment options rather than term or yearly costs

Key considerations around programming and facility management that will encourage females to participate include:-

- Access to networks and social interaction
- Opportunities to improve fitness
- A venue for safe and organised activity

With a large number of single parents in the Bairnsdale area, crèche and occasional care facilities will continue to be important, as will ensuring that the current concessional scheme and Free Friday Aquatics Nights initiative is maintained.

### 10.7.6 Socio economic disadvantage

In 2006 East Gippsland shire had many areas of disadvantage, with 56 of the 95 collector districts (59%) being in the bottom three deciles. 14 of these (15%), including areas of Bairnsdale and Lakes Entrance, were in the first decile (most disadvantaged), 26 (27%) in the second decile and 16 (17%) in the third decile<sup>19</sup>.

The shire, and in particular Bairnsdale SLA, has a lower median income and higher percentage of low income families than both Gippsland and Victoria<sup>20</sup> and the highest homeless rate in Gippsland (93 people per 10,000) and one of the highest rates in regional Victoria.<sup>21</sup>

In addition, East Gippsland shire has higher rates of unemployment (6.3%) than Regional Victoria (5.6%) and Victoria (5.4%) and higher rates of part time employment (40.4%) than Gippsland (37.5%), Regional Victoria (36%) and Victoria (33.5%). Their workforce participation rates (55.8%) are lower than Gippsland (59.6%), Regional Victoria (62.6%) and Victoria (64.8%).<sup>22</sup>

Concession attendances at the BARC are higher than general industry averages and Council's pricing and concessional policy and applicable discounts afforded to eligible users will be need to be retained in order to continue to serve the entire community.

<sup>19</sup> ABS Census data, 2006 (2011 data was not available at the time of writing)

<sup>20</sup> ABS Census data 2011

<sup>21</sup> Census of Population and Housing 2006; SAAP Client Collection 2006; National Census of Homeless School Students 2006

<sup>22</sup> ABS Census data, 2006 (2011 data was not available at the time of writing)

The redevelopment of the BARC will provide financially disadvantaged residents with access to a range of aquatic facilities during Council's Family Fun Days and Free Family Aquatics Friday Nights (refer to Section 8.8.2 for details of these initiatives).

### **10.7.7 Rurally isolated**

East Gippsland shire represents approximately 10% of the area of the State of Victoria with 20,931 sq km and 42 localities across the shire. The number of small localities and distance between them (up to three hours between towns) leads to geographical isolation and lack of adequate transport options with less households with 2 or more cars (54.4%) than Gippsland (55.1%).<sup>23</sup>

The existing facilities at the BARC do not cater very well for the needs of remote communities, with a lack of programmable space at appropriate times due to existing bookings and programs, and the lack of a warm water pool. Health providers in remote towns have expressed a desire for a warm water pool for their clients and indicated that they would be willing to organise buses to take their clients, or other interested members of the community, to the BARC to use these facilities. While this is a positive step forward, the number of seats these buses are limited which means that only a few people each week can benefit from this, making increased provision of public transport a priority so that additional people from rural communities can benefit from these facilities. Council have indicated a willingness to organise program times around bus services where possible.

With broader advertising across the shire, representatives from remote towns indicated that they would organise buses locally to take people from these towns to Council's Family Fun Days.

### **10.7.8 Indigenous people**

Lakes Aquadome currently run Mums'n'Bubs classes for the indigenous community. The proposed redevelopment of the BARC with additional water space would enable these sessions to run at the BARC. In addition, Council's Family Fun Days and Free family aquatics Friday nights provide a cost effective way for the indigenous community to access the aquatic facilities at the BARC.

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<sup>23</sup> ABS Census data 2011

## SECTION 11: COMMUNITY CONSULTATION

**Section 5** of this report includes a full overview of community consultation undertaken for both the Aquatics Strategy and the redevelopment of the BARC.

Key findings that relate specifically to the redevelopment of the BARC include the need for:-

- Additional water space at the BARC, in particular warm water for older adults, rehabilitation and infant swim lessons and accessible interactive children's water play
- Improved change and disability facilities at the BARC
- A community meeting room that can be used by key user groups and other community groups
- Additional office space and storage (both staff and user group)
- Expanded and health club and dedicated cycle room with a long term need for a larger group fitness room
- An improved reception and cafe area
- Additional car parking

In addition to specific facility requirements, other relevant findings included:-

- The need for improved transport connections so that people can access facilities
- The need for affordable opportunities for people to participate to encourage access by the entire community
- The opportunity for Council to work with outlying communities to provide services



## SECTION 12: SITE ANALYSIS

Site characteristic	Site analysis comments
<b>Existing site facilities</b>	The site currently houses the BARC which has a 25m pool, toddler's pool, spa and sauna, health club, group fitness room, childcare centre and a three court stadium.
<b>Key existing connections</b>	<p>There are a number of key connections for the proposed site, these include:-</p> <ul style="list-style-type: none"> <li>▪ Bairnsdale Secondary College is located on the same land with their junior school to the north and senior school to the south. The school's long term plans are to relocate the junior school and combine the junior and senior campuses</li> <li>▪ The Forge Theatre is part of the BARC building with a separate entrance. This is managed by a separate area in Council</li> <li>▪ Wetlands directly behind the BARC</li> <li>▪ West Bairnsdale oval (on the other side of McKean Street)</li> <li>▪ Netball courts located to the west of the junior school campus</li> </ul>
<b>Land ownership and zoning</b>	<p>The site is crown land and zoned Public Use Education (PUZ2).</p> <p>The BARC is operated under a joint usage agreement between DEECD and Council.</p>
<b>Planning overlays</b>	There are no current planning overlays on this site.
<b>Estimated land area</b>	Approximately 17,384sqm.

Aerial image of the existing the BARC site with identified precinct property boundaries. Proposed development area is marked within the red outline.



Site considerations	Comments
<b>Site considerations</b>	<ul style="list-style-type: none"> <li>▪ The facility is land locked to the west</li> <li>▪ Current ground and soil conditions are unknown at this time and may influence design, development and overall costs</li> <li>▪ There will be an increase in traffic flow and car parking requirements commensurate with increased facility usage but additional car parking is expected to meet this demand during normal business operations. Multiple events held at the BARC and Forge Theatre may necessitate street parking</li> <li>▪ Signage and way finding will be important due to the number of facilities co-located on the site and multiple entrances</li> </ul>
<b>Transportation</b>	<p>The facility is accessible to the public by bus, car, bicycle, scooter and foot, although it is located some distance from the central business district.</p> <p>The location of the facility and lack of public buses stopping at the facility make it difficult for many residents who do not have a car to access the centre. Additional bus services to the BARC that cater for the public would significantly improve access to the facility (refer to <b>Section 6.8.1</b> for details of existing bus services).</p>
<b>Overall site capability</b>	Design options prepared indicate that the site is capable of providing the necessary facilities and services to house the proposed development option.

## SECTION 13: DEVELOPMENT CONSIDERATIONS FOR THE BARC

This section of the report provides an overview of the design and development concept for the BARC. It provides an overview of the proposed development option including estimated probable development costs.

A number of different options were considered as part of this feasibility project to meet community needs. These were all based on research undertaken and Council's other strategic priorities for aquatic facilities e.g. the redevelopment of the Bairnsdale Outdoor Pool.

The preferred option is most closely aligned with the consultation findings and demographic profile of the area, and fits in with both the master plan for the Bairnsdale Secondary College and plans for the proposed East Gippsland Sport and Recreation Precinct. Implementation of the preferred option has been staged to enable the timing of works to be achieved within Council's strategic resource plan.

Universal Design best practice principles have been applied to the proposed designs to ensure that the facility is inviting and accessible to the whole community. These principles will flow through to the management and programming of the facility which will maximise programming opportunities and participation at the centre.

### 13.1 Preferred development option

The range of facilities and services for the proposed facility are outlined in **Section 6.7.1** and are aimed at providing a broad range of leisure and recreation opportunities for the community. Centre management and operational budgets have been built around the provision of this range of facilities and services.

#### 13.1.1 Development considerations

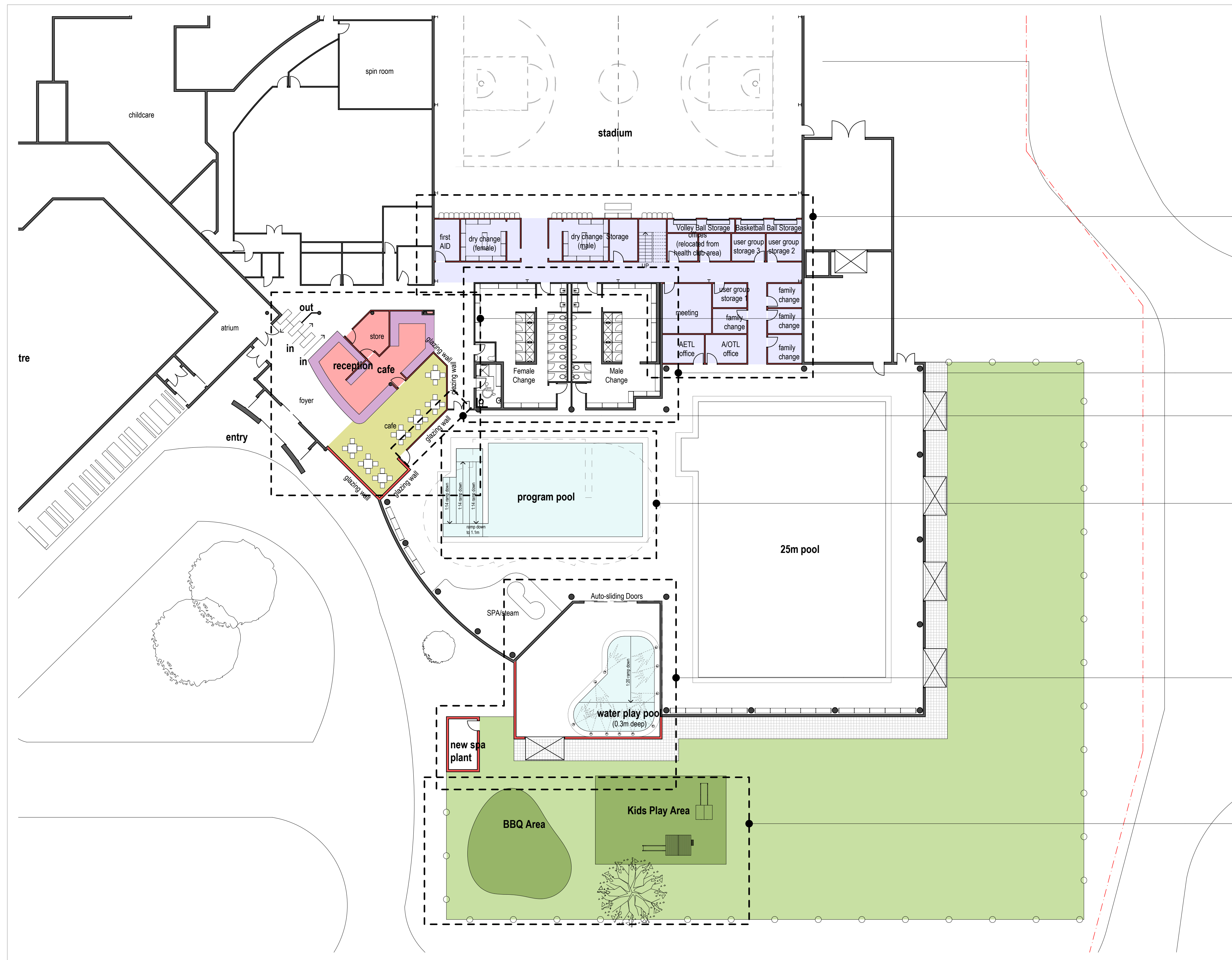
There are a number of development considerations when looking at redevelopment of the BARC to incorporate the additional services that have been identified through the feasibility study. These include:-

- Designated land agreed for development by DEECD and associated costs with developing on that land
- Possible future development of the East Gippsland Sport and Recreation Precinct which would be located in the same precinct
- Ensuring that any proposed redevelopment would provide Council with the greatest opportunity to attract government funding and be financially achievable
- Current usage and providing a mix of facilities that best meet future needs of residents
- Ongoing operational costs

### 13.1.2 Design considerations

There are a number of design considerations to take into account for the proposed redevelopment, these include:-

- To provide an outdoor feel and dedicated outdoor family area close to the children's water play area
- To provide intuitive wayfinding for the multiple facilities located on this precinct
- Managing traffic flow for different areas within the centre so in line with Universal Design best practice principles and enables Council to accurately record attendances
- Focusing on the delivery of core services as identified through the feasibility process while maintaining flexibility in building design to meet future demand
- To look at overall centre needs including expansion of the health club and the inclusion of a cycle room within the confines of the available land



Change Existing Stadium Course, Seating Area and Pool Storage Area to New Offices and Amenities

Extend Foyer Area to Have Access Control and Larger Cafe Area

Upgrade Existing Amenities

Relocate Glazing Wall to Larger Pool Area

Change Existing Leakers Pool to New Program Pool 14mX8.5m with Access Ramp

Extend Outdoor Area to Build Warm Water Play Pool & Plant Room

Create Outdoor Family Play and BBQ Area

**FEASIBILITY STUDY**

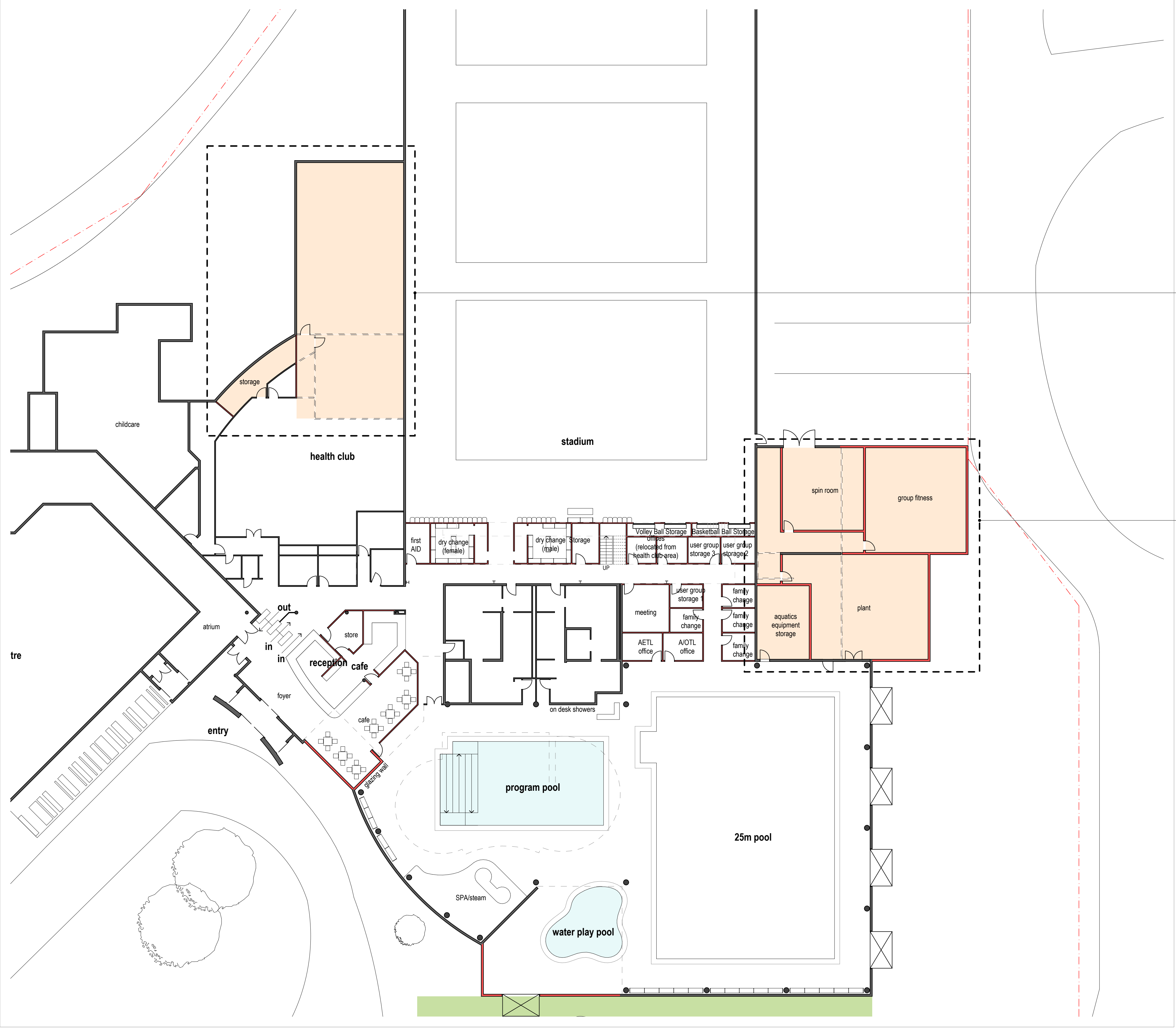
2015084A112E-Stage 1 Floor Plan



**LIFE DESIGN ARCHITECTURE**  
architecture | master planning | urban design | interior design

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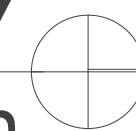


Health Club Renovation and Extension

Health Club Extension

## FEASIBILITY STUDY

2015084A113E-Stage 2 Floor Plan



LIFE DESIGN ARCHITECTURE

architecture | master planning | urban design | interior design

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### 13.1.3 Facility component comparison – existing vs. proposed

**Table 45: Comparison of existing and proposed facilities**

Facility Components	Existing	Option 1	Comments
25m indoor pool	✓		
Warm water pool		✓	
Accessible interactive water play		✓	There is currently only a toddlers pool
First aid	✓	✓	
Wet change rooms	✓	✓	
Dry change rooms	✓	✓	
Accessible change room	✓	✓	Existing one is insufficient
Family change rooms		✓	
Pool storage	✓	✓	Larger store room required
Plant room / chemical store	✓	✓	
Stadium storage	✓	✓	More storage space required
User group storage		✓	Dedicated storage for key user groups (including swim club)
Reception (including storage)	✓	✓	
Café (including storage) & café seating	✓	✓	Additional seating
Creche	✓	✓	No change to this area
Health club (including office and store)	✓	✓	Larger area
Group Fitness	✓	✓	No change to this area
Spin room		✓	
Staff offices	✓	✓	Same office space, different location
Staff room	✓	✓	
Meeting room		✓	Multipurpose room used for meetings, swim club and school change area
<b>External Areas</b>			
Family/bbq area		✓	
Additional outdoor area		✓	
Creche - external play	✓	✓	



### 13.1.4 Facility component summary

**Table 46: Proposed component summary for the BARC**

Facility Components	Estimated m2 area	
	Stage 1	Stage 2
Warm water pool	115	
Accessible interactive water play	50	
First aid	13	
Wet change rooms	195	
Dry change rooms	75	
Family change rooms	31	
Storage (aquatic, stadium ,user group)	91	
Plant room / chemical store (including existing)	91	
Meeting room	22	
Staff offices	18	
Staff room	18	
Reception (including storage)	33	
Café (including storage) & café seating	54	
Health club (including office and store)		300
Spin room		59
Group Fitness room		102
<b>Total internal areas</b>	<b>806</b>	<b>461</b>

### 13.1.5 Estimated probable capital costs

Capital development costs are estimated at \$6,055,551 for Stage 1. **Appendix 3** provides a full breakdown of construction costs by component, including square metre rates and allowances assumed.

The table below details the estimated capital cost for development.

**Table 47: Capital cost estimate for redevelopment of the BARC – Stage 1**

Stage 1 - Development Components	Estimated probable capital costs
Total building works	\$ 2,245,300
Total swimming pools	\$ 1,909,000
Total external works and services	\$ 715,201
ESD and contingencies	\$ 541,000
Allowances and professional fees and charges	\$ 645,050
<b>Total estimated probable development costs</b>	<b>\$ 6,055,551</b>

*It should be noted that these costs are exclusive of GST and have a number of exclusions which are outlined in **Appendix 3**.*

## 13.2 Facility use overlays

From the priority groups identified earlier, the following facility floor plan overlays of key facility usage areas for the following target visitor groups have been prepared:

- Children and families
- Youth
- Adults
- Older adults
- Clubs and community groups
- Access for all abilities.

Shading of areas represents the main areas of the redeveloped facility each identified target group is mostly likely to use on a regular basis.

Refer to **Appendix 5** for full size overlays.

## 13.3 ESD considerations

Council has a target of reducing energy consumptions by 50% in five years and the redevelopment of the BARC is a critical project to assist in this target.

The BARC is currently Council's second biggest consumer of energy (with public street lighting the biggest). Funds will be used to slash electricity and gas costs and reduce carbon emissions through the Bright Futures program.

Works to the value of \$1,026,331 that are currently being installed include:-

- Pool blankets which save up to 30% of energy used to heat a pool
- Energy-smart lighting, such as LED, we will slash lighting costs and emissions by over half. The current high bay lights in the basketball courts and over the pool deck use 440 watts and will be replaced with LEDs, which we estimate will use two thirds less energy.
- A cogeneration system: significant financial and emissions savings will be made by generating electricity on site using a cogeneration unit. The cogeneration unit will use natural gas to generate electricity

Council has also been successful in obtaining \$681,021 through the Community Energy Efficiency Program for ESD initiatives that will be implemented prior to the Stage 1 development.

Importantly a by-product of electricity production is 'waste' heat. This heat will be used to heat pool water and the indoor air, while the electricity will be used to power lighting and pumps. Electricity from natural gas has significantly lower carbon emissions than from coal powered electricity from the grid.

A range of ESD initiatives have been considered through concept plan development for the BARC. Opportunities exist to introduce a range of environmentally friendly and efficient materials and equipment into architectural, water treatment, electrical, hydraulic and mechanical services associated with the facility.

Further initiatives have been included within the proposed concept design. Specific initiatives will be factored into the detailed design of the project and will be assessed and incorporated based on budget availability and overall benefit to the Centre, the users, the environment and the operational bottom line (e.g. Council's ongoing subsidy).

## 13.4 Universal Design considerations

**Section 6.8.2** of this report outlines the principles and goals of Universal Design best practice principles. Council understands the importance of Universal Design and aims to develop a facility that is both accessible and attractive to the entire community. The Department of Planning and Community Development's Strategic Project Manager has been an integral part of the design process and has worked closely with the project consultants, architects and Council to ensure that the proposed design addresses the critical elements of a Universal Design principles.

Incorporating Universal Design into future planning for this facility will be important and Council should ensure that these principles are included in the detailed design phase and subsequent facility fit out to ensure that the built environment is in line with these principles. The development of a management plan to ensure that ongoing management and programming also reflect these principles will also be important.

## 13.5 DEECD considerations

As outlined in **Section 12** DEECD owns the land on which the BARC has been built, and the existing facility operates under a joint usage agreement between Council and DEECD.

An important part of any proposed development for Stage 2 will be for Council to obtain approval from DEECD to expand the BARC and for this to be reflected in the joint usage agreement.

## SECTION 14: MANAGEMENT AND OPERATIONS

### 14.1 Preliminary operating budget

To determine the viability of the proposed redevelopment of the BARC, a five year probable operating budget has been prepared with optimistic and pessimistic scenarios included for each year of operation. Financial figures and estimated participation levels used in budget preparation are considered conservative.

Assumptions made in the development of the operational budget are in line with Council's indicative timeframes which would see Stage 1 complete in 2017/18.

The baseline figures represent the expected performance of the Centre, with the optimistic scenario including a 15% increase in income and associated increases in expenditure and the pessimistic scenario including a 15% reduction in income and associated expenditure reductions. Relevant fixed costs have been retained through all levels of scenario analysis. Refer to **Table 49** for an overview of these figures.

There are limitations to the operating budget provided and it should only be used as a general operating guide. Figures presented have been prepared from a detailed review of the existing operating budget and attendance statistics in line with demographic and participation statistics for Bairnsdale and East Gippsland shire. Consultation with Council staff has been undertaken to refine costs and to 'reality check' the proposed budget.

**Table 48: Probable operating budget**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Income	2017/18	2018/19	2019/20	2020/21	2021/22
Optimistic	\$ 2,092,195	\$ 2,294,129	\$ 2,384,803	\$ 2,583,285	\$ 2,724,338
Baseline	\$ 1,819,300	\$ 1,994,895	\$ 2,073,742	\$ 2,246,335	\$ 2,368,990
Pessimistic	\$ 1,546,405	\$ 1,695,661	\$ 1,762,680	\$ 1,909,384	\$ 2,013,641
Expense	2017/18	2018/19	2019/20	2020/21	2021/22
Optimistic	\$ 2,721,245	\$ 2,798,446	\$ 2,913,244	\$ 3,043,792	\$ 3,163,558
Baseline	\$ 2,562,010	\$ 2,680,703	\$ 2,789,624	\$ 2,913,012	\$ 3,026,858
Pessimistic	\$ 2,319,834	\$ 2,477,182	\$ 2,578,054	\$ 2,691,969	\$ 2,796,814
Net Operating Result	2017/18	2018/19	2019/20	2020/21	2021/22
Optimistic	\$ (629,049)	\$ (504,317)	\$ (528,441)	\$ (460,507)	\$ (439,219)
Baseline	\$ (742,710)	\$ (685,808)	\$ (715,883)	\$ (666,677)	\$ (657,868)
Pessimistic	\$ (773,428)	\$ (781,521)	\$ (815,373)	\$ (782,585)	\$ (783,173)

### **14.1.1 Budget income highlights**

Fees and charges are based on 2012/13 Council fees and charges with a 4.25% increase each year, as directed by Council.

#### ***Aquatics income***

45% of overall income in Year 1 is derived from aquatics income which is made up of casual swims and multi visit passes, learn to swim, aqua aerobics, swim club, school and community bookings. Attendances for casual swim and multi visit passes are based on a 5% increase due to population projections and a further 1% increase in Year 1 based on increased usage of the warm water pool and accessible interactive children's water play.

The percentage of adult, child/concession and family swims has been calculated using existing attendance trends as there is an exceptionally high percentage of child/concession swims. This is most likely representative of the demographics of the area and will ensure that the centre will continue to meet the needs of the local community.

#### ***Learn to swim income***

Learn to swim enrolments in 2012/13 represented 11% of the catchment for this age group. Forward projections for the proposed redevelopment have been based on 12% of the catchment. This increase is due to expected population growth and the addition of the warm water pool which will provide an ideal environment for infant lessons and also free up space in the 25m pool to allow additional lane space at peak times.

Learn to swim is an important income stream for the centre, representing 60% of all aquatics income.

#### ***Dry facility income***

Dry facility income includes health club, group fitness, crèche, vacation care, stadium usage and other dry programs. Dry attendances represent 46% of the anticipated attendances in Year 1, with slow growth projected across the health club and group fitness.

#### ***Memberships***

Membership assumptions are based on the existing split of memberships (42% health and wellness, 30% corporate, 15% older adults, 10% aquatic and 3% teen). Health and wellness and corporate memberships are projected to increase by 1% increase in 2016/17, then to remain consistent until the completion of Stage 2 as the dry facilities reach capacity.

Aquatic memberships are expected to grow by 2% for the next two years with a 1% increase in Year 1, a 2% increase in Years 2 and 3 and 1% increase in Years 4 and 5.

#### ***Secondary spend income***

Secondary spend income is comprised of café and merchandise income. Cafe income is based on the 2011/12 secondary spend per visit figure of \$0.56 with merchandise being based on existing sales plus CPI increases and 3% growth in Year 1 with 2% growth in all other years.

### 14.1.2 Expenditure highlights

Expenditure has been budgeted conservatively to ensure a prudent approach to cost management is taken. More aggressive budgets and expenditure control can be undertaken through detailed design and construction phases.

The following key expenditure assumptions and considerations have been drawn into budget preparation:

- Maintenance costs are assumed at 0.9% for the first 3 years then increasing to 1% from Years 4 to 9 and 1.5% from Year 10 onwards. Maintenance costs are based on the existing value of the BARC and the capital cost of the redevelopment of Stage 1
- The staffing structure for this centre is based on Council's existing current staff structure with additional staff as required to provide the additional service
- An increase in marketing expenses to promote the new facility to the community and meet income and attendance targets
- CPI increase each year of 3.5%
- Wage increase of 4% each year in line with Council's EBA
- Electricity is based on an annual increase of 6%, gas is 5% and water is 11%. It should be noted that cost savings have been included for the introduction of the cogeneration system in Stage 1
- Staff training is based on 3.5% of staff wages as advised by Council
- Insurance and grounds maintenance costs have not been included in this budget

### 14.1.3 Budget summary

The probable operational budget for the BARC redevelopment would see Council's Year 1 subsidy of the facility at \$742,740, which is a reduction of \$42,239 to the 2013/14 subsidy.

This reduction has been achieved through a combination of increased income due to learn to swim programs and memberships, and a reduction in expenditure due to reallocation of wages and reduced utility costs.

The total probable net subsidy required by Council over the first five years of operation is \$3,468,946, which is an average of \$693,789 annually.

## SECTION 15: LIKELY FUNDING SOURCES

This section of the Feasibility Report provides a summary of potential project funding avenues relevant to the preferred development option outlined in **Section 13**.

### 15.1 Government grant programs

#### 15.1.1 Better Pools Funding Program

At the time of writing the Sport and Recreation Victoria '*Better Pools*' program is the key government grant source that may provide a funding contribution towards the redevelopment of the BARC. This program contributes to the provision of high quality and accessible community sport and recreation facilities across Victoria. In recent years the '*Better Pools*' and associated '*Seasonal Pool Renewal*' programs have contributed more than \$46 million annually into aquatic centre development and improvement projects across Victoria.

Under the program criteria, maximum grants of up to \$3 million will be provided to aquatic and leisure centre development projects. In the context of East Gippsland shire, a funding ratio of \$1 from SRV to every \$1 of local funding would be required to support state government investment. To achieve maximum grant funding, a minimum local commitment of \$3 million would be required.

The *Better Pools Program* is extremely competitive and is targeted towards projects that can demonstrate the improvement of access and participation opportunities for communities, as well as demonstrate a justified need within the local and municipal community. Collaboration through planning and enhancing community, and education partnerships through ongoing facility operation, are also critical to accessing this funding.

#### 15.1.2 Community Energy Efficiency Program

The Community Energy Efficiency Program is a merit-based grant program established by the Commonwealth Government to provide matched funding to local Councils and non-profit community organisations to undertake energy efficiency upgrades and retrofits to Council and community-use buildings, facilities and lighting.

The objectives of the Community Energy Efficiency Program are to:

- Support a range of local Councils and community organisations to improve the energy efficiency of different types of non residential council and community use buildings, facilities and lighting
- Demonstrate and encourage the adoption of improved energy management practices within Councils, organisations and the broader community.

The government has allocated \$200 million to this fund between 2012 and 2016 with 63 round one applicants being successful in June 2012, a total of \$42 million. Council was successful with their funding submission of for \$681,021 for cogeneration and lighting at the BARC as part of round 2 of this program which closed in February 2013.



Council was successful with their funding submission of \$681,021 for cogeneration and lighting at the BARC as part of round 2 of this program. Council is adding a further \$345,310 cash to undertake this \$1,026,331 project.

## 15.2 East Gippsland Shire Council contribution

A significant contribution from the East Gippsland Shire Council will be essential in meeting funding requirements for the proposed redevelopment. This is a priority project for Council with an allocation of \$2,996,370 for this redevelopment in the 2016/17 and 2017/18 capital works budget as well as \$515,187 for detailed design.

## 15.3 Probable funding scenario for the BARC Stage 1 development

The table below sets out the possible funding scenarios for proposed Stage 1 redevelopment at the BARC.

**Table 49: Funding scenarios for the BARC redevelopment - Stage 1**

Council contribution	\$ 3,055,551
State government funding (Better Pools Funding)	\$ 3,000,000
<b>Total project cost</b>	<b>\$ 6,055,551</b>

**Table 49** demonstrates that Council has the financial capacity to undertake this redevelopment if it is successful with the State Government funding.

## SECTION 16: PRELIMINARY FEASIBILITY FINDINGS

The need to undertake a Feasibility Study was identified as one of 11 key items to come out of the Aquatic Strategy, with the BARC being identified as the best location for an aquatic facility that could best maximise use in the shire.

This section contains a number of critical findings and highlights important considerations in understanding the aquatics needs of East Gippsland residents and assessing the feasibility of the proposed development at the BARC.

### 16.1 Basis for future development at the BARC

The proposed redevelopment of the BARC has strong support from the community and is a priority project for Council with funds for the Stage 1 development in their 2016/17 and 2017/18 capital works plan.

Redevelopment of this facility will help Council to achieve a number of their strategic priorities such as increasing physical activity, health and wellbeing and social connectedness, as well as providing key facilities and services that meet community needs.

Being located in shire's main population centre, the BARC is Council's most significant aquatic and leisure facility. The existing capacity issues and the shire's changing and growing population make this development crucial for Council.

The proposed development options meet the long term needs of the community while providing a flexible design where components can be used by key target groups. The addition of a warm water pool and an interactive children's water play area, along with the existing 25m pool and spa and sauna provide a range of aquatics facilities that are flexible in their use and that will be adequate to meet the long term needs of the community.

Improved change rooms and reception area are an important addition to improve customer flow throughout the centre and make the centre easily accessible for the entire community.

An outdoor area including a family BBQ zone with all abilities access and a larger cafe with seating area will help to promote social interaction.

Dry facilities such as a larger health club, group fitness room and dedicated cycling room will be important to allow for future growth, while the multi use community meeting room and user storage will cater well for key users of the facility. Applying Universal Design best practice design and management principles to the facility will ensure that the facility is accessible to the whole community.

The proposed development will also replace ageing infrastructure with new facilities that will serve multiple uses.

## 16.2 Implications of future development of the BARC

### 16.2.1 Capital costs

This project is a key priority for Council, who have allocated \$3,055,551 million to Stage 1 of the project in their 2016/17 and 2017/18 capital works budget.

### 16.2.3 Community Impact

The redevelopment of the BARC will meet long term community needs for additional water space and specifically for a warm water pool. The proposed facility is expected to attract 230,981 visits in Year 1. Over the first five years of operation attendances are projected to increase by a further 15%.

The new facilities will meet the needs of residents and encourage priority groups that may otherwise be disadvantaged to use the facilities, such as people with disabilities, women, young people, older adults, people with socio economic disadvantage, in rural communities and the indigenous community.

### 16.2.4 Access to facility

As outlined in the Aquatic Strategy, access to this facility is a key barrier for a lot of residents. The development of a shire wide Transport Strategy will help to address some of these issues for residents.

## 16.3 Key recommendations

Key recommendations for the redevelopment of the BARC include:

1. Additional warm water space for older adults, rehabilitation and infant swim lessons. (33 to 35oC), this additional space will also lessen pressure on the current 25m pool (28 to 30oC).
2. Accessible children's interactive water play.
3. A community meeting and training room that can be used by key user groups and community groups.
4. Additional and improved change rooms and amenities to cater for families and all abilities patrons.
5. Additional office space and storage for both staff and user groups.
6. An improved reception and café area.
7. Additional car parking.
8. The need for improved transport connections, so people can better access the facility.
9. The need for affordable opportunities for people to participate in aquatic activities at the BARC, to encourage greater access for the broader community.

# APPENDICES

## Appendix 1: List of stakeholders consulted

### Community

- Members and users of the BARC and Lakes Aquadome
- General community members

### Schools

- All primary and secondary schools in the shire

### Sporting Groups

- East Gippsland Waterdragons
- Riviera Triathlon club
- Bairnsdale basketball club
- Bairnsdale volleyball club
- Wy Yung sporting clubs
- Swifts Creek sporting clubs
- Mallacoota sporting clubs
- Orbost sporting clubs

### Government Agencies

- Sport and Recreation Victoria
- Department of Planning and Community Development
- Department of Education and Early Child Development
- Department of Primary Industries

### Community Groups and Organisations

- Local health services and bush nursing centres
- Orbost heated pool committee
- Disability agencies
- Retirement villages
- Indigenous community
- Education providers

### **State and Regional Sporting Bodies**

- Gippsland Swimming
- Swimming Victoria

### **Other Councils**

- Wellington Shire Council
- Bega Shire Council
- Latrobe City Council
- Bonang Shire Council

## Appendix 2: List of documents reviewed

The following documents were reviewed as part of this study:-

- East Gippsland Long Term Community Vision (2030)
- Draft Council Plan 2013-2017
- Gippsland Regional Development Strategy 2006
- Gippsland Regional Plan Priorities
- Our Place, Our Plan, Our Future – Implementation Framework
- East Gippsland Community Wellbeing Plan
- East Gippsland Primary Care Partnership Health Promotion – Physical Activity Plan
- East Gippsland Positive Ageing Strategy
- East Gippsland Regional Youth Plan
- Feasibility Study for the Provision of a Warm Water Exercise Pool
- Bairnsdale Outdoor Pool Business Case 2010

# Bairnsdale Aquatic & Recreation Centre

## Concept Cost Plan

(Costs in July 2015 Prices)

QS REF: me20695

Date: 6/08/2015

Function	area m2	rate \$/m2	Stage 1	
			cost \$	
<b>Alteration / Demolition</b>				
Allow to modify Weights gym / Womens Gym / Offices for new Health Club	384	\$ 65		
Allow to demolish Dry Change	70	\$ 240	\$ 16,800	
Allow to modify Pool Plant	86	\$ 300	\$ 25,800	
Allow to demolish Pool Store	26	\$ 90	\$ 2,340	
Allow to Demolish existing seating area for new Dry Change, Storage etc	204	\$ 120	\$ 24,480	
Allow to demolish Kiosk at foyer area	35	\$ 120	\$ 4,200	
Allow to demolish Store at foyer area	9	\$ 120	\$ 1,080	
Allow to demolish Control area at foyer area	21	\$ 150	\$ 3,150	
Allow to modify Café	50	\$ 600	\$ 30,000	
<b>Change / Store / Office</b>				
Dry Change	75	\$ 2,400	\$ 180,000	
Family Change	31	\$ 2,400	\$ 74,400	
First Aid	13	\$ 1,200	\$ 15,600	
Meeting	22	\$ 1,200	\$ 26,400	
Office	21	\$ 1,500	\$ 31,500	
Office relocated from Health club area	15	\$ 1,500	\$ 22,500	
Plant - extension to existing building	56	\$ 1,200	\$ 67,200	
Plant - in the existing building	35	\$ 650	\$ 22,750	
Storage	91	\$ 1,200	\$ 109,200	
Corridor	74	\$ 1,200	\$ 88,800	
On deck Showers	7	Allow	\$ 15,000	
<b>Reception Area</b>				
Reception	23	\$ 2,400	\$ 55,200	
Staff	18	\$ 1,600	\$ 28,800	
Store	10	\$ 1,200	\$ 12,000	
Café	24	\$ 2,600	\$ 62,400	
Café equipment	Allow		\$ 30,000	
Allow for change to ticketed entry	Allow		\$ 60,000	
Café seating - extension	30	\$ 3,300	\$ 99,000	
Allow for connection to existing building	Allow		\$ 50,000	
<b>Health Club</b>				
Health Club	289	\$ 750		
Health Club office	9	\$ 1,500		
Health Club storage	10	\$ 1,500		
Spin room	59	\$ 900		
Allow to demolish existing structure	83	\$ 120		
Spin Room	83	\$ 2,100		
Group Fitness	102	\$ 2,100		
Allow for connection to existing building	Allow			
<b>Pool Hall</b>				
Relocate glazed wall to pool hall entry	Allow		\$ 100,000	
Program pool hall - modification to existing building incl demolish existing leisure pool and make good floor	384	\$ 1,300	\$ 499,200	
Water play pool hall - extension	125	\$ 2,700	\$ 337,500	
Allow for connection to existing building (waterplay)	Allow		\$ 150,000	
<b>Total Building Works</b>	<b>2,574</b>	<b>\$ 872</b>	<b>\$ 2,245,300</b>	
Program pool incl ramp	Allow		\$ 900,000	
Waterplay pool	Allow		\$ 400,000	
Waterplay equipment - splashpark / splashdecks	Allow		\$ 300,000	
Miscellaneous: backwash tank, excavation, BWIC etc	Allow		\$ 60,000	
Preliminaries on Pools			\$ 249,000	
<b>Total Pools</b>			<b>\$ 1,909,000</b>	
<b>External Works &amp; Services</b>				
Site Preparation	Allow		\$ 42,225	
Family BBQ outdoor area	1,873	\$ 150	\$ 280,950	
Allowance for external landscaping and furniture	Allow		EXCLUDED	
Allow for diversion of existing services	Allow		\$ 83,146	
Allowance for External Services	Allow		\$ 308,880	
<b>Total External Works &amp; Services</b>			<b>\$ 715,201</b>	
<b>Construction Cost</b>			<b>\$ 4,869,501</b>	
ESD initiatives			CEEP	
Design Contingency		5.0%	\$ 264,000	
Construction Contingency		5.0%	\$ 277,000	
<b>Sub Total</b>			<b>\$ 541,000</b>	
Professional Fee Allowance		9.0%	\$ 486,945	
Authority Fees & Charges	Allow		\$ 58,105	
Substation contribution	Allow		\$ 100,000	
<b>Sub Total</b>			<b>\$ 645,050</b>	
<b>Total Cost By Stage</b>			<b>\$ 6,055,551</b>	
<b>Total Project Cost in today's prices</b>			<b>\$ 6,055,551</b>	

### Exclusions:

GST	Retractable roof to external pool area
ESD initiatives to Future Outdoor Aquatics Stage	Soft Landscaping and external furniture
Land, legal, marketing and finance costs	Active IT and telephone equipment
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Gym equipment or other leased equipment	Staging Allowances
Adverse soil conditions incl. excavation in rock, contaminated soil	Upgrading of existing authority services infrastructure
Piers / Piling	Public Art
Carbon Tax	Upgrading existing electrical supply incl substation
Cost Escalation beyond July 2015	Pool equipment including boom to 50m pool, pool blankets
FF&E	Council / Client costs
Geothermal Initiatives	No allowance for relocation of plant for Future Stage
Stadium	External pool and external amenities
Diversion of existing road to north of building	Anti Drowning Software



## Appendix 4: Energy efficiency upgrades at the BARC

Recreation centres are the highest energy using facilities run by East Gippsland Shire Council (EGSC). Energy audits identified areas where significant savings could be made.

EGSC where successful in an application to the Australian Government under the Community Energy Efficiency Program (CEEP) to undertake upgrades to the BARC

The Australian Government are contributing \$680,000 and EGSC \$345,000 to this project.

The project aims to reduce energy costs and emissions through the use more efficient heating and lighting systems.

The upgrades at the BARC include:-

### **New LED lighting**

New LED lighting in the basketball courts and the pool area.

We will be changing around 100 high bay lights from 400W metal halides to 150W LEDs. The reduction in wattage is a significant saving and the use of motion sensing and daylight sensing will realise even greater savings.

### **Pool Blankets**

New automated pool blankets will reduce heat losses overnight when the pool is closed. Most of the heat loss actually occurs through evaporation. We can expect to reduce heat demand by as much as 25% through the use of pool blankets.

### **New air and water heating system**

The pool heating system is to be extensively upgraded. Upgrades will include:-

**New mylar heat recovery wheels.** It is important that there are regular air changes in a swimming pool hall. Exhausted pool air passes through the heat wheels and up to 90% of the sensible heat is transferred to the incoming air. Again this significantly reduces heat demand.

**New modulating condensing cascading hot water boiler.** One of the old atmospheric boilers will be removed and replaced with a high efficiency modern boiler. These boilers preheat water in the flue system to recover heat from what would otherwise be exhaust gas. They also have the ability to operate at low outputs at high efficiency as well when at higher outputs. The boiler actually consist of a number of smaller boiler that ramp up or cascade as demand rises and falls. These features add up to less gas usage for a given heat output. Even the condensate output from the flues can be used to help maintain pool pH and reducing the requirement for bottled carbon dioxide to maintain pool pH.

**New variable speed drives (VSD) for the main pool pumps.** VSD's vary the flow of water through the system rather than cycling on and off. This saves electricity amongst other things.

**Removal of four direct air furnaces.** The current air heating system runs using four separate gas furnaces. These are old and inefficient. The new system will use water heat loops from the new boiler system. This can be controlled to maintain temperature within a narrow band rather than heating air up to a high temperature, switching off, cooling back to well below the mean temperature and then firing back up.

## **Cogeneration**

A natural gas fuelled turbine will be installed to generate electricity for the BARC site. The waste heat from the turbine will be utilised in the pool heating system. This combined heat and power system CHP has significant advantages in reducing our emissions.

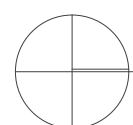
## **Building Management System (BMS)**

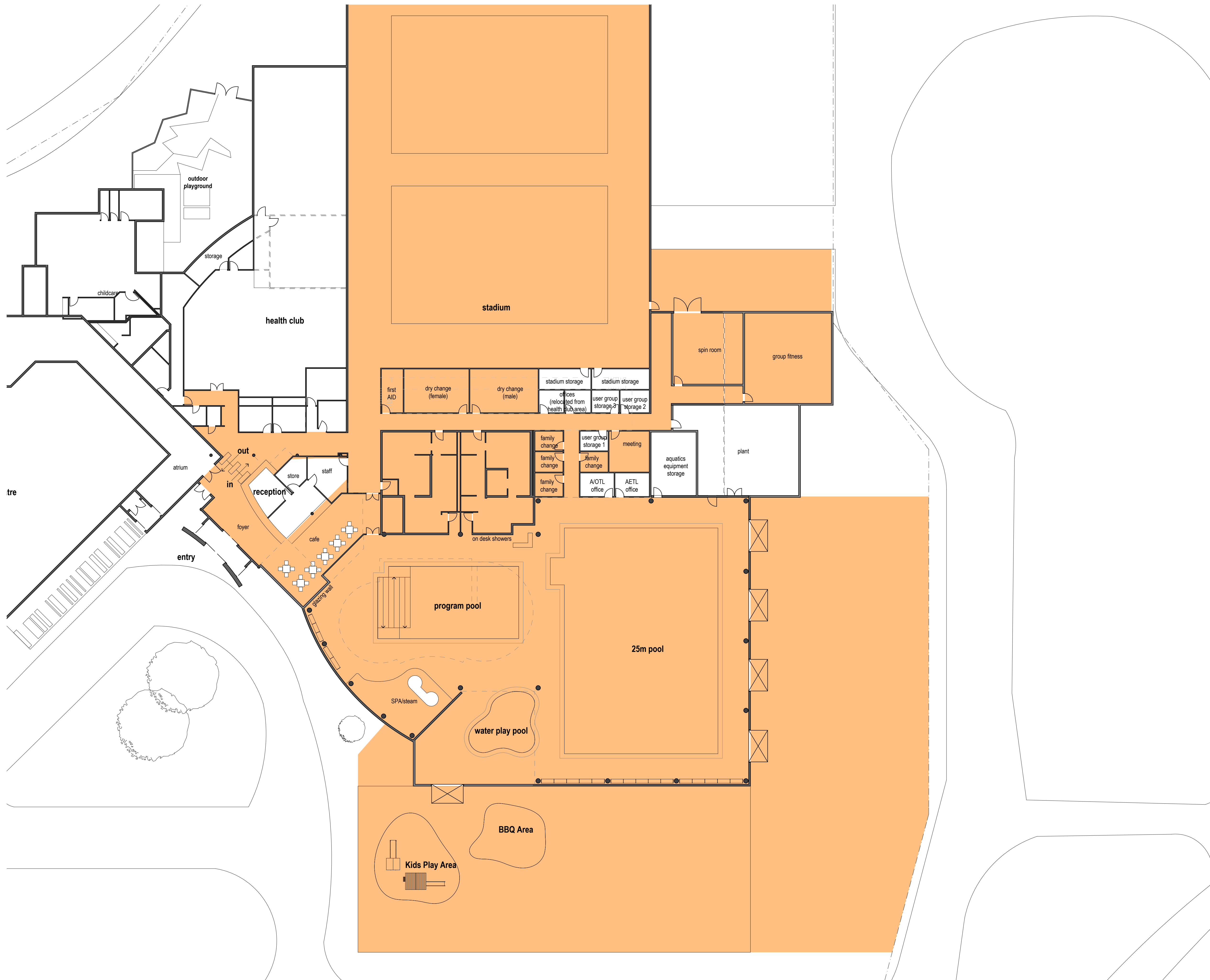
The heating and cogeneration system will all be integrated together using a computer controlled building management system. The system will help ensure the systems work together in an efficient way and allow remote and early diagnosis of heating problems. Alternate energy sources include:

- Geothermal heating
- Bio energy
- Additional solar panels on the roof

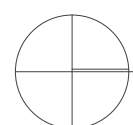


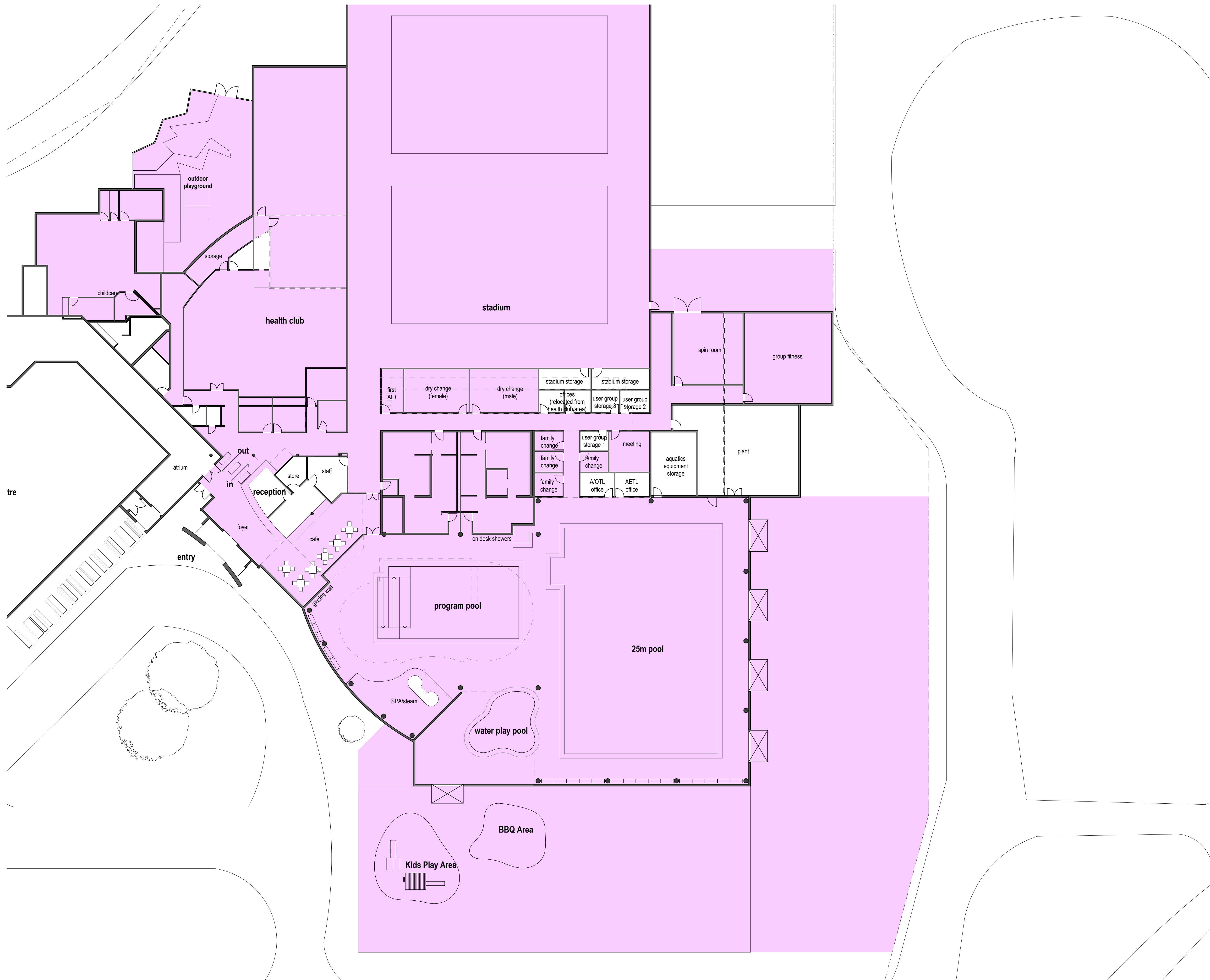
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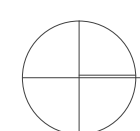


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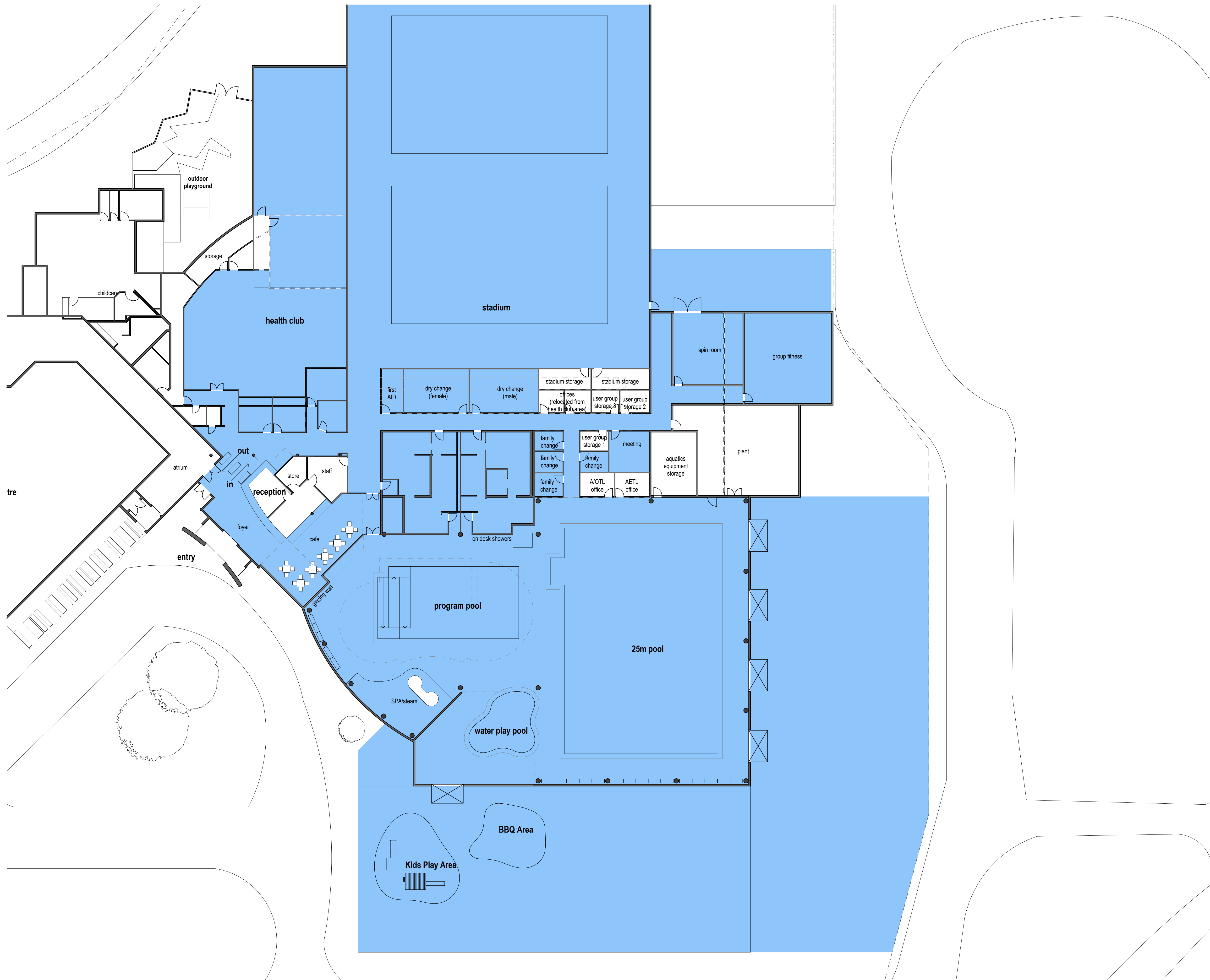




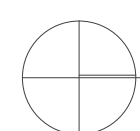
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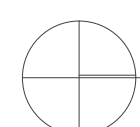


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