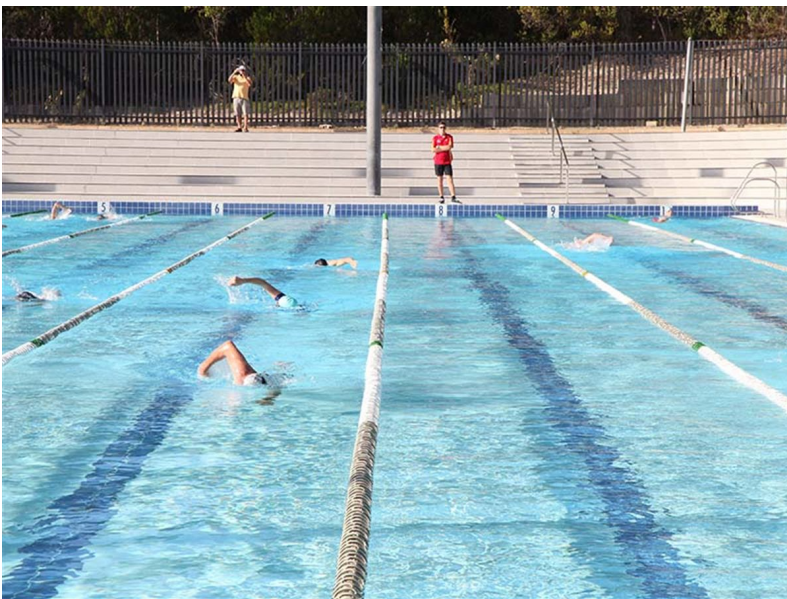


BELLARINE PENINSULA 50M OUTDOOR POOL SCOPING STUDY



CITY OF GREATER GEELONG

MARCH 2020

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1. EXECUTIVE SUMMARY

A potential budget of \$10 million in Federal Government funding is available for the development of a 50-metre outdoor swimming pool in the vicinity of Drysdale, Clifton Springs and Curlewis. Council has undertaken this scoping study to explore the need for aquatics in the *Drysdale Catchment Area*, the potential site locations, capital costs and financial performance.

This study has referenced and considered the five guiding principles identified in the 2017 CoGG Aquatic and Leisure Infrastructure Strategy Plan

- Enhancing Community Health, Well-Being and Social Connection
- Equitable Access to Facilities
- Sustaining High Quality Facilities
- Affordable Development and Sustainable Operation
- Maximise Use of Existing and Future Assets

In 2019 the Council adopted the draft Social Infrastructure Policy that proposes the adoption of the following principles in the future planning and design of social infrastructure, being Equity, Accessibility, Sustainability, Adaptability and Integration.


During the course of the study Council identified four initial site options as potential locations for the outdoor pool. During the early phases of the study consideration was also given to ease of access for the north Bellarine catchment population, ownership and deliverability, along with considerations for future expansion.

As a result, this report identifies the two most feasible options for development of a 50M outdoor pool being the (proposed) Drysdale Regional Sport precinct and the existing Council Depot site in Drysdale.

Community Need and Accessibility – Bellarine Aquatic Services

Industry benchmarking suggests that the majority of users will travel approximately 10 minutes by car to use an aquatic centre. To facilitate travel data analysis it was assumed that it takes approximately 10 minutes to travel 10 kilometres in most areas within CoGG. Therefore a 10-kilometre range was identified as a reasonable travel distance to a centre and was used to assess comparative accessibility to aquatic facilities.

The travel data analysis identified that the suburbs with the lowest comparative access to an aquatic centre were:

- Armstrong Creek/Mount Duneed
 - Clifton Springs
 - Curlewis
 - Drysdale
 - Portarlington
 - St Leonards
- 

This data was supported by user data analysis that highlighted that residents in the Drysdale Catchment Area were low users of aquatic services in comparison with residents Ocean Grove and Barwon Heads. Travel data analysis for Leisurelink users further supported the finding that as travel distance increases, usage decreases.

These factors combined with the inability of BASC to meet current demand in some areas of aquatic service provision and the projected growth in the population of the Bellarine from 54,000 to 75,000 in 2041 indicates that there is a need for additional aquatic provision in the region.

The provision of an outdoor swimming pool in the Drysdale Catchment Area will mitigate to some extent inability of BASC to meet the demand for aquatic services. However, given that more than 50% of the future population will reside in the Drysdale Catchment Area (38,000 in 2041, and although it is not within the scope of this study or available federal funding, it would be prudent to explore the need for additional aquatic centre services, including indoor health and fitness activity areas and indoor aquatic facilities (warm water exercise pool, learn to swim pool and water play), to complement the outdoor pool.

Cost Implications – Capital and Operating

An independent quantity surveyor was engaged to provide a high level preliminary estimate of the potential cost of a future 50-metre outdoor pool. Prior to any final decision on a specific site further detailed site analysis would be required to develop a more accurate estimate of overall cost.

To assist with the cost estimate of the 50-metre outdoor pool, the project architect developed a generic pool design. The generic design informed the cost plan and facilitated testing the capacity of the potential sites to accommodate the proposed 50-metre outdoor pool footprint.

The variability of each site was taken into account when completing the cost estimate; however, it is important to recognise that more significant assessment of site conditions and a detailed, customised design response for the preferred site(s) will be required to refine the cost plan in the next planning phase for the outdoor pool.

The cost estimate for each site is below:

Option 1 - Drysdale Sports Precinct - \$13,788,000

Option 2 - CoGG Drysdale Maintenance Depot - \$15,281,000

(It should be noted that the costing for option 3 excludes any allowance for relocating existing depot operations and provision of a new depot site).

Operational Projections

To understand the participation and financial implications of the outdoor pool, the consulting team completed a review of the performance of twenty outdoor pools. From this review, the consulting team developed the operational implications of three operating models. The table below highlights the financial and participation projections for the models.

Item	Option 1 All Year Round Outdoor Pool	Option 2 Seasonal Outdoor Heated Pool	Option 3 Seasonal Outdoor Non-Heated Pool
Total Visits	34,298	30,487	11,433
Average Visits per Day	97	127	114
Net Performance	(\$1,019,211)	(\$581,077)	(\$101,904)
Average Income per Day	\$582.97	\$762.18	\$685.96
Subsidy per Visit	(\$29.72)	(\$19.06)	(\$8.91)
Subsidy per Day	(\$2,887)	(\$2,421)	(\$1,019)

2. INTRODUCTION

2.1 Scoping Study – Background

The Bellarine Peninsula is located approximately 90 kilometres from Melbourne and approximately 12 kilometres to the east of the urban area of Geelong. The Peninsula covers coastal, riparian and rural areas and includes Barwon Heads, Drysdale, Clifton Springs, Curlewis, Indented Head, Leopold, Ocean Grove, Point Lonsdale, Portarlington, Queenscliff, St Leonards and Wallington. Except for Point Lonsdale and Queenscliff, which fall within the Borough of Queenscliff, all suburbs are within the City of Greater Geelong (CoGG).

Two CoGG aquatic centres currently serve the residents of these suburbs. The majority of residents use the Bellarine Aquatic and Sports Centre (BASC) in Ocean Grove, while residents in Leopold tend to use the Splashdown Leisure Centre in Newcomb.

A potential budget of \$10 million is available for the development of an outdoor 50-metre pool in the vicinity of Drysdale, Clifton Springs and Curlewis. For this scoping study, the term 'Drysdale Catchment Area' will be used to identify the potential catchment for the provision of a new centre.

This study considers community need, site locations, capital costs and financial performance implications for the development of an outdoor aquatic facility on the Bellarine Peninsula. The preliminary potential site locations included the Council depot in Drysdale, the Drysdale Sporting Precinct, Portarlington and Clifton Springs Primary School. However, following completion of the desktop review the Portarlington and Clifton Springs Primary School were removed from future consideration due to not meeting some of the project objectives around servicing the catchment and deliverability.

The study has used the preliminary community feedback obtained by the Council in late 2018 as part of developing its Social Infrastructure Policy and Plan. It also references previous aquatic facility planning undertaken in the Aquatic Infrastructure Strategy (2017).

This scoping study regularly references the term aquatic centre. This is a generic term that relates to either an indoor aquatic centre or outdoor pool. Where a distinction between the two is required the centre will be detailed as either an *indoor aquatic centre* or an *outdoor pool*.

2.2 Framework for Future Development and Operation – Aquatic and Leisure Facilities

Five guiding principles were developed to inform the 2017 CoGG Aquatic and Leisure Infrastructure Strategy Plan and by extension, guide the future provision and operation of aquatic infrastructure. The principles were developed through extensive Council officer consultation and with reference to a range of Council strategies including:

- City Plan 2013-2017
- Geelong Public Health and Wellbeing Plan 2013-2017
- Greater Geelong Open Space Strategy 2015
- Indoor Recreation Facilities Strategy 2014
- Geelong Infrastructure Guidelines 2010

The guiding principles, listed below, have been applied to this scoping study to provide a clear strategic framework for the assessment of the proposed 50-metre outdoor pool.

2.2.1 Guiding Principles

- Enhancing Community Health, Well-Being and Social Connection

- Equitable Access to Facilities
- Sustaining High Quality Facilities
- Affordable Development and Sustainable Operation
- Maximise Use of Existing and Future Assets

These principles are consistent with the planning principles developed in the draft COGG Social Infrastructure Policy (2019)

3. BENEFITS OF AQUATIC CENTRES

3.1 Industry Research

Three relatively recent industry reports highlight identifiable benefits of aquatic centres and provide support to the role they can play in delivering community outcomes in health and wellbeing. These findings provide a basis for viewing centres as contributors to broader health and wellbeing outcomes within the community they serve rather than as a cost or financial burden, and that this a variable to be considered in any cost-benefit analysis.

3.1.1 'Economic Benefits of Australia's Public Aquatic Facilities' (Royal Life Saving 2017)

This study investigated the economic benefits of an individual aquatic facility visit by measuring the links between an increase in physical activity from an average pool visit and reduced risk of mortality, morbidity and healthcare expenditure, as well as reduced workplace absenteeism.

The study found that a weekly visit to a pool is enough to take most people out of the 'physically inactive' category. The resulting health benefits from this mean that every aquatic facility visit creates economic benefits worth an average of \$26.39 – in addition to the leisure value gained by users. The study found that the average Australian visits a public aquatic facility 4.4 times a year, with the average aquatic facility creating \$2.72 million a year in value to the community.

In addition to measurable economic benefits, there are intangible benefits, including patron enjoyment, social capital, developing a sense of community, and access to water safety education.

3.1.2 Community Benefits of Victorian Aquatic and Recreation Centres (Victoria Uni. 2014)

The study undertaken by Victoria University in 2014 assessed the social and economic benefits associated with local government authority aquatic centre provision. The key findings from this study were:

- aquatic centres are important local economic entities through programs for residents, and employment for residents and local contractors. The value of their operations needs to be better recognised by the wider community and political decision-makers.
 - aquatic centre activities are important contributors to the local community. Users value their visit to the centre at almost \$48 per visit, and the centres provide an average \$38 million of benefits. (assessed through the Travel Cost Method).
 - Centres generate a return of \$7.60 value for every dollar of expenditure (excluding capital cost).
- Centre users participate in a variety of physical activity that exceeds the activity levels of most Australians, which makes an important contribution to the health of users.
- Aquatic centres contribute to local social capital. However, facility managers may need to review programs offered and the interaction with customers to facilitate stronger community connections.
- Many current facility users are committed to physical health and wellbeing; however, there is value in the development and marketing of program initiatives to attract a wider range of users, especially from disadvantaged sectors of the community.

3.1.3 Swim England – The Value of Swimming (2017)

Swim England commissioned robust research to demonstrate the value of swimming to individuals and society. The findings show how swimming positively contributes to physical and

mental wellbeing, to individual and community development, and helps to reduce the burden in health and social care system. Key findings include:

- Weekly swimming participation in England saves the National Health Service and the social care system more than £357 million a year (\$695 million AU).
- Swimmers report feeling on average 6.4% healthier than non-swimmers – this is comparable to feeling 12 years younger.
- Swimming reduces anxiety and depression.
- Swimming outdoors more than doubles the happiness of swimming indoors.
- Compared to non-swimmers, open-water swimmers say they feel 8.9% happier, while indoor swimmers feel 4.3% happier.
- Participation in swimming activities more than doubles self-confidence in women and girls.
- Swimmers are more likely to be socially connected and have more friends.

3.2 Consulting Team Observations

Industry experience also suggests that aquatic centres deliver the following broad benefits:

Opportunities for competition and elite sport

The traditional role of swimming pools to provide training and competition for young swimmers is as valid today as it has ever been. Moreover, while most swimming pools will not service elite training squads to Olympic level, pools are still an important part of the pathway from learn-to-swim (LTS), to the local swim club, all the way to state and national representation.

Local swimming clubs are extremely valuable in keeping young people involved in healthy activities. They also provide opportunities for connection with a broad cross-section of the community in a relatively safe environment.

Low-cost family activities

Aquatic centres, particularly those with toddler pools and water-play attractions, provide families with low-cost entertainment. This has resulted in families using local facilities more often than in the past, providing increased opportunities for physical activity and social connection.

Aquatic education – water awareness and confidence

Indoor centres provide purpose-built facilities for the year-round development and practice of water awareness, water confidence and swimming skills. Pool depth and the relatively warm water enable the development of water confidence in a safe and comfortable environment.

General health and wellbeing

Aquatic centres provide a safe and controlled environment for people to undertake regular exercise activity to improve their health, fitness and wellbeing. Using the local aquatic centre can become part of a weekly routine that is critical to helping many people maintain and improve physical and mental wellbeing.

Safe environment

Anecdotally, a perception of safety is a determinant in the willingness of older adults and females to exercise. Community aquatic centres provide an extremely safe environment for all forms of activity and consequently encourage more members of the community to participate in health and fitness activities.

Sense of community pride

In our work with councils in planning the design and development of aquatic centres, "creating a sense of community pride" is playing an increasing role in determining the scope and quality of facilities. Councils recognise that by investing in quality aquatic centres, they can develop facilities that generate a significant sense of pride among the local community, enhance the liveability of the community and in turn, create a positive community view of the services provided by the council to that community.

4. INDUSTRY OVERVIEW

4.1 Victorian Swimming Pool History – Snapshot

- Between 1950 and 1980, Victorian councils built around 200 swimming pools. The major phase of swimming pool construction occurred in the 1950s and 1960s when around 120 pools were built.¹ A key driver of this phase was the 1956 Olympics held in Melbourne.
- The operation of pools, especially in inner Melbourne, came under close scrutiny and was subsequently challenged by the Kennett government during its implementation of local government amalgamations in 1994.
- During those local government amalgamations and not infrequently since that then, several Councils have recommended the closure of both country and metropolitan pools. The attempted closure of the Fitzroy Pool, which failed due to community protest, and the thwarting of other closures through community activism, is a reminder of the importance of outdoor pools to local communities.
- Since the 1980s, the industry strategy to aquatic provision has moved towards indoor aquatic centres that incorporate health and fitness areas such as strength training and group fitness. Designed to operate all year round, indoor aquatic centres service a broader cross-section of the community and deliver improved financial performance.
- Residents benefiting from the transition to indoor facilities included older adults, people living with a disability, members of culturally and linguistically diverse (CALD) communities and people with low-level swimming skills. Many of these residents had found that they were ill-suited to using outdoor facilities on all but the hottest days due to a lack of universal access to aquatic spaces, pools being too deep and low water temperature.
- The growth in activity by older adults and people experiencing disability has seen demand for warm water exercise pools (WWEP) with new facilities providing WWEPs significantly larger than were provided even five years ago.
- While there has been a clear movement away from outdoor pools to indoor centres, some newer centres have incorporated both indoor and outdoor swimming spaces. The provision of outdoor pools in aquatic centres has facilitated increased lap swimming provision at a lower capital cost and provided a place for the community to cool off and connect on hot days.

4.2 Strategic Industry Issues – Integrating Health & Wellbeing Plans & Aquatic Operations

There is little doubt that councils are becoming more aware of the opportunity to improve community health and wellbeing through aquatic centres. The introduction of programs targeted at physical and mental health and wellbeing, and a revision of concession pricing models to remove price as a barrier to use, will see continued growth in use by people from all sectors of the community regardless of age, race, gender, physical ability or socio-economic background. Patronage by such a broad cross-section of the community is transforming indoor aquatic centres into community hubs and resulting in improved social cohesion and inclusion, and a reduction in the number of people experiencing social isolation.

A presentation from Phil Saikaly, Director of Sport and Recreation Victoria made in 2018 suggested further development and evolution in this area. It states that indoor aquatic centres should transition from the traditional focus of health and wellbeing towards becoming “preventative hospitals”, thus reinforcing the much broader role indoor aquatic centres can play in preventative health.

¹ Ian McShane, *The past and future of local swimming pools*

4.2.1 Facility Development Trends – Response

Integration of community health and wellbeing plans into the planning and operation of aquatic centres is a critical step in delivering improved local health and wellbeing outcomes. In response to this, several design trends have emerged over the past ten years. While these trends are not necessarily relevant to the proposed 50-metre outdoor pool, they are relevant in terms of understanding the strategic approach that has been broadly taken by the industry to encourage greater use of facilities by a broader cross-section of the community.

4.2.1.1 Warm Water Exercise Pools

With an ageing population and the awareness of the benefits of aquatic exercise increasing, demand for centres to deliver aquatic therapy spaces has grown. To meet community demand, most aquatic facilities developed during the last decade have incorporated WWEPs.

The broad benefits of WWEPs include:

- accessibility and service provision for the whole community
- equitable provision of facilities for people of all abilities
- provision of facilities that contribute to improved health and wellbeing
- provision of a platform promoting social connection

4.2.1.2 Dedicated Learn to Swim Pools

Dedicated learn-to-swim (LTS) pools are in most new and redeveloped facilities. LTS pools provide a better learning environment than traditional lap swimming pools for two key reasons:

- The shallower depth removes the fear factor experienced by some children learning in larger, deeper aquatic spaces.
- The warmer water ensures user comfort for the duration of the lesson and has assisted with retaining students in the colder months.

The broad benefits of LTS pools include:

- financial sustainability – net revenues offset costs of non-commercial activities
- increased physical activity of children
- enhanced water safety skills throughout the community

4.2.1.3 Water Play Areas – Leisure Water

The provision of all-year-round ‘leisure water’ has been a highly visible development trend in facility design over the past ten years. Leisure water features include sprays, tipping buckets, fountains and major water slides. Water play equipment is highly interactive, transforms centres into entertainment destinations and increases activity levels in children aged 2–14 years. Recent installation costs of splash pads and water slides have ranged from \$400,000 to \$3.0 million.

The broad benefits of LTS pools include:

- Improved accessibility and services for the whole of the community through the enhanced provision of services for children and teenagers.
- Financial sustainability – water play facilities are complementary to LTS enrolments and cafe services.

4.3 Common Challenges for Local Governments in the Aquatic Centre ‘Business’

In working with councils over the past 20 years, the consulting team has identified a range of issues consistently raised when discussing aquatic centres. These discussions provide some

guidance as to the challenges and pressures that shape the development and operation of centres.

- Rate capping and the high cost of aquatic development has caused councils to question the role, scale and value of aquatic centres. Some councils are designing centres to meet budget parameters rather than community needs.
- Recognition that concession pricing policy is virtually non-existent and better utilisation of concession pricing could increase accessibility for disadvantaged groups.
- Asset maintenance, more often than not, has been inadequate in the past and has led at best to a drop in patronage and revenue and at worst, catastrophic asset failure. (There are currently three centres the consulting team has worked with that have closed lap swimming pools due to a history of poor maintenance leading to major asset failure).
- Councils have increased the review processes and accountability levels of centre managers to identify issues affecting financial performance and service provision. Cost of overall service provision is still a major factor for council executives.
- There has been a significant increase in electricity and gas costs over the last two to three years with some facilities indicating an increase of 50% in their overall energy costs.

5. COMMUNITY NEED AND DEMAND

5.1 Bellarine Peninsula Aquatic Provision

Accepted industry data suggest that the majority of users will travel approximately 10 minutes to use an aquatic centre. Residents in rural and regional areas may be prepared to travel a little farther if there is no suitable alternative within an acceptable distance.

The key assumption of this analysis is that it takes approximately 10 minutes to travel 10 kilometres by car in most areas within the CoGG municipality. By using a 10-kilometre range as a measure of reasonable travel distance to a centre, comparative accessibility to centres within the CoGG can be reviewed and understood. That travel at sometimes of the day in inner suburban areas might take longer than 10 minutes is acknowledged.

A central point was chosen in each suburb from which to measure the distance to an aquatic centre. This approach means that there will be some residents in each suburb that will travel both farther and less to attend an aquatic centre.

Table 1: Suburb Travel Distance to an Aquatic Centre provides travel distance data from CoGG suburbs to an aquatic centre. It highlights that residents in the majority of CoGG suburbs have reasonable access to an aquatic centre. Residents in Highton, Newtown and Geelong central have reasonable access to four aquatic centres, while residents in Grovedale, East Geelong, Geelong West, Belmont, Whittington, Norlane and South Geelong have reasonable access to three aquatic centres. Those that live in the suburbs of Waurin Ponds/Ceres, Hamlyn Heights, St Albans Park, Herne Hill, Marshall/Charlemont, North Geelong/Rippleside, Bell Post Hill, Bell Park, Corio, Newcomb/Moolap and Lara have access to two centres. Residents in Leopold, Barwon Heads, Lovely Banks and Ocean Grove have reasonable access to one aquatic centre.

The table also highlights that there are six suburbs in CoGG where residents have comparatively low levels of accessibility, in that they must travel more than 10 kilometres to access an aquatic centre. These suburbs include:

- Armstrong Creek/Mount Duneed
- Clifton Springs
- Curlewis
- Drysdale
- Portarlington
- St Leonards

All these suburbs, apart from Armstrong Creek/Mount Duneed, are suburbs on the northern side of the Bellarine Peninsula. From the analysis, it is reasonable to state that residents in the northern suburbs of the Bellarine Peninsula have lower levels of accessibility to an aquatic centre than the majority of residents in other CoGG suburbs.

It is noted that parts of both Ocean Grove and Leopold may fall within or adjacent to the 10km catchment. Although already serviced by BASC and Splashdown respectively, some residents from towns on the fringes of the 10k catchment (ie: Ocean Grove and Leopold), may also access and utilise a 50M pool in the north Bellarine, as such a facility is not currently provided as part of BASC or Splashdown.

Geelong Suburb Lists	Leisurelink	BASC	Splashdown	Waterworld	Kardinia	Lara Swimming Pool	< 10 km to outdoor pool	< 10 km to indoor aquatics	Closest facility
St Leonards	39	22	30	41	34	49	0	0	22
Portarlington	36	21	28	38	31	45	0	0	21
Clifton Springs	28	14	21	31	25	40	0	0	14
Drysdale	25	12	18	29	22	36	0	0	12
Armstrong Creek/Mount Duneed	12	20	13	19	11	27	0	0	11
Curlewis	25	11	17	28	21	35	0	0	11
Leopold	16	13	8	20	11.5	28	0	1	8
Waurin Ponds/Ceres	2	28	11	19	8	25	1	1	8
Barwon Heads	23	7	23	30	22	40	0	1	7
Hamlyn Heights	12	29	12	7	7	15	1	1	7
Grovedale	6	24	8	15	6	24	1	2	6
St Albans Park	10	20	1.5	15	6	23	1	1	6
Herne Hill	10	27	10	8	5.5	17	1	1	5.5
Lovely Banks	19	36	19	5	15	13	0	1	5
Marshall/Charlemont	5	23	8.5	15	6.5	23	1	1	5
North Geelong/Rippleside	12	27	10	5	5.5	13	1	1	5
Bell Post Hill	14	30	13	4.5	8	12.5	1	1	4.5
Bell Park	15	29	12	4	7	12.5	1	1	4
Highton	4	26	9	13	5	22	1	3	4
East Geelong	9	23	4.5	11	3.5	19	1	2	3.5
Geelong West	10	25	8.5	6.5	3.5	15	1	2	3.5
Newtown	8	25	8	8	3	16	1	3	3
Belmont	4	25	7	12	2.5	20	1	2	2.5
Geelong	9	24	6.5	8	2	16	1	3	2
Ocean Grove	25	2	18	33	26	40	0	1	2
Whittington	9	19	2	13	5	21	1	2	2
Corio	16	32	15	1.5	10	8	1	1	1.5
Newcomb/Moolap	11	19	1.5	14	6	21	1	1	1.5
Norlane	15	30	13	1	9	9	2	1	1
South Geelong*	6.5	23	6	10	0.5	18	1	2	0.5

Table 1: Suburb Travel Distance (in km) to a CoGG Aquatic Centre

5.2 Membership Data Review

5.2.1 BASC and Splashdown Members by Area

Table 2: Member Data Analysis highlights combined membership data for BASC and Splashdown. The data include all categories of membership. However, it does not include casual visits, as casual participant addresses are not known. Key findings of the analysis include:

- 19% of Ocean Grove residents have a membership at BASC, whereas only 3% of St Leonards and 4% of Portarlington residents have a membership.
- The identifiable suburbs in the northern part of the Bellarine Peninsula (Drysdale, Curlewis, Clifton Springs, Portarlington and St Leonards) have lower participation rates than those in closer proximity to a centre.
- The 0–11 age group represents the main target market for LTS with enrolments representing 38% of the 0–11 population in Ocean Grove. The participation rate in Barwon Heads is 25% while participation rates in Drysdale, Clifton Springs and Barwon Heads are around 20%.
- In the over 55 age group, 10% of Ocean Grove residents have an Over 55 Membership. In Barwon Heads, the figure is nearly 5%. In other areas, the membership ranges from 0.8% in St Leonards to 3% in Leopold.
- Approximately 15% of Ocean Grove residents who are 20 years or older are members of BASC compared with much lower numbers in suburbs that are farther from the centre: St Leonards 2%, Portarlington 2.3%, Clifton Springs 4.4%, Curlewis 3.7 and Drysdale 5.14%.

5.2.2 Implications of Analysis

The analysis indicates that participation decreases significantly as travel distance and time increase. The suburbs with the highest participation rates as a percentage of the population are Ocean Grove and Barwon Heads. These two suburbs are the closest and have the best accessibility to an aquatic centre (BASC).

The suburbs with a lower rate of participation as a percentage of suburb population are Portarlington and St Leonards. Residents in these suburbs have the farthest to travel and consequently, the poorest access to an aquatic centre.

Participation in the middle-distance suburbs of Curlewis, Clifton Springs and Drysdale is consistently lower than Ocean Grove and Barwon Heads residents.

Suburb	Current population	Distance to the closest aquatic centre (km)	% of the population as members	LTS enrolments as a % of 0–11 population	Over 55 members as a % of 55+ years population	Adult members as a % of 20+ years population
Ocean Grove	16,226	2	19	38	10.0	14.9
Barwon Heads	5,032	7	11	25	4.7	8.0
Leopold	13,387	8	8	18	3.0	5.8
Drysdale	5,517	12	7	21	2.1	5.1
Curlewis	3,328	11	7	19	2.0	3.7
Clifton Springs	8,076	14	6	20	2.6	4.4
Rural Bellarine/Wallington	3,460		5	11	2.4	4.2
Portarlington	4,046	21	4	17	1.1	2.3
St Leonards	3,995	22	3	11	0.8	2.0

Table 2: Member Data Analysis

A larger proportion of residents travel for swimming lessons than for other activities such as weight training and group fitness classes. Swimming lessons are seen as an important life skill and generally require a single weekly visit.

5.2.1 Leisurelink Members by Area

A brief review of membership data for suburbs in the Leisurelink catchment (*Table 3: Member Data – Leisurelink Catchment*) highlights a similar situation to that of the Bellarine Peninsula.

Centre usage decreases as the distance to a centre increases, particularly for adult members. Armstrong Creek/Mount Duneed is the farthest from the centre and has the lowest membership numbers as a percentage (3.3%) of the 20-plus adult population in the suburb. In contrast, 11.4% of the adult population of Waurin Ponds are members of Leisurelink. Waurin Ponds residents live approximately two kilometres away from Leisurelink, whereas those in Armstrong Creek/Mount Duneed live approximately 12 kilometres from the centre.

Consistent with the Bellarine Peninsula analysis, the distance travelled to an aquatic centre appears to have less impact on the percentage of the target population that participates in swim lessons. The highest is Waurin Ponds with 21% of the 0–11 population and the lowest Armstrong Creek/Mount Duneed with 16%.

Of interest is the high level of participation by Ocean Grove residents in comparison with other suburbs reviewed. Nineteen per cent of Ocean Grove residents are members compared with 13% of Waurin Ponds residents. Similarly, swim school enrolments represent 38% of the 0–11 population compared with 21.4% in Waurin Ponds.

Suburb	Distance to the closest centre	Population	% of the population as members	Number of LTS enrolments as a % of 0–11 population	No of Over 55 members as a % of 55+ years population	No of adult members as a % of 20+ years population
Waurin Ponds	2	5,301	13.3	21.4	8.9	11.4
Highton / Wandana Heights	4	23,578	11.4	15.9	6.0	9.3
Belmont	4	14,980	10.1	19.0	5.1	8.0
Grovedale	6	15,235	11.2	20.6	5.3	8.7
Armstrong Creek/Mount Duneed	12	13,000	6.6	16.4	3.0	3.3

Table 3: Member Data – Leisurelink Catchment

Note on current population data numbers.

Future population numbers in each age category were calculated using base data obtained from the id.com.au website, reviewing the current projected population and then applying the overall population growth to each category. Consequently, the data is directional rather than absolute. A detailed demographic analysis would be required to identify exact category populations which is beyond the scope of this project.

5.2.2 Future Outdoor Pool Population Catchment Analysis

Table 4: Bellarine Suburb Travel Distance provides travel distance information to current and potential aquatic centres within the Bellarine Peninsula from all identified suburbs in the region. It highlights the fact that of the current centres, all suburbs are in closer proximity to BASC – except for Leopold, which is closer to Splashdown. The table also highlights potential travel distances from suburbs to a potential site in Drysdale. The proposed site in Drysdale will significantly reduce the travel time to an aquatic centre for residents in St Leonards, Portarlington, Drysdale, Clifton Springs and Curlewis.

Bellarine Approximate Travel Distances (km)			
Location	BASC	Splashdown	Potential Drysdale Site
St Leonards	22	30	13
Portarlington	21	28	10
Drysdale	12	18	1
Clifton Springs	14	21	3
Curlewis	11	17	3
Ocean Grove	2	18	12.5
Rural Bellarine/Wallington	7	13.5	13
Barwon Heads	7	23	17
Leopold	13	8	12

Table 4: Bellarine Suburb Travel Distance

Analysis of current centre membership data, (Table 5: Comparative Membership Data – Bellarine Residents), supports early data analysis that identified that the aquatic centre in closest proximity to a suburb has a far higher rate of membership. For instance, 18% of Ocean Grove residents are members of BASC but less than 1% at Splashdown. Similarly, 6% of Leopold residents are members of Splashdown, but less than 2% are members at BASC.

Percentage of suburb population that are members of either BASC or Splashdown		
Suburb	Splashdown	BASC
Ocean Grove	0.6	18.8
Leopold	6.0	1.9
Barwon Heads	0.3	10.4
Clifton Springs	1.5%	4.9
Point Lonsdale	0.6	15.7
Drysdale	1.3	5.9
Curlewis	2.0	5.0
Rural Bellarine/Wallington	0.6	4.3
Queenscliff		
Portarlington	1.1	1.1
St Leonards	0.4	2.5

Table 5: Comparative Membership Data – Bellarine Residents

5.2.3 Population Growth Analysis

The population analysis focuses on all suburbs within the Bellarine Peninsula region except for Leopold. Travel data analysis suggests that Leopold residents preferred to use Splashdown and that travel distance to an aquatic centre in Drysdale would discourage the majority of potential users. Consequently, while the impact of population growth in Leopold is likely to have an impact on demand at Splashdown, it is likely to be limited for a new centre in the Drysdale Catchment Area.

Table 6: Population Growth indicates that the population of identified suburbs will grow from the current population of approximately 50,000 to approximately 70,000 by 2041 (Source forecast.id.com). Additionally, if the future population included the suburbs of Point Lonsdale and Queenscliff, the total population would be approximately 75,000.

Population Projection – Bellarine Peninsula	Population projection 2020	
Suburb	2020	2041
Clifton Springs	8,076	10,246
Curlewis	3,328	8,669

Drysdale – Bellarine	5,517	7,989
Portarlington	4,046	5,083
ST Leonards/Indented Head	3,995	6,122
Ocean Grove	16,226	21,316
Rural Bellarine/Wallington	3,460	4,752
Barwon Heads	5,032	6,029
CoGG Suburbs	49,680	70,206
Point Lonsdale	2,684	2,700
Queenscliff	1,415	1,500
Total	53,779	74,406

Table 6: Population Growth

5.2.4 BASC Capacity Issues

Annual visits to BASC in 2018/19 were 560,000 which represents 20 visits per head of the primary catchment population. Recent benchmarking undertaken by the consulting team found that the industry average was approximately ten visits per head of the catchment population.

Previous analysis and recent discussions with the BASC centre management team identified that the centre currently cannot meet demand in the following key areas:

- health and fitness – weight training and group fitness
- learn to swim
- gentle exercise for older adults and people experiencing disability or mobility issues
- lap swimming during peak operating periods
- aquatic access for clubs and swim squads during peak operating periods
- lack of adequate car parking

If there is no additional aquatic infrastructure development in the Bellarine Peninsula catchment area, BASC will need to service an additional population of approximately 20,000.

5.2.5 Future Population – Drysdale Catchment Area

A review of population growth shows that significant growth will occur in Clifton Springs, Curlewis, Drysdale, Portarlington and St Leonards/Indented Head. These suburbs would be the primary catchment area for a centre in the Drysdale Catchment Area. (*Table 7: Population Growth – Drysdale Catchment Area*).

The population of the Drysdale Catchment Area is predicted to grow to nearly 40,000 by 2041, which represents an increase of more than 50%. A review of the suburbs within the BASC catchment (*Table 8: Population Growth – BASC Catchment Area*) highlights that the future catchment population for BASC will be slightly smaller than that of the proposed centre in the Drysdale Catchment Area.

Population Projection - Drysdale Catchment Area	Population projection	
Suburb	2020	2041
Clifton Springs	8,076	10,246
Curlewis	3,328	8,669
Drysdale – Bellarine	5,517	7,989
Portarlington	4,046	5,083
ST Leonards/Indented Head	3,995	6,122
Total	24,962	38,109

Table 7: Population Growth – Drysdale Catchment Area

Population Projection - BASC Catchment	Population projection 2020	
Suburb	2020	2041
Ocean Grove	16,226	21,316
Rural Bellarine/Wallington	3,460	4,752
Barwon Heads	5,032	6,029
Point Lonsdale	2,684	2,700*
Queenscliff	1,415	1,500*
Total	28,817	36,297

Table 8: Population Growth – BASC Catchment Area

*No forecast data was available for Point Lonsdale and Queenscliff. The consulting team rounded up figures to reflect that small growth that has occurred in the past and may continue in the future.

5.2.6 Aquatic Infrastructure to Service the Future Population

The future population of the Bellarine Peninsula will increase to 75,000 and will exacerbate the current inability of BASC to meet community demand and need. The provision of an outdoor 50-metre swimming pool in the Drysdale Catchment Area will mitigate to some extent the lack of capacity to meet lap swimming demand in the region.

Given the magnitude of expected population growth and the estimated size of the future population, it would not be unreasonable to explore the development of a centre with a range of facilities such as indoor health and fitness activity areas and indoor aquatic facilities, in addition to an outdoor pool. These additional services will ensure that more residents will have access, and use, a future aquatic centre.

5.3 Community Consultation

Consultation undertaken in the development of the draft CoGG Social Infrastructure Policy (2018) under the *Our Community Places and Spaces Engagement (2018)* process, provided some insight into community demand for improved aquatic provision on the Bellarine Peninsula.

Feedback on aquatic provision was through the following question:

“Is there a place, space or service that is not currently provided that you need or you can’t easily access at the moment?”

The findings were:

- 12% (117) of total survey respondents (individuals n=971) indicated a need for improved access to aquatic spaces. However, for residents of the Bellarine 27% (104) of total survey respondents (individuals n=384) indicated a need for improved access to aquatic spaces.
- 20.7% (35) of total survey respondents in - Barwon Heads - Connewarre - Breamlea - Ocean Grove – Rural Bellarine (individuals n=169) indicated a need for improved access to aquatic spaces.
- Only 3.6% (2) of total survey respondents in Leopold (individuals n=56), indicated a need for improved access to aquatic spaces, whereas 47.7% (51) of residents in Clifton Springs – Curlewis – Drysdale – Bellarine (individuals n=107), indicated a need for improved access to aquatic spaces, and 30.8% (16) of total survey respondents in Portarlington - St Leonards - Indented Head (individuals n=52), indicated a need for improved access to aquatic spaces.

- The need for improved access ranged from warm water exercise, capacity at existing aquatics spaces, travel accessibility, and transport issues. Five respondents specifically mentioned the need for access to an outdoor pool.
- The survey data suggest that residents in Clifton Springs, Curlewis, Drysdale Portarlington, St Leonards and Indented Head see improved access to aquatic facilities as important. A need for improved access to aquatic spaces was indicated by 42% of survey respondents in these suburbs (individuals n=159). When these responses are removed from the overall data, of the remaining survey respondents (n=812), only 5% of all respondents (n=40) indicated a need for improved access to aquatic spaces. That is, of all survey respondents that live outside the Drysdale Catchment area (n=812), only 5% respondents (n=40), indicated a need for improved access to aquatic spaces.

In reviewing the survey responses, travel distance analysis and associated membership data analysis, it is not unreasonable to conclude that in suburbs that are relatively close to an aquatic centre, the need/demand for improved access is low, compared with suburbs such as those in the Drysdale Catchment Area where access to aquatics is comparatively poor.

Based on these data, it is not unreasonable to state that the survey data supports the broad conclusion that access to aquatics in northern suburbs of the Bellarine Peninsula is worse than in the majority of CoGG suburbs.

It is important to note that advice from CoGG planning staff was that the survey results do not reflect a representative sample of the community and therefore should be used in conjunction with other community and social indicators.

5.4 Summary Findings

The key findings of the analysis of community demand and need for increased aquatic provision are:

- The usage data indicates that Bellarine residents who have to travel farther use aquatic centres in lower numbers than those in closer proximity to an aquatic centre. This factor is consistent with industry experience and analysis.
- When population growth is considered in the context of current capacity issues at BASC, it is reasonable to conclude that demand for aquatic spaces in the Bellarine Peninsula will continue to exceed current provision and that there is a need for additional provision of aquatic facilities.
- The directional data obtained through community engagement indicates that there is a high level of community demand for improved access to aquatics in Clifton Springs, Curlewis, Drysdale, Portarlington, St Leonards and Indented Head when compared with other CoGG suburbs.

6. STRATEGIC REVIEW

6.1 Strategic Framework – Guiding Principles

The following guiding principles were developed in preparing the 2017 City of Greater Geelong Aquatic and Leisure Infrastructure Strategy Plan (ALISP), which was to provide a framework for the future development and operation of aquatic infrastructure in the Geelong Region.

Enhancing Community Health, Well-Being and Social Connection

- Participation in sport, recreation and leisure activities has long been recognised as an important contributor to community health and wellbeing. These benefits include improved physical and mental health and higher levels of community connectedness.
- To enhance whole-of-community use and maximise community wellbeing, our centres must provide services and places that encourage community interaction, social connection and a sense of belonging.

Equitable Access to Facilities

- Facility provision across the Geelong Region should ensure that all members of the community have a similar opportunity and ability to access aquatic facilities.
- From a functional perspective, existing and future facilities should also meet the broad principles of universal design to maximise whole-of-community access regardless of age, race, gender, ability or socio-economic background.
- In terms of travel time and accessibility, the majority of residents in future growth areas should be as close to an aquatic facility as those in established suburbs.

Sustaining High Quality Facilities

- The quality of existing and new aquatic facilities should be of a consistent standard across the Geelong Region meeting industry best practice design standards and engendering a sense of civic pride.

Affordable Development and Sustainable Operational

- Planning for the development of existing and future facilities should consider capital and ongoing operational costs. Funding for developments should take into account the competing demands for infrastructure and the Council's ability to finance any development.
- Operationally, facilities need to have a balanced approach to the range of services offered, including sufficient commercial activities to reduce the funding requirements for annual operations.

Maximise the Use of Existing and Future Assets

- A complementary, whole-of-catchment approach to facility provision should be taken so that facility improvements and developments are considered in the context of overall provision and can be targeted to deliver maximum benefits across the whole community. For efficiency and effectiveness, and to support the principle of affordability, this may result in some centres providing specialised activities and programs with less focus on these activities at other centres.

6.2 Broad Approach to the ALISP

The ALISP did not recommend the addition of new aquatic spaces, although the replacement of the current Waterworld centre was recommended. This approach related to the need to address the principles of *Affordable Development and Sustainable Operational* and *Maximise the Use of Existing and Future Assets*. At the time, the minimum cost for a modest indoor aquatic centre was more than \$30 million. Further, the report covered a 10-year window and did not review longer-term population requirements of the Bellarine Peninsula, whereas the analysis in this report has considered population growth over the next 20 years.

Of primary concern in the 2017 report was the affordability of future aquatic infrastructure developments. The report recommended nearly \$100 million of required works to deliver on the principles.

The development of an additional aquatic centre on the Bellarine Peninsula was not identified due to the 10-year window of the strategy and the population data available at the time. However, several recommendations were made to expand and improve aquatic provision in the region through redevelopment work at BASC, including:

- development of a WWEP
- expanded health and fitness area
- additional administration areas

The addition of the WWEP would deliver several benefits to aquatic provision, including:

- Meeting the exercise needs of people experiencing disability and/or mobility issues and older adults.
- Increased space for swim lessons.

Both these outcomes could potentially reduce the usage of the 25-metre pool during peak periods, thus freeing up space for lap swimming, swim squads and swim clubs.

The ALISP also did not consider travel accessibility to aquatic on the Bellarine Peninsula nor arrive at a reasonable benchmark for travel. The consolidation of all aquatic infrastructure at BASC does necessarily address this issue.

6.2.1 Guiding Principles – Updated Review of Aquatic Provision on the Bellarine Peninsula

In reviewing current aquatic provision on the Bellarine Peninsula, the consulting team initially focused on the principles of Sustaining High Quality Facilities and Equitable Access to Facilities. The others are equally important; however, they relate more to the future development of aquatic infrastructure and will be addressed in the review of the proposed outdoor 50-metre pool development.

Sustaining High Quality Facilities

Facility quality across the network is inconsistent. While BASC is comparable with industry-leading aquatic facilities in terms of facility quality and condition, Splashdown is in comparatively poor condition and lacks some facility elements included in contemporary aquatic facilities.

Provision for people living with disabilities and/or mobility issues is poor across the network, and there is no WWEP on the Bellarine Peninsula. There are issues of non-compliant change room provision and layout, an inadequate number of change rooms and a lack of compliant access ramps to aquatic spaces.

Equitable Access to Facilities

Analysis of travel distance and user behaviour suggests that residents in Drysdale, Curlewis, Clifton Springs, St Leonards and Armstrong Creek do not have lower levels of access to aquatic facilities than residents in other CoGG suburbs

There is poor provision of warm water aquatic space throughout the municipality. There is currently one WWEP in the municipality. WWEP provision equates to one WWEP per 250,000 residents.

In comparison, there are four 50-metre lap swimming pools (three seasonal outdoors) and three indoor 25-metre lap pools. The WWEP at Leisurelink cannot meet demand and there appears a need for additional WWEP at BASC.

There is no dedicated all-year-round 50-metre pool, with the Leisurelink pool frequently configured as two 25-metre pools. This has the potential to impact on accessibility for swimming clubs and swim squads.

Aspects of BASC are at capacity leading to overcrowding, customer dissatisfaction and the inability of residents to access the services and facilities they need.

6.3 Implications of additional Aquatic Provision in the Bellarine Peninsula

6.3.1 Additional Provision – Strategic Implications

The provision of an additional aquatic centre on the Bellarine Peninsula may necessitate a review of the ALISP in terms of the principle Access and Equity, which implies the majority of residents should have similar access to an aquatic centre.

A 50-metre outdoor pool in the Drysdale Catchment Area could result in Armstrong Creek and Mount Duneed residents having lower levels of access to an aquatic centre than all other CoGG residents when in the past, accessibility to a centre was not dissimilar to residents in Drysdale, Curlewis and Clifton Springs. Consequently, if a new aquatic centre were to be developed, it would be prudent for COGG to review its aquatic provision strategy in the context of equity of access to an aquatic centre for COGG residents.

6.3.2 Guiding Principles – Implications

Enhancing Community Health, Well-Being and Social Connection

The development of a 50-metre outdoor pool will provide opportunities for physical activity, improved community health, and social connection.

Lap swimmers, swim squad participants and swim clubs will derive significant benefits including:

- access to a quality, purpose-built facility
- better lane availability due to the larger pool and a lack of competing demands from people undertaking gentle exercise and swimming
- lower water temperature designed for lap swimmers
- improved long-course training in the 50-metre pool

Regular lap swimmers will develop community connections through squad and club activities as well through developing familiarity with other users and centre staff.

The broader community will also benefit by using the centre for cooling off on hot days. On hot days, outdoor pools can become a community hub and provide significant opportunities for social connection. User data indicate that the level of usage of outdoor pool facilities exceeds that of indoor facilities at 25 degrees Celsius or warmer. Industry data also indicate that when

the temperature reaches 30 degrees Celsius, twice as many people use an outdoor pool than on a 20-degree day.

For the period from 1 November 2019 to 31 January 2020, there were 33 days of temperatures above 25 degrees Celsius in Geelong. Based on long-term averages, Geelong only has 20 days over 30 degrees Celsius each year.

Community sectors that are unlikely to regularly use an outdoor pool, include older adults, people living with disability and/or mobility issues, and people with low-level swimming skills – including both children and adults. Factors that impact usage by these cohorts include colder water temperature, the outdoor environment in colder months, larger water space and deeper water. Similarly, those people that prefer dry-land exercise activities such as group fitness and strength training are unlikely to use an outdoor pool regularly.

In broad terms, regular users of an outdoor pool will represent a narrower cross-section of the community compared with users of an indoor centre. Therefore, the impact on Community Health, Well-Being and Social Connection will be for a smaller group of users when compared with an indoor aquatic centre.

Equitable Access to Facilities

Development of aquatic services including a 50-metre outdoor pool in the Drysdale Catchment Area will enhance Equitable Access to Facilities in the region. It will reduce travel times for aquatic users in the region and encourage greater use of aquatics, particularly by people interested in lap swimming. However, for community members for whom a 50-metre outdoor pool does not meet their needs, accessibility to the aquatic services they require will not improve.

Sustaining High Quality Facilities

The development of a 50-metre outdoor pool on the Bellarine Peninsula will contribute to improving the overall quality of CoGG aquatic facilities. For those in the region, a new centre is likely to engender a sense of civic pride.

Sustaining a high-quality facility in the long term will require a lower funding commitment by Council due to the lower capital costs and fewer annual visits, causing less asset deterioration than would occur at larger centres.

Affordable Development and Sustainable Operational

The development cost of a 50-metre outdoor pool will be significantly more affordable than for an indoor facility. The potential cost of a 50-metre outdoor pool in the Bellarine will range from \$13.8 million and \$15.3 million. Latest benchmarking by the suggests a modest indoor aquatic centre would cost between \$45 million and \$50 million.

The average annual costs of asset renewal at approximately 2% of the capital cost will be significantly lower at around \$200,000, compared with \$800,000 for a \$40 million facility. Any loan finance costs associated with an indoor aquatic centre would also be significantly higher.

From an operational perspective, a seasonal 50-metre outdoor pool on the Bellarine Peninsula will likely incur annual operating losses in the vicinity of \$600,000 (See Section 8 for more detail). Currently, BASC returns \$345,000 to Council – excluding depreciation costs and corporate overheads.

Maximise the use of Existing and Future Assets

At one level, the development of an outdoor pool in the Bellarine meets the requirement of this principle. That is, activities will be focused on lap swimming, thus removing some of the need for the construction of lap swimming facilities either BASC or Splashdown. However, the lack of commercial activities means that the annual cost to Council will be quite high.

6.4 50-metre Outdoor Pool Development Advantages and Limitations

Advantages

The development of a 50-metre outdoor pool in the Drysdale Catchment Area has several advantages:

- It represents low-cost provision of aquatic facilities and services – some \$30-plus million less costly than an indoor aquatic centre.
- Improves community access to aquatics within the region.
- Improves lap swimming provision within the region and will remove some of the demand for lap swimming space at BASC.
- Is a purpose-built training venue for swim club members and squad participants, thus reducing the disadvantages of competitive swimmers from the Bellarine currently experience due to travel distance to a training venue.
- Is an ideal location for local school and club swimming carnivals.
- Is a valuable community meeting place that provides opportunities for social connection and the reduction of social isolation, particularly on hot days.
- Low-cost opportunities for all community members to participate in recreation and physical activities.

Disadvantages

While the development of an outdoor 50-metre pool represents a significant increase in service provision for participants in lap swimming, it is important to recognise that it will have limitations in addressing all aquatic needs for residents in the Drysdale Catchment Area.

- Health benefits for certain cohorts such as other adults, people with mobility issues and people with disabilities that need water exercise spaces will be limited.
- The 50-metre outdoor pool is unlikely to address the need for LTS space as outdoor pools have limitations in terms of servicing LTS customers, including pool depth and temperature, particularly for young children and those new to swimming.
- The preferred temperature for lap swimming is approximately 27 degrees Celsius or lower compared with multipurpose leisure pools, LTS pools and WWEPs, which have temperatures that range from 30–34 degrees Celsius. Low water temperatures offers minimal encouragement for use by non-lap swimmers except on days when the air temperature is over 30 degrees and there is a need to cool off.
- Outdoor pool usage is traditionally much lower than indoor aquatic centres. For example, annual attendance at the Ballarat Aquatic Centre is approximately 600,000 per annum or 50,000 people per month. In comparison, annual attendance at the Eureka Pool in Ballarat is approximately 50,000 per year for a five-month summer season. Similarly, attendance at Leisurelink is approximately 960,000 per year or 80,000 per month. In comparison attendance at Kardinia Swimming Pool is approximately 90,000 for a five-month season. The Queens Park Swimming Pool in Moonee Ponds has summer season attendances of approximately 30,000 compared with average monthly attendances at the Ascot Vale Leisure Centre of 45,000 or 540,000 per annum.

6.5 Design Considerations – Enhance Whole of Community Use

While outdoor pools provide less capacity to meet the needs of the whole of the community, there are some design initiatives that can be adopted to enhance overall provision and participation.

Pool Depth

A shallow depth profile of 1–1.5 metres will provide safer access for children, water walkers and users who have lower levels of swimming skills and confidence. Shallower water will facilitate opportunities for the 'hot-day boppers' to safely use the facility. Hot-day boppers do not swim laps, preferring to use an outdoor pool to cool off when the weather is hot.

Shallower depth will also enhance overall safety supervision and minimise overall safety risks at the centre.

Pool depth of 1–1.5 metres will not disadvantage lap swimmer as it provides sufficient depth to tumble turn at the shallow end of the pool. There may be some restrictions on diving at the shallow end during competitions. However, this would only impact 50-metre relays, which do not form part of elite competition programs. At this depth, the pool would not be suitable for water polo activities, which require a minimum depth of two metres.

There is any number of pool depth configurations that could be implemented depending on the objectives of the centre. If the use of the centre by a broad cross-section of the community is a key objective, then shallower pool depths need to be considered in the design response.

Water Play Provision

The other opportunity to enhance community usage is the provision of water play equipment outside the 50-metre pool. Much of the water play zone can be zero-depth making it accessible to toddlers and young children for whom the 50-metre pool is unsafe to use.

Water play equipment can range from simple splash pads and fountains to major installations incorporating slides and interactive water features. Water play equipment will be extremely attractive for families looking for opportunities to cool down on hot days in a safe and controlled environment.

Without the provision of water play areas, including a toddler pool, use by families with young children will be limited even on the hottest days.

7. INDUSTRY BENCHMARKING

7.1 Benchmarking Introduction

A comprehensive approach to benchmarking has been undertaken using 15 outdoor pools. For commercial in confidence reasons, the facilities will not be named. However, a further overview of the 15 pools is as follows:

- All facilities are in Victoria.
- Twelve are regional and 3 are Melbourne metropolitan facilities.
- Five are managed in-house while 10 are outsourced.
- Seven have heated pools while 8 were unheated.
- Eleven of the facilities have outdoor 50-metre pools.
- One is open all year round with one other opened for approximately six months of the year. The remainder were seasonal pools with the opening duration varying from 93 days to 167 days.

As part of the detailed research undertaken, the key metrics obtained about these facilities included: location, opening periods, financial performance (2018/19) and visitation numbers (2018/19). Further analysis was also undertaken on the 10-minute drive-time catchment for each site which has been used for catchment analysis purposes. In relation to the financial information obtained, it was noted that some variations occurred in financial reporting available and this predominately related to maintenance and utility costs. Relevant notes include:

- The maintenance costs were generally borne directly by Council (particularly for outsourced managed facilities) hence these costs were not included for the majority of sites. As a result, for consistency maintenance costs have been excluded from the financial benchmarking analysis.
- The reporting of utility costs also varied with these costs not reported for 8 facilities. For consistency, cost estimations for these 8 sites have been included in the financial performance (based on benchmarks); hence in these instances, the financial reports have been adjusted by the consulting team.

Annual visitation numbers were not provided for seven of the facilities and it is assumed that in some instances these are not accurately recorded. For the purposes of the analysis, annual visitation numbers for these facilities were estimated based on income levels and the benchmarked average income per visit from other facilities.

7.2 Benchmarking Analysis

The table below provides a summary of the key findings from the benchmarking analysis undertaken. The averages for four outdoor pool groups are provided: all 15 outdoor pools, pools open for more than 180 days, outdoor heated pools and outdoor non-heated pools.

Group	Average All Outdoor Pools (includes Heated and Non Heated Pools)	Average for Facilities Open More than 180 Days	Average Outdoor Heated Pools (Exclude Non Heated Pool)	Average Outdoor Non Heated Pools
Opening Days for Outdoor Pool per Annum	154	270	204	110

Average Max Temperature December to March (°C)	25.7	25.4	24.8	26.6
Aquatic Visits per Season (excluding Spectators)	30,212	90,000	57,714	6,148
Total Income	\$179,300	\$527,000	\$341,857	\$37,063
Total Expenses	\$409,033	\$1,144,667	\$708,929	\$146,625
Net Performance (excluding Maintenance)	(\$229,733)	(\$617,667)	(\$367,071)	(\$109,563)
Income per Day	\$1,163	\$1,949	\$1,673	\$336
Subsidy per Aquatic Visit (excluding Maintenance)	(\$7.60)	(\$6.86)	(\$6.36)	(\$17.82)
Subsidy per Day (excluding Maintenance)	(\$1,490)	(\$2,285)	(\$1,797)	(\$994)
Average Visits per Day	196	333	283	56
10 minute Drive-time Catchment @ 6 pm Mon (based on 2016 Census)	46,898	103,626	75,239	22,099
Annual Visits per 10 Min Drive-time Catchment	0.6	0.9	0.8	0.3

Table 8 – Outdoor Pool Benchmarking Analysis

COGG currently operates two outdoor 50-metre pools: Lara Aquatic Centre (LAC) and Kardinia Aquatic Centre (KAC). Despite significantly higher user numbers and associated revenue the KAC incurs a larger annual loss than the. The higher loss at KAC is mostly the result of high utility cost required to heat two outdoor pools, the additional lifeguards to supervise the second 50-metre pool and the longer season (212 at KAC and 151 days at LAC). For consistency depreciation costs and council corporate charges have been removed expenditure calculation, consequently the figures in the table below may vary from Council's profit and loss statements.

Group	Lara Aquatic Centre	Kardinia Aquatic Centre
Opening Days for Outdoor Pool per Annum	151	212
Average Max Temperature December to March (°C)	23.6	23.6
Aquatic Visits per Season (excluding Spectators)	34,000	103,000
Total Income	\$153,000	\$473,000

Total Expenses	\$269,500	\$1,183,000
Net Performance (excluding Maintenance)	(\$111,500)	(\$672,000)
Income per Day	\$1,013	\$2,231
Subsidy per Aquatic Visit (excluding Maintenance)	(\$3.28)	(\$6.52)
Subsidy per Day (excluding Maintenance)	(\$738)	(\$3,170)
Average Visits per Day	225	486
10 minute Drive-time Catchment @ 6 pm Mon (based on 2016 Census)	24,498	91,447
Annual Visits per 10 Min Drive-time Catchment	1.4	1.1

Table 9 – COGG Outdoor Pool Performance

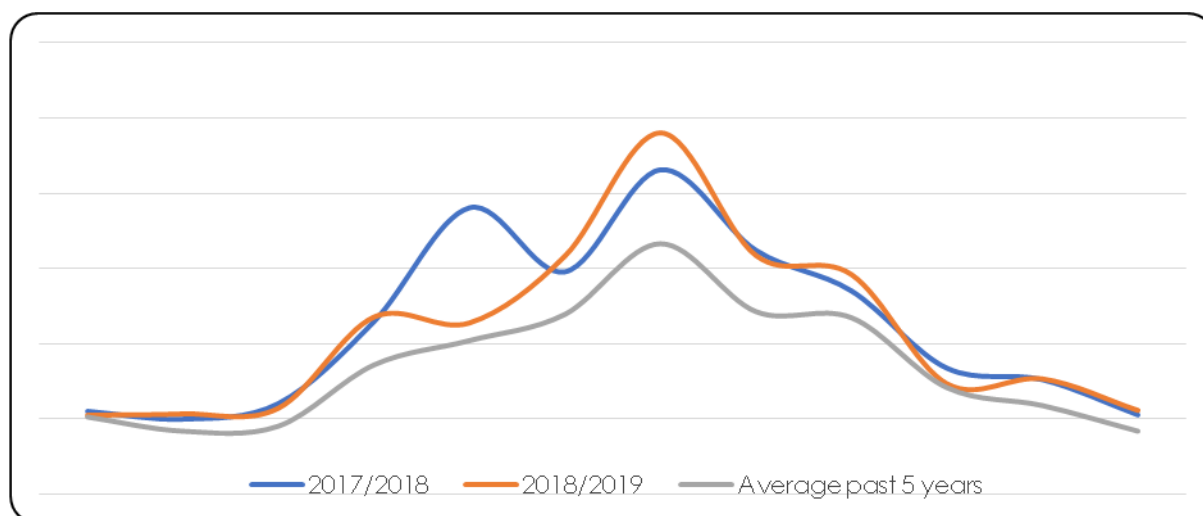
7.3 Benchmarking Findings

Based on the analysis undertaken the following key findings are identified:

- There are significant differences in the overall performance of outdoor pools when different operational models are considered (i.e. heated, non-heated and facilities open for more than 180 days per annum). As a result, any projections for a “greenfield” development must consider the implications of these different models.
- The highest visitation number per head of 10 minute drive-time catchment is 0.9 which is for pools open more than 180 days. No delivery model contributes to an annual visitation number that is greater than the 10 minute drive-time catchment. The lowest visitation number is for non-heated pools which have only 0.3 visits per head of the 10 minute drive-time catchment.
- It is noted that facilities that are open for longer periods (i.e. more than 180 days per annum) have a significantly larger 10 minute drive-time catchment population with an average of 103,000 and also significantly higher visitation numbers of 90,000 per annum on average. These facilities also have a very high operational deficit average of \$618,000 per annum and higher average annual income of \$527,000 per annum. As a result of the relatively high annual visit numbers (and catchment), the subsidy level per visit of \$6.86 is still comparable with the 15 site average subsidy per visit of \$7.60.
- To reduce operational costs, it is noted that several pools, particularly those that are unheated, have reduced seasons (i.e. 100 days per annum) and are also only open based on certain temperatures. As an example, some pools only open when the temperature forecast is over 22°C and also close during the day when the temperature drops below 25°C. Due to this, many outdoor pools are not open every-day for the full season and this contributes to a reduction of the overall cost. It is highlighted that if an outdoor regional pool was open on all days during a season and for fixed times that the operational deficit would be significantly greater than that indicated in the analysis table.

- In 2018/19 Kardinia Aquatic Centre was opened for approximately 212 days (with reduced hours in October and April) and had 103,000 visitations. The overall operational deficit was \$672,000 (excluding internal charges and major maintenance) with an income of \$511,000. The Centre has a relatively large 10 minute drive-time catchment of 91,000 and therefore had 1.1 visits per annum of the 10 minute drive-time catchment.

Additional research for an outdoor pool in the Melbourne metropolitan area has also been undertaken with the graph below highlighting the seasonality of usage. This pool is very popular for regular “bolted on” lap swimmers, tri-athletes and swimming squads hence has a relatively high usage all year round. Even so, 50% of the usage of this outdoor pool occurs over the 4 months from December to March. In facilities that do not attract the same level of participation from “bolted on” users, it is not uncommon for these same 4 months to account for 75% of overall annual visitations.



Graph 1 – Seasonal Outdoor Pool Usage by Month

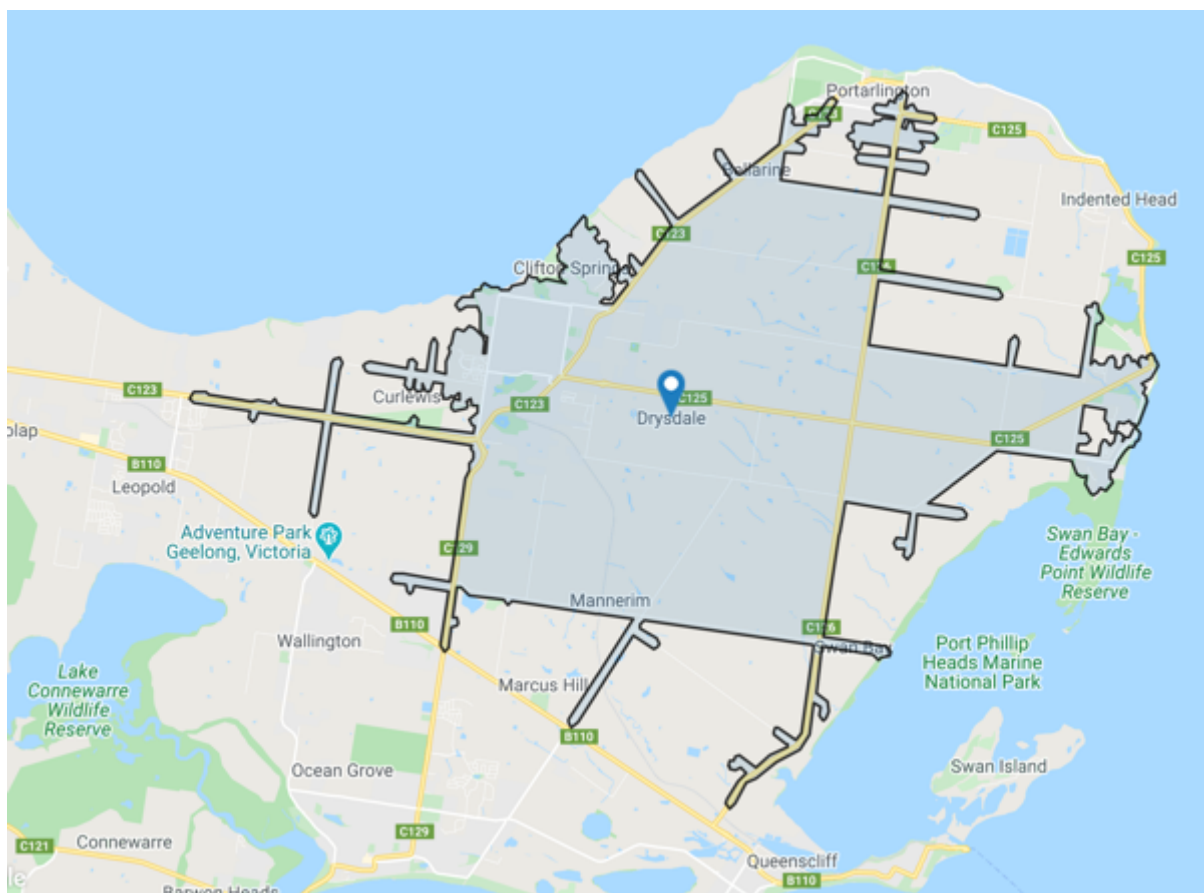
In summary, the benchmarking undertaken indicates that a number of critical factors have a very significant impact on the overall performance of outdoor pools. These drivers include: the duration of the season, operational hours and decisions regarding closure (i.e. daily temperatures), pool heating or non-heating, catchment populations, type of users (e.g. the number of “bolted on” users for all year round operations), water volumes and supervision requirements. Given the impact of these factors, consideration should be given to them as part of the planning process for new facilities.

8. FINANCIAL PROJECTIONS

8.1 Key Assumptions

In undertaking the analysis of the financial projections for an outdoor pool in the Drysdale Catchment Area, the following key assumptions have been made:

- The pool could be operated under different options and these are:
 - Option 1 - A year-round heated pool.
 - Option 2 - Heated seasonal pool opening for approximately 240 days per annum.
 - Option 3 - Unheated seasonal pool with reduced operational hours based on a temperature forecast of over 22°C.
- The key findings identified as part of the benchmarking analysis have been used as the basis for major assumptions.
- All projections exclude maintenance works.
- All values are in 2019/20 prices.
- The facility design is as per the design details provided.
- That the catchment is as per the details provided in Table 7 which indicates a total catchment of 24,962 in 2020 and 38,109 in 2041. As a guide only, the catchment area is as per the map below.



8.2 Performance Projections

The information below provides an overview of the indicative financial projections for three different operational options for the years 2020 and 2041 in 2019/20 values.

8.2.1 Option 1 - All Year Round Operation

The table below provides a summary of the financial projections for a facility operating all year round with a heated pool.

Item	Year 2020	Year 2041
Income		
Total Income	\$134,795	\$205,789
Expenditure		
Salaries and Wages	\$679,000	\$679,000
Electricity	\$85,000	\$85,000
Gas	\$105,000	\$105,000
Water	\$60,000	\$60,000
Chemicals	\$36,000	\$36,000
Other Expenses	\$260,000	\$260,000
Total Expenses	\$1,225,000	\$1,225,000
Net Performance	(\$1,090,205)	(\$1,019,211)

Table 10 – Indicative Projections All Year-Round Operation

8.2.2 Option 2 - Seasonal Heated Pool

The table below provides a summary of the financial projections for a seasonally heated pool opened for approximately 240 days per annum.

Item	Year 2020	Year 2041
Income		
Total Income	\$119,818	\$182,923
Expenditure		
Salaries and Wages	\$409,000	\$409,000
Electricity	\$56,000	\$56,000
Gas	\$70,000	\$70,000
Water	\$40,000	\$40,000
Chemicals	\$30,000	\$30,000
Other Expenses	\$159,000	\$159,000
Total Expenses	\$764,000	\$764,000
Net Performance	(\$644,182)	(\$581,077)

Table 11 – Indicative Projections Seasonal Heated Pool

8.2.3 Option 3 - Seasonal Non-Heated Pool

The table below provides a summary of the financial projections for a seasonal non-heated pool opened for a maximum of 100 days per annum. The pool would be opened when the forecast is for the temperature to be 22°C or more.

Item	Year 2020	Year 2041
Income		
Total Income	\$44,932	\$68,596
Expenditure		
Salaries and Wages	\$75,000	\$75,000
Electricity	\$6,000	\$6,000
Gas	\$500	\$500
Water	\$21,000	\$21,000
Chemicals	\$8,000	\$8,000
Other Expenses	\$60,000	\$60,000
Total Expenses	\$170,500	\$170,500
Net Performance	(\$125,568)	(\$101,904)

Table 12 – Indicative Projections Seasonal Non-Heated Pool

8.3 Projected Performance Benchmarks in the Year 2041

The table below provides a summary of indicative benchmarks for the 3 outdoor pool options outlined in the year 2041.

Item	Option 1 All Year Round Outdoor Pool	Option 2 Seasonal Outdoor Heated Pool	Option 3 Seasonal Outdoor Non-Heated Pool
Total Visits	34,298	30,487	11,433
Average Visits per Day	97	127	114
Net Performance	(\$1,019,211)	(\$581,077)	(\$101,904)
Average Income per Day	\$582.97	\$762.18	\$685.96
Subsidy per Visit	(\$29.72)	(\$19.06)	(\$8.91)
Subsidy per Day	(\$2,887)	(\$2,421)	(\$1,019)

Table 13 – Indicative Benchmarks for Year 2041

As a result of the catchment size of the North Bellarine location, it is noted the projected performance for Options 1 and 2 results in a greater subsidy per visit than the benchmark average. By comparison, the non-heated pool option has a lower subsidy per visit than the benchmark average.

9. DESIGN AND SITE OPPORTUNITIES

9.1 Overview

Mantric Architecture was engaged by CoGG to develop a generic design for a 50-metre outdoor pool to assist with capital cost analysis and future operational cost forecasts. The generic design was also used to complete a high-level analysis of the potential sites for a future 50-metre outdoor pool.

9.2 Generic Design – 50-metre Outdoor Pool

The generic 50-metre outdoor pool concept (see drawing xxx) included the following elements:

- 50-metre pool and shading
- change rooms including changing places, accessible and group change rooms
- multi-purpose and swim club room
- administrative spaces
- storage
- filtration plant
- kiosk
- Community storage space
- Car parking

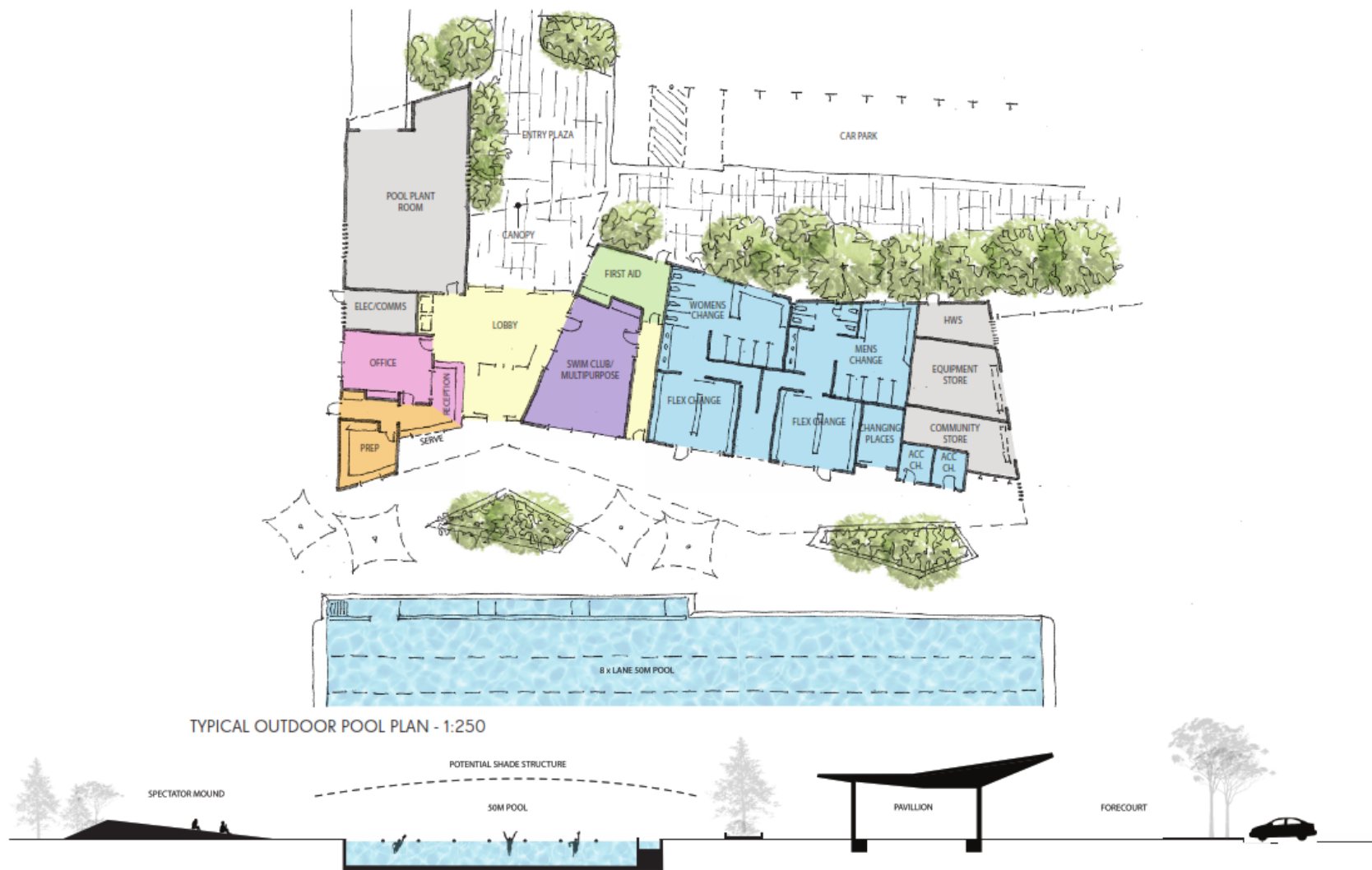
The concept plan is driven through a design framework focused primarily on efficient internal planning, customers accessibility, entry and control, and safe pool operations. While it is not intended for this concept to be delivered at any of the sites, it has served a meaningful purpose in the review and provides a sound basis for the next phase of project feasibility and planning when detailed plans can be tested for identified sites as required.

9.3 Other Design Considerations

While this scoping study is focused on the implications of a 50-metre outdoor pool, there are other facility options that could be considered in assessing the potential site in the context of the future aquatic and health and fitness needs. These include:

- Provision of zero-depth outdoor water play areas to enhance service provision for families and children
- Indoor aquatics to encourage year-round use by a broad cross-section of the community. Facility elements could include a learn to swim pool, warm water exercise pool and ancillary services such as a sauna, spa and steam room.
- 'Dry side' activity areas including strength training, cardio and group fitness areas. These facility elements and associated programs provide health and fitness opportunities to residents that prefer non-aquatic-based activities, as well as enhancing centre viability

These design options and others could be explored through a broader needs analysis of future population and associated feasibility study.



TYPICAL OUTDOOR POOL PLAN - 1:250

TYPICAL OUTDOOR POOL SECTION - 1:250

9.4 Site Options

CoGG initially considered a range of sites capable of accommodating the required 50 m outdoor pool. These sites were;

- The (proposed) Drysdale Sports Precinct (Currently in the Master Plan Phase)
- Clifton Springs Primary School
- CoGG Drysdale Maintenance Depot
- Portarlington Recreation Reserve

During early phases of the review of sites, the Portarlington site was excluded from further consideration due to its more disconnected location and very small catchment population. The Clifton Springs Primary School site was also discounted from future consideration due to its ownership by the State Government and the complexities this will present to delivery and any future expansion. As a consequence these were not pursued with the Department of Education or the school.



Diagram 1 – Site Options Overview

9.5 Site Review

A high-level review of each site was undertaken to highlight the key issues for consideration in the future planning process. Once a preferred site(s) is identified the following further investigations should be undertaken to assist with refining the understanding site conditions and to inform the total project cost:

- Geotechnical & Contamination testing
- Available Site Services
- Land Ownership confirmation
- Planning Controls
- Cultural Heritage Enquiries
- Land Surveying and Services Locating

9.5.1 Option 1 - Drysdale Sports Precinct



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BELLARINE OUTDOOR 50M POOL
DRYSDALE SPORTING PRECINCT SITE
1:1000 @ A3 DECEMBER 2019
3RD COPYRIGHT



FS-02

Diagram 2 – Drysdale Sports Precinct

Key site issues

- The generic 50-metre pool and car parking can be accommodated on the site.
- There is synergy with other sport and recreation uses of the site, which will enhance the precinct and encourage the use of the pool.
- The proximity of the schools to the site will encourage use and will enhance accessibility for before and after school activities
- There is good vehicle access to the site and traffic management issues can be managed through future planning processes
- Pedestrian access to the site is poor due to its distance from residential areas. Access will predominantly be via motor vehicle.
- There is a smaller requirement for additional car parking due to car parking provision identified on the masterplan.
- There appear to be good building orientation opportunities on the site. Consequently, a north-facing facility should be easily achieved with spectator mounding facing south.
- A separate school entry point should be possible with links to the existing road network.
- Access for chemical deliveries can be provided with limited cross over in public parking areas.
- There appears capacity for future expansion

- Overall costs at \$13,788,000 are the lowest of the three options.

9.5.2 Option 2 - CoGG Drysdale Maintenance Depot



Diagram 4 – Drysdale Depot Site

Key site issues

- The proposed generic 50-metre pool and car parking can be accommodated on the site
- The site is centrally located within the catchment area and will provide high levels of accessibility for local residents
- The site has good accessibility for pedestrians in local business and residential areas
- The proximity of the school to the site will encourage use and will enhance accessibility for before and after school activities
- It is a flat site with no topographical encumbrances
- There is potential surplus land, which could accommodate complimentary public facilities or additional public open space
- There appears capacity for future expansion
- Traffic management issues will need to be considered and addressed due to central location
- The depot will need to be demolished and relocated to another site. Demolition costs are approximately \$250,000. No cost for relocation has been included.
- The depot site is in the middle of town and occupies a relatively narrow site in the context of the proposed outdoor pool. This could impact operational functionality and customer experience

- The external break out spaces are constrained, and will likely rely on additional space being provided to the east some 70 metres plus from the pavilion.
- To fit the facility components on this narrow site, the pavilion will most likely have an east/west orientation with the 50-metre pool running perpendicular to the pavilion.
- There is limited street frontage on Collins Street, preventing a strong visual presence within the precinct. Therefore, effective and substantial signage will be essential.
- Given the long term use as a depot, there may be contamination issues to identify and resolve.
- There are light-industrial properties immediately to the south. This will warrant the inclusion of a landscaped buffer zone to improve the visual amenity of the venue.
- This option is the most expensive of the options at \$15,281,000

10. ESTIMATED CAPITAL COSTS

10.1 Overview

ZINC Cost Management was engaged to develop independent, preliminary cost estimates for the generic concept at each of the three sites. The cost estimates are based on high-level design documentation which did not include engineering service and structural information.

The cost plan includes an allowance of 5% for ESD initiatives and 5% each for design and contract contingencies.

The detailed cost plans are in Appendix 1. The summary cost estimates are:

Option 1 - Drysdale Sports Precinct - \$13,788,000

Option 3 - CoGG Drysdale Maintenance Depot - \$15,281,000

The cost plan is based on costs as at February 2020, and includes an allowance for 24 months for cost escalation to February 2022.

10.2 Site Variability Impacts

The variability in the cost estimates relates to the unique aspects of each site being incorporated into the cost estimating process. The issues for each site are listed below:

Option 1 - Drysdale Sports Precinct

- A minimal requirement for car parking due to proposed provision within the draft Drysdale Sports Precinct Masterplan.
- The need for additional earthworks due to site topography

Option 2 - CoGG Drysdale Maintenance Depot

- Allowance for 100 additional car spaces
- Allowance for the demolition of the existing buildings
- Allowance for landscape buffers on car park site boundary due to the proximity of adjacent sites
- Allowance site security initiatives including precast fencing, electronic security fence and CCTV monitoring
- A \$400,000 allowance for low-level contamination based on the current and past site use and the need to convert the land to public pool use.
- Allowance for existing building demolition - \$250,000

The table below provides high-level detail of each option.

Item	Option 1	Option 2	Option 3
Building Works	\$6,624,000	\$6,624,000	\$6,624,000
External Works and Services	\$2,916,000	\$3,306,000	\$3,982,000
Sub-Total (excl. GST)	\$9,540,000	\$9,930,000	\$10,606,000
ESD Initiatives (5% of construction)	\$477,000	\$497,000	\$530,000

Contingencies and Cost Escalation	\$1,910,000	\$1,988,000	\$2,123,000
Non-Construction Costs	\$1,861,000	\$1,920,000	\$2,022,000
TOTAL END COST (excl. GST)	\$13,788,000	\$14,335,000	\$15,281,000

Table 14 – Estimate Costs of Options

Non- Construction Inclusions

The cost plan includes the following non-construction cost allowances:

- Consultant fees – 10% of Total Construction Cost
- Client costs – 1% of Total Construction Cost
- Authority / headwork's charges – 1.0% of Total Construction Cost
- Substation / incoming mains power – allowance of \$250,000
- Audiovisual equipment – allowance of \$30,000
- Furniture, fittings and equipment – allowance of \$150,000

Risks to Future Cost

There are several risks to cost that need to be considered, including:

- Scope creep
- Asbestos / hazardous material removal
- Existing services and infrastructure
- Abnormal ground conditions, site decontamination, remediation, etc.
- Market conditions / cost escalation
- Resolution of non-construction costs (

Cost Plan Exclusions

The cost plan specifically excludes any allowances for the following:

- Pool boom
- Waterslides, water play features, splash pads, etc.
- Road works outside the site boundary
- Asbestos / hazardous material removal
- Relocate or upgrade of existing services and infrastructure
- Works outside site boundary
- Abnormal ground conditions (i.e. rock groundwater, filling, etc.)
- Site decontamination and remediation
- Cost escalation beyond February 2022
- Council costs
- Decanting or relocation
- Temporary accommodation and services
- IT equipment
- Artwork

- Planning permit
- Finance, legal, letting costs, etc.
- Land and acquisition costs
- Open space levy
- Staging of the works
- Goods and Services Tax

Appendix 2

Bellarine Aquatic Centre – Site Review

The site review below provides an overview of the key issues associated with the development of an Aquatic Centre at the Drysdale Depot Site and Drysdale Sport Precinct. The review has been framed using policy drivers developed for the Social Infrastructure Policy and Plan.

The two sites are approximately 3.5 km apart via road and 2.5 km apart as “the crow flies”. Each site has strengths and weaknesses. However, without ranking the policy priorities in importance there is no single preference for the site of a potential aquatic centre.

To assess the capacity of each site to cater for future expansion the following elements were considered in the site review:

- 50m outdoor pool (Existing scheme)
- Warm Water Program Pool
- Aquatic Education Pool
- Internal Leisure Water & Leisure play equipment
- Spa, Sauna Steam
- Change and ancillary
- Occasional Care/Crèche
- Reception
- Management Offices

With consideration to future expansion, it is unusual to provide indoor aquatic elements without also providing a range of health and fitness elements including gymnasium (strength and cardio) and group fitness rooms. The addition of health and fitness elements increases the reach of services into the community by meeting the needs of people that do use aquatic services, and provides a better platform for financial viability.

Appendix 2

Bellarine Aquatic Centre – Site Review

Review Criteria	Depot Site Commentary	Drysdale Sport Precinct Commentary
POLICY DRIVERS		
ACCESSIBILITY - Equal Travel distances to residents in the catchment		
<ul style="list-style-type: none"> Is the site accessible for residents by car, public transport, bicycle and walking? Is the site difficult for people to use if they do not have access to a car or public transport? Can the site allow easy access for people with disabilities? Is the site accessible to large groups (ie: buses etc)? 	<ul style="list-style-type: none"> The site is centrally located within the catchment area and will provide high levels of accessibility for residents in the Drysdale township using all modes of transport The proximity of the site to the current residential populations and the immediate business area makes it more accessible for people who do not have access to public transport or a car. However, as the population grows the percentage of residents that will be able to walk to the centre will be much lower Disability access will be included in the design response. The location within the CBD and the relatively narrow site will make bus accessibility problematic compared with the Sports Precinct. This may impact accessibility for large groups. Peak use of the aquatic centre could potentially create increased traffic in the CBD and negatively impact ease of access and traffic flow. A detailed traffic management plan would need to be developed to identify the impacts. 	<ul style="list-style-type: none"> Pedestrian access to the site is relatively poor due to its distance from residential areas. Access will predominantly be via motor vehicle or possibly public transport. Future provision of public transport services could address this issue and thus improve accessibility. Disability access will be included in the design response. The site layout can be designed to cater for the parking and turning needs of buses and therefore has good capacity to service large groups

Appendix 2

EQUITY - Are the various lower socio-demographic populations equally served by a facility at this location?		
<ul style="list-style-type: none"> The location ensures equity of travel distance for residents across the catchment? In regard to other facilities does the site ensure long term equity to aquatic services? 	<ul style="list-style-type: none"> The central location of the site and its closer proximity to the existing residential populations makes it more accessible in terms of travel distance than the sports precinct site. Accessibility is unlikely to change as the population grows in the region with the majority of residential development planned in the Clifton Springs and St Leonards areas which are closer to the Depot site. 	<ul style="list-style-type: none"> Whilst this site is not as centrally located to existing and future population, provided public transport opportunities are provided, it will only be marginally less accessible and equitable than the depot site The Drysdale bypass enhances access for the whole of the community including Ocean Grove and Barwon Heads residents in terms of vehicle travel time and ease of access.
SUSTAINABILITY - is the land of sufficient to meet future expansion building and car parking requirements		
<ul style="list-style-type: none"> Is the site suitable for future expansion? Will the site continue to be a suitable location that can service the catchment as the Bellarine grows into the future? Are there encumbrances with regard to planning or land controls, topography, in ground issues? 	<ul style="list-style-type: none"> There is capacity for future expansion to meet the requirements of future aquatic provision, but with limited capacity to cater for potential future development of health and fitness elements and the requisite car parking needs, which is critical to access, usage and viability. The site is flat with no topographical encumbrances Given the long term use of this site as a depot, there may be contamination issues to identify and resolve. The depot will need to be demolished and relocated to another site. The depot relocation costs could potentially be a constraint for development at this site Traffic management issues will need to be considered and 	<ul style="list-style-type: none"> There is significant space for expansion to cater for additional aquatic services. There site also appears to have capacity to meet the needs of additional health and fitness facility elements including gymnasium, group, fitness and other program spaces and the required car parking. It should be noted that any expansion will reduce open space. There is a smaller requirement for additional car parking due to car parking provision identified on the masterplan. This will reduce construction costs Site topography will require some additional

Appendix 2

	addressed due to central location	earthworks.
INTEGRATION - How well does this site ensure integration with other existing or proposed services??		
<ul style="list-style-type: none"> Does the site provide for high levels of integration with other Council facilities and services? Is the site centrally or well integrated with other ancillary services (ie: local town centre businesses and facilities)? 	<ul style="list-style-type: none"> There appears to be limited opportunity for integration with other Council facilities and services The central location provides opportunities for integration with retail and business services provided by the private sector within the Drysdale central business district. The proximity of the secondary school to the site will encourage use and will enhance accessibility for before and after school activities. 	<ul style="list-style-type: none"> There is synergy with other sport and recreation uses of the site, which will enhance the sporting precinct and encourage the use of the aquatic centre. The proximity of the schools to the site will encourage use and will enhance accessibility for before and after school activities A separate school entry point should be possible with links to the existing road network.
ADAPTABLE - does the configuration and size of the site facilitate good design?		
<ul style="list-style-type: none"> Does the site provide flexibility? Is its configuration conducive to good design? 	<ul style="list-style-type: none"> The Depot Site is in the middle of town and occupies a relatively narrow site in the context of the proposed outdoor pool. This could impact operational functionality and customer experience The external breakout spaces will be constrained and will likely rely on additional space being provided to the east some 70 metres plus from the pavilion. To fit the facility components the narrow site, the pavilion will most likely have an east/west orientation with the 50-metre pool running perpendicular to the pavilion as opposed to 	<ul style="list-style-type: none"> The "Greenfield" nature of the site provides the opportunity to design a building layout that maximises customers experience and operational functionality. For example, access for chemical deliveries can be provided with limited cross over in public parking areas. This may not be possible at the Depot site There appear to be good building orientation opportunities on the site.

Appendix 2

	<p>the preferred north south orientation</p> <ul style="list-style-type: none">There is limited street frontage on Collins Street, preventing a strong visual presence within the precinct. Therefore, effective and substantial signage will be essential.	<p>Consequently, a north-facing facility should be easily achieved with spectator mounding facing south.</p> <ul style="list-style-type: none">There is good vehicle access to the site and traffic management issues can be managed through future planning processes
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