



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Port Of Sale Business Centre

Foster Street, Sale

Tuesday 5 July 2016, commencing at 1pm

**or join Wellington on the Web:
www.wellington.vic.gov.au**

ORDINARY MEETING OF COUNCIL – 5 JULY 2016

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Council Meeting Information

Members of the Public Gallery should note that the Council records and publishes Council meetings via Webcast to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also archived and may be published on Council's Website for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, members of the gallery may address the Council at which time their image, comments or submissions will be recorded.

Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the webcasting chat room should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.

Please could gallery visitors and Councillors ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.



A - PROCEDURAL



STATEMENT OF ACKNOWLEDGEMENT

***“We acknowledge the traditional custodians
of this land the Gunaikurnai people,
and pay respects to their elders past and present”***



PRAYER

***“Almighty God, we ask your blessing upon the Wellington
Shire Council, its Councillors, officers, staff and their families.
We pray for your guidance in our decisions so that the
true good of the Wellington Shire Council may result to
the benefit of all residents and community groups.”***

Amen



A - PROCEDURAL

A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

ITEM A4**ADOPTION OF MINUTES OF PREVIOUS MEETING/S**

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

5 JULY 2016

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 21 June 2016 as tabled.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 21 June 2016 as tabled.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.



A - PROCEDURAL

A5 BUSINESS ARISING FROM PREVIOUS MEETING/S



A - PROCEDURAL

A6 ACCEPTANCE OF LATE ITEMS



A - PROCEDURAL

A7 NOTICE/S OF MOTION



A - PROCEDURAL

A8 RECEIVING OF PETITIONS OR JOINT LETTERS

ITEM A8(1)**OUTSTANDING PETITIONS**

ACTION OFFICER

GOVERNANCE

DATE:

5 JULY 2016

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			



A - PROCEDURAL

A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS



A - PROCEDURAL

A10 QUESTIONS ON NOTICE



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER



C2 - REPORT

GENERAL MANAGER CORPORATE SERVICES

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 5 JULY 2016

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					

OBJECTIVE

To report on all assembly of Councillor records received during the period 14 June 2016 to 28 June 2016.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council note and receive the attached Assembly of Councillors records received during the period 14 June 2016 to 28 June 2016.

BACKGROUND

Section 80A of the *Local Government Act 1989* requires a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, the matters considered and any conflict of interest disclosures made by a Councillor. These records must be reported, as soon as practicable, at an ordinary meeting of the Council and recorded in the minutes.

Below is a summary of all assembly of Councillors records received during the period 14 June 2016 to 28 June 2016.

Assembly of Councillors summary of reports received during the period 14 June 2016 to 28 June 2016.		
Date	Matters considered	Councillors and officers in attendance
14 June 2016	SLUPP Agenda	Cr McCubbin, Cr Wenger Chris Hastie, General Manager Built & Natural Environment John Websdale, General Manager Development Dean Morahan, Manager Assets & Projects Sharyn Bolitho, Manager Economic Development Josh Clydesdale, Manager Land Use Planning Barry Hearsey, Coordinator Strategic Planning Sabine Provily, Strategic Planning Officer

Assembly of Councillors summary of reports received during the period 14 June 2016 to 28 June 2016.		
Date	Matters considered	Councillors and officers in attendance
		John Inglis, Coordinator Infrastructure Development
21 June 2016	Councillors' Diary Meeting	Cr Crossley, Cr Rossetti, Cr Cleary, Cr McCubbin, Cr Wenger Chris Hastie, General Manager Built & Natural Environment Sharon Willison, Mayoral & Councillor Support Officer
21 June 2016	Pre Council Agenda Meeting	Cr Crossley, Cr Rossetti, Cr Cleary, Cr Duncan (Item 5 to 10), Cr McCubbin, Cr Wenger Chris Hastie, Acting Chief Executive Officer Arthur Skipitaris, General Manager Corporate Services Glenys Butler, General Manager Community & Culture John Websdale, General Manager Development Trish Dean, Governance Officer (Item 0) John Tatterson, Manager Built Environment (Item 1, 4, 8, 9,) Sharon Houlihan, Executive Manager Major Projects (Item 2) Joshua Clydesdale, Manager Land Use Planning (Item 3) John Traa, Coordinator Statutory Planning (Item 3) Daniel Gall, Coordinator Commercial Facilities Management (Item 4) Vanessa Ebsworth, Manager Municipal Services (Item 5) Samantha King, Environmental Health Officer (Item 5) Karen McLennan, Service Review Coordinator (Item 6) Geoff Hay, Coordinator Community Committees (Item 7) Marcus Stone, Coordinator Facilities Planning (Item 7) Thomas Weatherall, Coordinator Built Environment Planning (Item 8 & 9) Frances Ford, Manager Community Wellbeing (Item 10) Meg Capurso, Youth Liaison Coordinator (Item 10)

OPTIONS

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or

2. Not receive the attached assembly of Councillors records and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council note and receive the attached assembly of Councillors records received during the period 14 June 2016 to 28 June 2016.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 2 Organisational states the following strategic objective and related strategy:

Strategic Objective

"An organisation that is responsive, flexible, honest, accountable and consistent."

Strategy 2.3

"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."

This report supports the above Council Plan strategic objective and strategy.

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

14 June 2016

2. ATTENDEES

Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley			Cr McCubbin	✓	
Cr Rossetti			Cr Mclvor		✓
Cr Cleary			Cr Wenger	✓	
Cr Davine			Cr Hole		
Cr Duncan					

Officers In Attendance

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		✓	G Butler, GML		✓
A Skipitaris, GMCS		✓	J Websdale , GMD	✓	
C Hastie, GMB&NE	✓				

Others in attendance (list names and item in attendance for)

Name	Item No.	Name	Item No.
Dean Monahan	✓	John Inglis	✓
Sharyn Bolitho	✓	Josh Clydesdale	✓
Barry Hearsey	✓	Sabine Provily	✓

3. Matters/Items considered at the meeting (list):

1. SLUPP Agenda - 14 June 2016

4. Conflict of Interest disclosures made by Councillors:

NIL

Please email completed form to Council's Governance Officer immediately following the meeting for the purpose of recording in Council's register.

Updated 5 November 2012

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

21 June 2016

2. ATTENDEES:

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr McIvor		✓
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine		✓	Cr Hole		✓
Cr Duncan		✓			

Officers In Attendance:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		✓	G Butler, GML		✓
C Hastie, GMB&NE	✓		S Bolitho, GMD		✓
A Skipitaris, GMCS		✓			

Others in attendance: (list names and item in attendance for)

Name	Item No.
Sharon Willison	1

3. Matters/Items considered at the meeting (list):

1. Councillors' Diary Meeting

4. Conflict of Interest disclosures made by Councillors:

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

21 June 2016

2. ATTENDEES:

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr Mclvor <i>(leave)</i>		✓
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine <i>(leave)</i>		✓	Cr Hole <i>(Canberra)</i>		✓
Cr Duncan <i>(items 5 to 10)</i>	✓				

Officers in Attendance:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO <i>(Canberra)</i>		✓	G Butler, GMCC	✓	
A Skipitaris, GMCS	✓		John Websdale GMD	✓	
C Hastie, GMBNE <i>(acting CEO)</i>	✓				

Others in attendance: (list names and item in attendance for)

Name	Item No.
Chris Hastie	Late Item
Trish Dean	0
John Tatterson	1
Sharon Houlihan	2
Josh Clydesdale, John Traa	3
John Tatterson, Daniel Gall	4
Vanessa Ebsworth, Samantha King (from EGSC)	5
Karen McLennan	6
Geoff Hay, Marcus Stone	7
John Tatterson, Thomas Weatherall	8
John Tatterson, Thomas Weatherall	9
Frances Ford, Meg Capurso	10

Matters / Items considered at the meeting (list):

- | | |
|--|---|
| <ul style="list-style-type: none"> LI West Sale Airport Update 0. Pre Council Agenda 1. Rosedale Roundabout Vic Roads Update 2. Port Precinct Update 3. Monthly Planning Update 4. Yarram Aerodrome Operational Update 5. Wellington Shire Council & East Gippsland Shire Council Domestic Wastewater Management plan | <ul style="list-style-type: none"> 6. Renewing Wellington 2030 – Discussion Paper 7. Community Facilities Framework 8. Blackspot Funding Program 9. Boisdale Effluent System 10. Youth Strategy Engagement Process |
|--|---|

3. Conflict of Interest disclosures made by Councillors:

NIL



C3 - REPORT

GENERAL MANAGER DEVELOPMENT



C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**ROAD DISCONTINUANCE – PART OF UNUSED GOVERNMENT ROAD AND SALE OF THE UNUSED GOVERNMENT ROAD, AT COONGULLA**

DIVISION: BUILT AND NATURAL ENVIRONMENT
 ACTION OFFICER: MANAGER ASSETS & PROJECTS
 DATE: 5 JULY 2016

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓		✓	✓	✓		✓		✓	

OBJECTIVE

The objective of this report is for Council to consider a request by the Department of Environment, Land, Water & Planning (DELWP) for the discontinuance/closure and sale of a section of an unused Government Road adjoining Lot 1 PS 729735, at the western end of Kellys Lane, Coongulla.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Pursuant to Section 349 of the Land Act 1958, Council agrees to the request to close off a section of Government road adjoining Lot 1 PS 729735, in the Parish of Gillum and shown red on the attached plans;***
- 2. Pursuant to Section 400 of the Land Act 1958, Council gives notice that the portion of Government road adjoining Lot 1 PS 729735 in the Parish of Gillum, is considered to not be required for public traffic and is therefore an unused road.***

BACKGROUND

The owner of the property 447 Kellys Lane Coongulla (part Crown Allotment 2 & part Crown Allotment 4 Section A Parish of Gillum) has been in discussion with officers of DELWP regarding a proposal to discontinue/close a section of Government road and for them to purchase the section of closed road.

The section of Government road has not been used since the Lake Glenmaggie dam wall was raised in the 1940's and 1950's resulting in higher water levels and the road has been fenced into the adjacent property and used for grazing.

Under the *Land Act 1958*, DELWP must request consent from Council for the closure and whether this section of Government road is required for public traffic. DELWP is seeking consent from Council to the closing of the road shown red on the attached plans. The closure and sale will be done by DELWP and at no cost to Wellington Shire Council. DELWP at their discretion may contact adjoining property owners.

OPTIONS

Council has the following options available:

1. Support the discontinuance/closure and advise that the road is not required for public traffic pursuant to *Sections 349 and 400 of the Land Act 1958*; or
2. Not agree to the discontinuance/closure and advise that the unused Government road is required for public traffic.

PROPOSAL

That:

1. Pursuant to Section 349 of the *Land Act 1958*, Council resolves to give its concurrence to the closing of a section of Government road adjoining Lot 1 PS 729735, in the Parish of Gillum and shown red on the attached plans;
2. Pursuant to Section 400 of the *Land Act 1958*, Council gives notice that the portion of Government road adjoining Lot 1 PS 729735 in the Parish of Gillum, is considered to not be required for public traffic and is therefore an unused road.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The roads intended to be discontinued/closed are government roads and will be closed and sold by DELWP. This will be at no cost to Wellington Shire Council.

LEGISLATIVE IMPACT

Application for Council's consent to the road discontinuance/closure and unused road consideration is being undertaken pursuant to Sections 349 and 400 of the *Land Act 1958*.

COUNCIL POLICY IMPACT

There is no Council policy on the road closure and unused road consideration. Each application is treated on merit.

COUNCIL PLAN IMPACT

The Council Plan 2013 – 2017 Theme 4 Infrastructure, states the following strategic objective and related strategy:

Strategic Objective

“Assets and infrastructure that meet current and future community needs.”

Strategy 4.1

“Undertake service delivery planning to provide community assets in response to identified needs”

COMMUNITY IMPACT

There will be no negative identifiable community impact as this section of Government road has not been used for 60 years and are not required for public road purposes.

CONSULTATION IMPACT

Consultation is undertaken with adjacent landowners and the public at the discretion of the Department of Environment, Land, Water and Planning.

Attachment 1.



Department of Environment,
Land, Water & Planning

REF 15L10.8021

WELLINGTON
SHIRE COUNCIL

01 JUN 2016

RECEIVED

CONSENT TO CLOSING OF ROAD

Section 349, Land Act 1958

A road laid out on land of the Crown which is unused as to the whole or any portion of the length or width may be closed by the Governor in Council as to the whole or any part, as the case may be, by order published in the Government Gazette; but only with the concurrence in writing of the Council of the municipality in whose district the road is located, and of the owners of any land adjoining the road.

If the Council favours the closing of the road described in the next paragraph, its concurrence should be given in writing to satisfy the requirements of the relevant legislation. It is suggested that the form of consent at the foot of this sheet should be used to provide the written concurrence of the Council under seal, or under the hand of the Town Clerk or Shire Secretary.

The description of the road is: **Government road adjoining allotment 1 PS729735, in the Parish of Gillum and shown shaded red on the attached plan.**

CONSENT

At the meeting of the Council of the Wellington Shire Council held on /.... /.... it was resolved that the Council gives its concurrence to the closing of the subject road pursuant to Section 349 of the Land Act 1958. In giving this consent, Council is aware that should the road be closed, the effect will be that:-

- (a) the closing will be absolute;
- (b) the road will be shown as closed on all departmental plans and Office of Titles charts and on the titles of the abutting lands;
- (c) all rights of carriageway enjoyed by the public will cease; and
- (d) the land in the closed road will become unalienated land of the Crown and can be dealt with under the provisions of the Land Act, which includes the sale of the freehold.

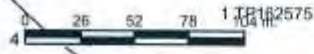
Dated this day of 20.....

Council seal or signature)

of Shire Secretary or Town Clerk).....

Note: If Council's consent is provided under delegation a copy of the appropriate "Instrument of Delegation" must be returned with this form

Consent to close road 15L10.8021



DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING

SCHEDULE 4

Notice of a municipal council under section 400 that a road is unused.

Secretary to the Department of Environment, Land, Water and Planning

Under Section 400 of the Land Act 1958, the municipal council of the municipal district of

WELLINGTON SHIRE COUNCIL

gives notice that the road described in the Schedule below is considered by Council to not be required for public traffic and is therefore an unused road.

SCHEDULE

PARISH	DESCRIPTION OF LOCATION OF ROAD
Gillum	Government road adjoining Lot 1 PS729735.
<i>As indicated by red shading on the attached plan</i>	

* Signed:

Dated:

witness

* The seal of the municipal council of

as affixed to this on

by

witness

* Delete whichever is not applicable

Our ref. 15L10.8021

Department of
Environment, Land,
Water & Planning

[illegible]

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the information is without flaw or of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Crown Land Manager A4 Portrait

(c) The State of Victoria Department of Environment, Land, Water & Planning 2018

Produced on Tue May 24 13:01:29 EST 2016

Attachment 2.

**PROPOSED ROAD DISCONTINUANCE AND SALE OF
PART GOVERNMENT ROAD, KELLYS LANE, COONGULLA
PARISH OF GILLUM**



 **GOVERNMENT ROAD TO BE DISCONTINUED AND SOLD**



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**GORDON STREET RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 5 JULY 2016

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to receive the minutes from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 18 April 2016.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the minutes from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 18 April 2016.

BACKGROUND

The Gordon Street Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Gordon Street Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Gordon Street Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

OPTIONS

Council has the following options:

1. Receive the minutes from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 18 April 2016; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 18 April 2016.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

Ensure assets are managed, maintained and renewed to meet service needs.

CONSULTATION IMPACT

Meetings held by the Gordon Street Recreation Reserve Committee of Management are open to the public.

GORDON STREET RECREATION RESERVE Special Committee of Council

MINUTES

MEETING DATE, MEETING TIME MEETING VENUE

Meeting Opened Time: 7.07pm DSE Multi Purpose Building 18/04/2016

1. Present / Apologies

Name	Title	Representing	Present / Apology
Malcolm Hole	Councillor		Present
Barbara Cook		Heyfield Vintage Machinery Group	Apology
David Reid		Heyfield Junior Football Club	Present
Gael McGee		Heyfield Cricket Club	Present
Lee Clarke		Heyfield Traders & Tourism Assn	Present
Lisa Hewish		Heyfield Basketball	Present
Kelvin Sundermann	Vice President	Heyfield Tennis	Present
Brian Brown	President	Community	Present
Craig Bennett		Community	Present
Patrick Rodaughan	Secretary	Community	Present
Richard Fawaz		Community	Apology
Charles Wojcinski	Treasurer	Community	Present
Bruno Furjan		Pigeon Club	Present
Geoffrey Healy		Heyfield Football Netball	Present

Quorum Achieved? Yes

2. Declaration of Conflicts of Interest: Read Chairperson Brian

3. Confirmation of Minutes of Previous Meeting (note any corrections)

Moved: Craig Bennett Seconded: Gael McGee CARRIED

Chairperson to sign and date previous minutes to be filed by Secretary

4. Business Arising from Previous Minutes: Nil

5. Correspondence In: Attached
6. Correspondence Out – date previous minutes sent to Council
: Attached
7. Reports
- 7.1 Chairperson's Report: Attached
- 7.2 Treasurer's Report: Attached
- Moved: Charlie Seconded: Pat Carried
- 7.3 User Group Reports: Attached
8. Volunteers
9. OHS / Risk / Facility Fault Report: Attached
10. New Rules of the Committee to be endorsed by Council
11. General Business: Attached
12. Next Meeting: 27/06/2016 AGM and General Meeting
- Meeting Closed Time: 8.23pm

These minutes are:

Confirmed as true and correct on ...13/04/2016
Date

Or

Corrections have been made and noted at the meeting on
Date

Chairperson Signature *P. F. Bo*

Gordon Street Reserve General Meeting

Correspondence In: WSC Marcus Stone email re existing bar fridge; Heyfield CFA re Heyfield Emergency Expo; WSC Geoff Hay re irrigation system maps; Darren Chester Stronger Communities Program letter; Kirsten Collins (D.Chester,MP) email Stronger Communities Program Round 2; Department of Infrastructure and Regional Development email re confirmation of grant application received; AusNet services re interruption to electricity supply; WSC Marcus Stone email re GSR inquiry about hand rails; WSC Dawn Martin email re GSR inquiry about hand rails; WSC Marcus Stone email re update on building completion time frames.

Correspondence Out: WSC Geoff Hay General meeting minutes (24/03/2016); Department of Infrastructure and Regional Development Darren Chester Stronger Communities Program grant application round1; DELWP Alan Goodwin re use of base camps portables; WSC Marcus Stone email re existing bar fridge; Department of Infrastructure and Regional Development Darren Chester Stronger Communities Program grant application round 2.

Reports:

Chairperson's Report: Brian gave committee members a progress report on the building works. The contractors are behind schedule with completion more likely to be June/July however the change room's handover date remains at 31st May.

- Mowing at Nambrok as the Heyfield Football Netball Club will be playing their home games there.
- Feedback from Relay For Life they were disappointed they were not allowed to walk inside of the main oval
- Clean fill that's been dumped near the Fawaz street entrance Brian will spread with a dozer and top soil to cover is being sourced through Southern Rural Water.
- The laser light on the veranda of the new building has been replaced.

User Groups:

Heyfield Football Netball Club: Geoff gave a progress report for the new electronic score board and the steel frame is currently being fabricated. The coach's box has been dismantled and will be relocated to the southern end of the building. The electricians still have a bit of work to do in the DSE Multi Purpose Building. Geoff had concerns with the building contractors and the need for more scrutiny with work inspections. Geoff suggested we write WSC and ask if we could engage an independent building surveyor to carry out weekly inspections.

Cr Malcolm Hole: Cr Malcolm informed committee that Council has budgeted \$80,000 for repairs to the dam and we should be looking for funding from Council to upgrade the lighting at the reserve once the State Government budget is announced.

Heyfield Basketball Association: Lisa spoke about the Basketball stadium floor surface which has blistered. The contractor was contacted and inspected the damage and blamed rising damp as the cause. Brian suggested we get a builder to inspect under the building to see if this is the problem. A meeting was held with WSC to sort out the new entrance to the stadium once construction is finished so as they have lockable access doors. The carpet in the foyer of the stadium has suffered damage during the construction phase and Lisa wanted to know if this would be replaced. The access ramp at the rear of the stadium is a concern when it's wet as mud is being brought into the stadium. Brian to contact Marcus Stone.

Motion: Brian and Charlie are granted leave of absence from 30th May to 30th August.
Moved; Pat Seconded: Lisa Carried
Motion: Gael McGee will assume the Treasurers role in Charlie's absence.
Moved: Pat Seconded: Lee Carried
Brian will accept if nominated for President at the 2016 AGM to be held during his absence.

Charlie will accept if nominated for Treasurer at the 2016 AGM to be held during his absence.

Discussion to be had with user groups regarding the type of new tables and chairs to be purchased for the social room when completed.

David brought attention to committee after a recent incident at Junior Football training when an ambulance was called but could not be dispatched by the operator as Gordon Street Reserve was not listed on their system as an address. Pat will talk to Geoff Hay WSC and get it sorted. David is also in the process of organizing coach's boxes for the Vern Scott Oval and asked if the Council would have plans for the bus shelters that are around the town that they could model them off.

GORDON STREET RESERVE - FINANCIAL STATEMENT - COMMITTEE MEETING 18/4/2016

INCOME CHEQUE ACCOUNT

SCORE BOARD ALLOWANCE	24767.44
WSC GST	\$ 376.47
WSC GST	\$ 662.52
INTEREST TERM DEPOSIT	\$ 112.19
TRANSFER FROM TERM	\$ 8,000.00

TOTAL INCOME **\$ 33,918.62**

INTEREST MOWING	\$ 1.68
NEWRY REC RESERVE	\$ 270.00

TOTAL MOWING **\$ 271.68**

INTEREST MASTERPLAN	\$ 0.83
TOTAL MASTERPLAN	0.83

PREVIOUS BALANCES	
CHEQUE	\$ 6,294.79
MOWER	\$ 1,026.82
TERM MASTERPLAN	\$ 15,422.16
MASTERPLAN	\$ 259.93
TERM DEPOSIT	\$ 8,000.00

TOTAL **\$ 31,003.70**

GRAND TOTAL **\$ 65,194.83**

EXPENDITURE CHEQUE ACCOUNT

GIPPSLAND WATER	\$ 1,327.24
TIMBERLINE	\$ 241.83
VERN GRAHAM	\$ 54.40
AUSTRALIA POST PO BOX	\$ 29.00
JOHN PAWLEY	\$ 704.00
BRIAN BROWN	\$ 1,500.00
ROHAN CHRISTIAN	\$ 2,066.86
ENERGY AUSTRALIA	\$ 1,822.78
HARDWELD	\$ 165.00
VERN GRAHAM	\$ 170.60
TIMBERLINE	\$ 236.09
W L AND S G BUTCHER	\$ 101.20

TOTAL EXPENDITURE **\$ 8,419.00**

TRANSFER TO CHEQUE **\$ 8,000.00**
FROM TERM

CURRENT BALANCES	
CHEQUE	\$ 31,794.41
MOWER	\$ 1,298.50
TERM MASTERPLAN	\$ 15,422.16
MASTERPLAN	\$ 260.76

TOTAL **\$ 48,775.83**

GRAND TOTAL **\$ 65,194.83**

ITEM C5.2**MAFFRA RECREATION RESERVE COMMITTEE OF
MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 5 JULY 2016

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 2 May 2016.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 2 May 2016.

BACKGROUND

The Maffra Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Maffra Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Maffra Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the Ordinary Meeting, with no conflicts being declared.

OPTIONS

Council has the following options:

1. Receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 2 May 2016; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 2 May 2016.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

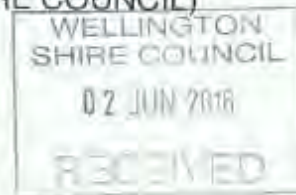
Ensure assets are managed, maintained and renewed to meet service needs.

CONSULTATION IMPACT

Meetings held by the Maffra Recreation Reserve Committee of Management are open to the public.

MAFFRA RECREATION RESERVE COMMITTEE of MANAGEMENT
(SPECIAL COMMITTEE of WELLINGTON SHIRE COUNCIL)

GENERAL MEETING
Held Monday May 2nd, 2016



PRESENT: Dennis Proud, Irene Crockford, Matthew Coleman,
John Duncan, John Vardy, Mark Hewlitt, and Jennifer Toma.

APOLOGIES: Cheryl Dowling, Lisa Ogilvie and Paul Shelton.

Conflict of interest the Chairman, M. Hewlitt, advised committee members that they are obliged to declare any conflict of interest arising from items to be discussed at the meeting.

MINUTES of the General meeting held on Monday April 4th, 2016 were read and received, with the amendment to include in Correspondence a letter from Vicki Hamilton re Main Oval usage booking, on the motion of J. Vardy and seconded by D. Proud.

CARRIED

BUSINESS ARISING:

- * polypipe line requires repairing again
- M. Hewlitt reported on the meeting with Council representative re the Johnson Street Caravan Park, the Council is seeking to close this park and redevelop it as a RV park, and they were sounding out support from this Committee to recommend it for camping during our events.

CORRESPONDENCE:

Outward: letters to committee members with meeting invitations and minutes

Inwards: Invitation to the WSC Volunteers Morning Tea **ACTION-** Secretary to attend.

Correspondence read and received on the motion of J. Toma and seconded by I.

Crockford. **CARRIED**

TREASURER'S REPORT:

The Secretary presented the Financial Report.

Secretary, J. Toma moved and J. Vardy seconded that the Financial Report be received and accounts passed for payment. **CARRIED**

ACTION- J. Vardy to contact McCarthy Plumbing re the McLean Street Men's toilets.

REPORTS:

Harness Club - as tabled

Further to this was a discussion on drainage, possible pits for drain line between Eastern fence line and dam in front of the netball courts, cattle pavilion run-off needs diversion, it was felt by members that professional advice is required

MOTION- approach Micheal Canny for quotes for a solution to some of the drainage problems in co-operation with the Agricultural Society. Moved J. Vardy and seconded by M. Coleman. **CARRIED**

Chairman M. Hewlitt read his annual report to the Committee members, this will be sent to Council to obtain the yearly funding.

- * Agricultural Society- raised the possibility of funding to expand the dam with soil removal from the Reserve. Kane Miller to investigate the site and advise Committee.
- Football/Netball club- the new corporate box is completed.
- Car parking and sealing of this area was discussed. ACTION - J. Vardy and J. Duncan to investigate the funding for this project.

GENERAL BUSINESS:

Discussed - about mower/slasher seeking assistance for purchase from David Marcom or Geoff Hay.

The oval mower is being serviced due over use as the slasher is no longer usable to mow the Reserve.

Discussed- the repair to Blackies Paddock, the practise jumping area needs urgent work, the balance of the paddock needs a short term fix, until suitable time can be set for major works.

Discussion - working with prisoners- once a month on the second Monday following Committee meeting, and prior-to/following major events. Supervised work in some areas eg: the Showjumping arena.

The meeting closed at 9pm.

The next meeting will be held on Monday June 4th, 2016.

ITEM C5.3**BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
 DATE: 5 JULY 2016

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 16 May 2016.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 16 May 2016.

BACKGROUND

The Briagolong Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Briagolong Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Briagolong Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

OPTIONS

Council has the following options:

1. Receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 16 May 2016; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 16 May 2016.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

Ensure assets are managed, maintained and renewed to meet service needs.

CONSULTATION IMPACT

Meetings held by the Briagolong Recreation Reserve Committee of Management are open to the public.

MEETING DATE: 16th MAY 2016

MEETING TIME: 7.30 PM

MEETING VENUE: BRIAGOLONG RECREATION RESERVE

1. Present/apologies

Name	Title	Representing	Present/Apol ogy
Peter Cleary	Councillor	Wellington Shire Council	Apology
Jess Fry (not council approved yet)		Briagolong Junior Football	Absent
Sean Padman		Briagolong Cricket Club	Present
Vanessa Randle	Treasurer	Briagolong Tennis Club	Present
Mick Pleydell		Briagolong Tennis Club	Present
Kylie Wright	Secretary	Briagolong & District Pony Club	Present
Jenny Elliot	President	Briagolong & District Pony Club	Present
Stephen Noble (not council approved yet)		Community	Apology
Darren Randle (guest)		Community	Present
Tracey Ryan (guest)		Briagolong & District Pony Club	Present – in part

Quorum achieved: YES

2. Declaration of conflicts of interest: NIL

3. Confirmation of minutes of previous meeting:

Moved: Kylie

Seconded: Sean

4. Business arising from previous meeting:

- Electrician's account for works completed so far has been received and paid. We are currently not compliant with power box in main club room.

5. Correspondence in:

- List of current committee members received from Geoff Hay and Peter Cleary by Kylie. **Steve and Jess are not current members so will need to follow up their applications with council ASAP to be able to vote and contribute to quorum at meetings.**
- Electricians account received.

6. Correspondence out -

- NIL

7. Reports –

7.1 Presidents report –

- NIL

7.2 Treasurers report -

- Treasurer's report for May 2016 tabled and accepted – mower service listed includes a new battery, 2 services and a new belt.

7.3 User group reports –

Cricket club –

- Currently recruiting players, possibly attracting 2 English players.
- At the end of the footy season the club has organised a specialist to visit to treat the wicket area – cost associated are Cricket Club's responsibility.

Football club –

- No representatives present.

Pony Club –

- Successful previous home rally.
- Briagolong represented at local competitions including Bairnsdale East Gippsland Zone – all performed well, lots of riders won their individual and group sections.

Community –

- Telstra tower – should be functioning by end of June.
- Optus looking at also coming to Briagolong.
- Exploration licence being conducted at fingerboards.
- Discussions held regarding a community meeting with CRG focussing on new club room plans/ideas.

Tennis Club –

- Monday ladies are still playing.

Shire –

- Peter not present.

8. Volunteers: NIL this month

9. OHS/Risk/Facility Fault report:

- **Disability access concerns still being raised by community members.**
- **Female change rooms – supporting women to participate in sport is of upmost importance, Briagolong Recreation Reserve has no facilities for female players or umpires to change in.**

10. New Rules of the Committee:

- None to report on.

General Business –

- Sean proposed purchase and installation of new roller door in kitchen servery – quote read out at meeting – all members present agreed in favour – Sean to organise.
- Discussions held regarding having old cricket nets, old toilet block, and large concrete tank removed.
- Shit box car rally discussed as possible fundraising option for Mardi Gras.

Mtg closed: 9.00 pm

8. Next meeting: 13th June 2016 @ 7.30pm

ITEM C5.4**PROVISION OF AQUATIC FACILITIES AND SERVICES 2015-2020**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
 DATE: 5 JULY 2016

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓			✓		✓		✓	

OBJECTIVE

For Council to endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report ('Final Report').

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That this item be lifted from the table

RECOMMENDATION

That Council endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report.

BACKGROUND

The overall purpose of the Final Report was to ensure Wellington Shire Council continues to provide and operate aquatic facilities that meet the needs of community and industry, are a high standard and present best value for the Wellington Shire communities. Part of the scope of the project was to also investigate options for the possible future redevelopment of Aqua Energy and determine the feasibility of the preferred option.

Significant community consultation was undertaken during the development of the Final Report.

On 1 December 2015 Ms Karen Evans, consultant from InSynch Consultancy Group, presented to Council on the draft final report. Ms Evans revisited on 15 December 2015 and responded to specific questions from Council.

On 29 April 2016, officers presented to Council the proposed priority projects emanating from the Final Report.

OPTIONS

Council has the following options:

1. Endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report; or
2. Not endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report and seek additional information to be presented at a future Council meeting.

PROPOSAL

It is proposed that Council endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

There is no financial impact endorsing the Final Report. Endorsement of the Final Report does not endorse the implementation of any specific project. All projects emanating from the Final Report will be brought to Council for further consideration at a later date.

COMMUNICATION IMPACT

The Final Report contains proposed future development options for the Aqua Energy facility. These options may generate some public interest.

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Theme 7 Community Wellbeing states the following strategic objective and related strategy:

Strategic Objective: Enhanced health and wellbeing for the whole Community.

Strategy 7.1: Support access to a range of recreational opportunities for all sectors of the community.

Strategy 7.3: Ensure services relating to safety, health and wellbeing are highly effective and valued by the community.

This report supports the above Council Plan strategic objective and strategy.

CONSULTATION IMPACT

Summary of community consultation in the development of the Final Report.

Category	Consultation Method	Number
Facility users	Surveys	340
General community	Surveys and street stalls	171
Schools	Phone calls	25
Council staff	Meetings and focus groups	19
Community and user groups	Phone calls	22
Local competitors	Phone calls	6
Other Councils	Phone calls	5
Sporting bodies	Phone calls	3

Provision of Aquatic Facilities and Services 2015 - 2020

Final Report – January 2016





Final Report by

InSynch Consultancy Group

to Wellington Shire Council

20th January 2016



Acknowledgements

The consultants wish to acknowledge the support and assistance provided by Council officers in the preparation of this report, including:-

- | | |
|------------------|---|
| • Glenys Butler | General Manager Community & Culture |
| • Paul Johnson | Manager Healthy Lifestyles |
| • Marcus Stone | Coordinator Community Facilities Planning |
| • Daniel Miller | Coordinator Lifestyle Facilities |
| • Ross McWhirter | Aquatics/Operations Leader |

Funding for this project was received by the State Government.



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EXECUTIVE SUMMARY

The overall purpose of this project was to ensure that Wellington Shire Council continue to provide and operate aquatic facilities that meet the needs of the community and industry, are of a high standard and present best value for Wellington Shire communities.

Part of the scope of works for this project was also to investigate options for the possible future redevelopment of Aqua Energy and determine the feasibility of the preferred option.

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

Aquatic Strategy

Wellington Shire Council owns and manages one indoor/outdoor aquatic and leisure facility and five outdoor pools under their Healthy Lifestyles unit. These facilities are based in six different towns within the shire which are Heyfield, Maffra, Rosedale, Sale, Stratford and Yarram.

Council has made significant contributions to maintaining and upgrading these facilities over the past five years (more than \$2.8 million) which was reflected in the findings of the Dennis Hunt & Associates report. Even so, this report found that Council needs to spend an additional \$3.7 million on capital, maintenance and compliance items over the next 10 years at the six facilities (although this amount could be reduced if the proposed redevelopment of Aqua Energy were to go ahead).

Increasing participation and accessibility to healthy lifestyle opportunities, providing equal and equitable access and acting in a financially responsible manner to ensure that facilities are sustainable, appropriate, accessible and responsive to the community are key priorities of Council, being mentioned in a number of strategic documents.

The largest projected growth in the shire is for residents aged 70+ with an additional 9,375 people by 2031. This trend is particularly evident in Rosedale with projected growth of 63% in this age group (an additional 1,218 residents).

Key findings from the Aquatic Strategy include:-

- Upgrade to solar heating at outdoor pools and installation of solar heating at Rosedale
- Consider possible operational cost savings at outdoor pools
- Explore ways to increase attendances at all facilities by working with local communities
- Explore opportunities to increase operating hours at the rural pools without increasing the cost to Council
- Conduct a review of pool lighting at outdoor pools to ensure safe operations
- Implementation of proposed capital and maintenance items at each facility as outlined in the Dennis Hunt & Associates report and Section 8.3
- Undertake a body of work to determine the best possible future option for the Yarram Outdoor Pool
- Work with Public Transport Victoria to improve bus access from outlying towns to Aqua Energy
- Liaise with community organisations in outlying towns around the use of community buses to bring people into Aqua Energy to access facilities

- Ensure that fees and charges reflect the demographics of the shire to promote accessible facilities
- The need to undertake a Feasibility Study for Aqua Energy to meet the needs identified in the Aquatic Strategy

Feasibility Study for the possible future redevelopment of Aqua Energy

The possible future redevelopment of Aqua Energy has strong support from the community. Redevelopment of this facility will help Council to achieve a number of their strategic priorities such as *"maximising participation by all within the community"*, *"increasing social connectedness and inclusion"*, *"setting desirable and achievable goals that will provide equal and equitable access for all"* and *"systematically improve the accessibility of Council buildings and infrastructure"* including the action of *'reviewing the disabled/accessible parking at...Aqua Energy'*.

The 25m pool at Aqua Energy is at capacity in peak times, with user groups, the general public and centre programming all wanting additional space. The narrow concourse space and inadequate change facilities make access an issue for older people and people with a disability.

Future opportunities identified for Aqua Energy include:-

- Realignment of the 25m pool to provide additional water space, spectator seating and a marshalling area for events
- New plant room for the outdoor pools
- New accessible entry from the members car park
- Improved centre amenities (including additional family and accessible change rooms, dry change rooms and accessible change rooms for the outdoor pools)
- New sauna
- Aquatic storage
- Swim club office
- Reconfiguration of existing reception and café area to improve traffic flow and provide a larger café area
- Additional car parking at both the front and rear of the facility with a road that will link the main car park for the centre with the members parking area
- Accessible interactive children's water play
- External water storage

In line with the priorities identified and Council's ability to fund a redevelopment, a staged approach has been developed with Stage 1 to include new outdoor plant room, accessible entry from the members car park, upgrade to aquatic change rooms (including additional family and accessible facilities), new sauna, additional car parking at the rear of the facility and road to link main car park to members parking area, aquatic storage, swim club office and realignment of the 25m pool.

Two further stages have been considered with Stage 2 to include a reconfiguration of the entry/reception and café area and dry change rooms, and Stage 3 to include an accessible interactive water play area and water storage to replace the existing diving pool along with additional car parking at the front of the building and accessible change facilities for the outdoor pools (including an accessible ramp).

The proposed redevelopment meets the long term needs of the community while providing a flexible design where components can be used by key target groups.

The staged capital development costs include \$8,659,352 for Stage 1. The significant overall development costs will need to be met through a mix of Council and government funding.

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

SECTION 1: INTRODUCTION

1.1 Local context

Wellington Shire Council is located in the Gippsland region of the state of Victoria, Australia and is approximately two hours east of Melbourne by road or rail. It was formed in 1994 after the amalgamation of the Shire of Alberton, the Shire of Avon, the Shire of Maffra, the City of Sale and parts of the Shire of Rosedale.

It is Victoria's third largest municipality, covering an area of 10,924 square kilometres and is home to 41,355 residents (2011 census) spread across more than 30 different communities.

Wellington Shire is ideally placed for enjoying all that Gippsland has to offer, whether as a resident, visitor or tourist. It extends from the Great Dividing Range and Victoria's High Country, through rich irrigated flats and some of the most productive grazing land in Australia to the internationally significant Gippsland Lakes and Wetlands and the Ninety Mile Beach and Bass Strait.

Wellington has a strong and diverse local economy boasting oil and gas production industries, manufacturing, government, defence, primary industries, forestry, construction and retail industries¹.

The shire shares its municipal boundaries with the shires of South Gippsland, Latrobe, Baw Baw, Mansfield, Wangaratta, Alpine and East Gippsland.

Figure 1: Wellington shire location map



¹ <http://www.wellington.vic.gov.au/Your-Council/Council>

1.2 Project background

Wellington Shire Council owns and manages one indoor/outdoor aquatic and leisure facility and five outdoor pools (rural pools) under their Healthy Lifestyles unit. These facilities are based in six different towns within the shire which are Heyfield, Maffra, Rosedale, Sale, Stratford, and Yarram.

Council has made significant contributions to these facilities over the past five years, spending more than \$1.7 million on capital improvements and more than \$1.1 million in maintenance at the six facilities. Improvement works have been undertaken at Aqua Energy with expanded health club facilities. Similarly, Council has invested considerable funds in rectification work at the outdoor pools as well as upgrading the change and kiosk facilities at Yarram and the entire facility at Rosedale.

The overall purpose of this project was to ensure Wellington Shire Council continue to provide and operate aquatic facilities that meet the needs of the community and industry, are of a high standard and present best value for Wellington Shire communities.

Part of the scope of works for this project was also to investigate options for possible redevelopment of Aqua Energy and determine the feasibility of the preferred option.

This report contains two key sections: an Aquatic Strategy and a Feasibility Study for the possible redevelopment of Aqua Energy.

1.3 Project methodology

The following tasks were undertaken in the preparation of this report:

- Review of relevant strategic Council documents
- Review of available planning and contextual information and previously prepared facility condition audits and inventories;
- Review of relevant local and regional demographic and participation data;
- Analysis of existing operations and historical performance;
- Review of local competitors and other providers of aquatic services to understand existing provision within the shire;
- Asset review of key facilities to identify 10 year maintenance and capital requirements;
- Consultation with a broad range of community representatives, stakeholders and Council staff;
- Investigation into future hosting of significant swimming events at Aqua Energy;
- Preparation of concept designs and estimated probable costs for the possible redevelopment of Aqua Energy;
- Preparation of a draft report for review.

WELLINGTON SHIRE COUNCIL AQUATIC STRATEGY

SECTION 2: PROJECT CONTEXT

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

2.1 Local policy context

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

- Wellington Shire Council 2030 Strategic Vision
- Wellington Shire Council Built Environment Strategy 2011-2015
- Wellington Shire Council Healthy Lifestyles Strategy 2011-2015
- 'Healthy Wellington' – Wellington Shire Council Municipal Public Health and Wellbeing Plan 2013-2017
- 'Wellington Shire Council Access and Inclusion Plan 2012-2015
- 'Wellington Shire Council Pool Strategic Plan 2011-2013
- 'Wellington Shire Council Walking and Cycling Strategic Plan 2012-2016

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

Wellington Shire Council 2030 Strategic Vision

The Wellington 2030 Strategic Vision reflects nine themes identified by the community for the Shire. Each theme has a series of strategies to achieve the vision and will be used to guide the formation of actions in Council's planning documents. Themes of relevance to this report include:

- **Development** and the strategies of *"supporting communities to attain a sustainable level of local infrastructure reflecting the needs of communities"* and the *"promotion of development with high standards of design including energy efficiency initiatives"*
- **Wellbeing and safety**, in particular the strategies of *"encouraging the provision of high quality, integrated services including aged care, health care, disability and community services"* and *"supporting community initiatives that promote participation and working together"*
- **Liveability**, particularly the strategies to *"improve the quality and accessibility of open space and community facilities"*, *"development of sports and recreation infrastructure"*

Wellington Shire Council Built Environment Strategy 2011-15

The Built Environment Strategy provides a strategic framework for asset management and to promote sustainable infrastructure. The Strategy's vision is for *"Wellington Shire to have a built environment that is sustainable, appropriate, accessible and responsive to the community"*. Along with guiding the development of Council policies and plans, it aims to have an influence over or

support of non-Council built environment initiatives. The Strategy has a focus on sustainability and emphasises the importance of understanding community needs and expectations and balancing these against financial capacity.

It highlights that business cases for the expansion or upgrade of infrastructure need to consider the service requirements, hierarchy of the facility, proximity and accessibility, benefit to the whole municipality, project viability and whole of life costs, including design, construction, maintenance, operation and renewal costs.

It encourages *"the sharing or multi-use of facilities to minimise the overall number of facilities Council manages..."* to maximise each facilities usage level.

Improved accessibility to facilities is highlighted as a priority for Council; the Strategy also outlines that *"Council will support committee managed facilities to plan for improvements to accessibility of their facilities and will promote best practice for accessible buildings and facilities"*

The strategy discusses the increased mobility of the population and how they will now travel *"greater distances to use a higher class of cultural, community or recreational facility [which] leaves many smaller facilities or halls underutilised"*. It highlights that as Shire assets *"...age and maintenance requirements increase to maintain existing standards, there will be more pressure to optimise use / benefits, or rationalise facilities"*.

Opportunities for Environmentally Sustainable Design initiatives and improvements should be considered.

The Strategy highlights other asset management processes including that long-term infrastructure needs are to be linked to Council's long term financial plan, adoption of life cycle cost analysis for all major upgrade and expansion activities are needed and consideration should be given to existing Community Plan Priorities when developing asset plans.

To achieve the Strategy's vision, four priorities have been identified:

1. Structured asset management plans that link with Wellington Shire Council's key strategic documents
2. Responsible and sustainable expansion of community infrastructure, including the strategic action/outcome of "understanding future consequences including maintenance and replacement"
3. Well informed and engaged communities, including "understanding community aspirations through consultation and incorporation / acknowledgement of community plans
4. Improve liveability for the residents of Wellington Shire

Wellington Shire Council Healthy Lifestyles Strategy 2011-15

The Healthy Lifestyles Strategy builds on Council's Physical Activity Strategy adopted in 2010. The Healthy Lifestyles Strategy has a focus on physical activity as well as community participation and healthy eating. It aims to *"increase participation and accessibility to healthy lifestyle opportunities"* within the Shire through a partnership approach with government, private sectors agencies and the community. The Strategy also acknowledges the role Council has in the planning, provision and governance of community facilities, open spaces, services and settings (i.e. sports grounds, multi use community facilities).

The Strategy comprises five key focus areas, which guide Council's decision-making and planning. Of relevance to this project are the focus areas of:

- **1. Policy and Planning** and one of Council's principle areas of focus to *"manage and support the development of infrastructure"*. Specific directions for Policy and Planning include adding the Healthy by Design Matrix to the Wellington Planning Scheme and considering healthy lifestyle opportunities as part of capital works planning processes.
- **2. Physical activity participation.** A healthy lifestyle goal relating to this focus area is *"to provide and facilitate a range of active and passive recreational opportunities for all sectors of the community"*. Specific directions include:
 - *"Delivering leisure and recreation facilities and programming that provide a wide range of physical activity opportunities to the community"*
 - *"Seeking to increase the level of physical activity participation at Council managed and operated leisure, stadium and pool facilities"*
 - *"Seeking to increase the proportion of adults meeting the physical activity guidelines..."*
- **3. Community Spaces and Places.** The strategy details *"the cornerstone of sustainable and vibrant community facilities and settings is that they are accessible and have the capacity to evolve with changing community needs and interests"*. Focus areas for community spaces and places include *"an endorsement of universal access principles in the design of healthy lifestyle facilities and services..."*, *"where possible, the need to diversify the function of healthy lifestyle facilities and services"* and *"the opportunity to enhance community access to healthy lifestyle opportunities through greater integration and connection of facilities"*. Directions in this focus area include:
 - *implementation of recommendations of Council's Pools Strategic Plan "to ensure the quality of aquatic facilities provided meet the needs of the community"*
 - *consideration of a "diverse use of facilities and spaces when planning the development or redevelopment of infrastructure to maximise the participation by all within the community"*
 - *"encouragement [of] community clubs and groups to co-contribute to the improvement of community facilities"*
 - *"consideration [of] maximising health benefits based on participation when making decisions about infrastructure development"*.
- **4. Leadership and Communication.** The Strategy discusses the trend for people to participate in healthy lifestyle activities at a time and place that suits them and the need this creates for people to be aware of opportunities available. Council directions to meet this need include *"involving the community in the development of new or enhanced leisure, sport and recreation programs, facilities and services"*, *"further enhancing the Inclusive Leisure Initiative that has been initiated at Aqua Energy"*, and *"undertaking a yearly survey...to gain feedback and ensure that the programs, services and facilities are meeting the needs of the community"*.

'Healthy Wellington' - Wellington Shire Council Municipal Public Health and Wellbeing Plan 2013-17

Healthy Wellington is a policy document that provides an integrated approach to public health planning in the Wellington Shire. The top health priorities identified in the document are:

- Improve mental wellbeing through (1) increasing social connectedness and inclusion; and (2) preventing violence against woman and children; and
- Achieve healthier living through: (3) healthy eating; and (4) increasing physical activity.

The document combines the health promotion planning activity of both the Wellington Shire and Wellington Primary Care Partnership (PCP). It details the PCP's and Council's role in health and wellbeing Planning, including Council's role in addressing *"physical, cultural and socio-economic barriers that prevent people from fully participating in community"* and working *"in partnership to promote and facilitate healthy lifestyles"*.

The plan outlines the integrated nature of Council's planning for health and wellbeing outcomes using the Environments for Health Framework, with examples of Council working within the Framework's four planning areas provided. Examples given that are of relevance to this report are within the Framework's planning areas of 'natural environment', specifically *"encouraging outdoor activity"*; in the 'built environment', particularly *"enhancing the built environment for all people"*, *"enhancing social inclusion through facility and open space design"*, *"enhancing supporting infrastructure for regular and safe physical activity"*; and in the 'social environment', specifically *"encouraging healthy lifestyles"*.

An annual action plan will be developed to address the priority areas identified in the Plan.

Wellington Access and Inclusion Plan 2012-15

The Access and Inclusion Plan 2012-15 builds on the first plan of this nature adopted by Council in 2003. This updated plan highlights Council's commitment to *"providing a leadership role and working in partnership with the wider community on universal access"*. It highlights Council's aim of creating a cultural shift across the organisation, *"setting desirable and achievable goals that will provide equal and equitable access to services and facilities for all"*.

A strategic framework provided by the Municipal Association of Victoria (MAV) has been used to guide the actions and objectives within the plan. Elements of the Framework of relevance to this report are:

- *"incorporate access and inclusion objectives in key strategic documents"*, with the specific action of involving the Wellington Access and Inclusion Advisory Group in consultation processes; and
- *"systematically improve the accessibility of Council buildings and infrastructure"*, including the actions of reviewing disabled/accessible parking at a number of sites including Aqua Energy; and provision of training on appropriate use of hoist infrastructure at Leisure facilities.

Wellington Shire Council Pools Strategic Plan 2011-13

The Pools Strategic Plan details the findings of a review undertaken of aquatic facilities in the Wellington Shire and includes development opportunities for the Shire's six aquatic venues. The Plan highlights the challenge of *"...balancing the desires of rural communities for access to year round facilities with the financial sustainability of multiple aquatic facilities..."* The review found there are opportunities to *"enhance the useability of aquatic facilities"*, with a number of facilities not reaching their full potential.

The Plan details a series of recommendations, including about aquatics provision across the Shire, specifically diversifying the use of facilities to reach the wider community, use of the community hub model and development of an aquatics provision and programming hierarchy. The Plan believes Council *"cannot allow any of its existing facilities to only serve local markets"*. Recommendations for the management of Council's aquatic assets and specifically for the upgrade and development of aquatic venues in the Shire are also provided.

The study found *"there is still scope for further improvements at most venues, particularly at Rosedale and Yarram"*.

Amongst the priorities for action outlined in the report are the adoption by Council of a *"multi-functional aquatics provision model"* with a hierarchy of provision and a strong programming; *"upgrade the management, promotion and programming of each Council aquatic venue ..."*; and promotion of *"opportunities for private investment in future aquatic leisure venue development"*.

Wellington Shire Council Walking and Cycling Strategic Plan 2012-16

The Walking and Cycling Strategic Plan is an outcome of Council's Physical Activity Strategy. It outlines how Council will improve and encourage walking and cycling in the Shire. The Plan includes a set of principles and corresponding strategies that will be used to guide the development of walking and cycling networks across the Shire. Of relevance to this report is principle 1: *"Walking and cycling routes will connect key community destinations"* and principle 3: *"Planning will continue to incorporate opportunities for residents to walk and cycle to key destinations and for leisure"*. A path hierarchy system has been developed providing a framework to access future walking and cycling projections.

The walking and cycling networks developed as a result of the Plan intend to *"provide a series of safe and coherent routes that provide direct and continuous connections between the major trip destinations that are accessible to all user groups"*, including swimming pools. The Plan states that the provision of adequate bicycle parking facilities at key destinations, including swimming pools, parks and recreation reserves, is *"a simple way of promoting and encouraging cycling based trips"*. Details of appropriate bicycle facilities and signage are provided in the Plan.

2.2 Regional facility provision

Existing aquatic and leisure centres and outdoor pools were reviewed across Wellington shire, as well as neighbouring municipalities. The table on the following page provides a summary of existing facilities by municipality.

Table 1: Existing local government provided aquatic and leisure centres

Facility Component	Wellington shire	Latrobe City	East Gippsland shire	Baw Baw shire	South Gippsland shire	Bass Coast shire
Gym	1	3	2			2
Group Fitness	1	3	2	1		2
Cycle Classes	1	3	2	1		2
Indoor 25m Pool	1	3	2	2	2	1
Outdoor 25m Pool	4	1		3	4	
Outdoor 50m Pool	2	2	2	1	1	
Diving Pool	1	1				
Learners Pool	4				4	
Toddlers Pool	4	4	4	5	3	
Spa		2	2			
Sauna	1	1	2			1
LTS Pool	1	1	2			
Hydro/Warm Water Pool	1			1		
Creche	1	0	2	1		2

Note: The numbers in the table refer to the total number of identified facility components currently provided within each shire's portfolio of facilities. One indoor pool in South Gippsland is 15m and outdoor pools in Baw Baw, Wellington and South Gippsland range from 18m to 38m.

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

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

LOCAL COUNCIL FACILITIES	Leisure & Aquatic Centres	Outdoor Pools	Total No. of Facilities	Total 2016 Population	LGA Area (m2)	Population to Leisure and Aquatic Centres	Area (m2) to Leisure & Aquatic Centres	Population to Outdoor Pools	Area (m2) to Outdoor Pools
Wellington Shire	1	5	6	42,467	10,989	42,467	10,989	8,493	2,198
East Gippsland Shire	2	2	4	44,611	20,931	22,306	10,466	22,306	10,466
Latrobe City	3	3	6	73,903	1,426	24,634	475	24,634	475
Bass Coast Shire	2	0	2	33,581	864	16,791	432	N/A	N/A
Baw Baw Shire	1	5	6	48,378	4,028	48,378	4,028	9,676	806
South Gippsland Shire	1	5	6	28,112	3,295	28,112	3,295	5,622	659
Regional averages	1.7	3.3	5.0	45,175	6,922	30,448	4,947	11,789	2,434

Notes: Population figures have been taken from Victoria in Future 2016. Baw Baw Shire's outdoor pools includes the Rawson Indoor Pool and South Gippsland's outdoor pools includes Korumburra which has an outdoor pool and an indoor 15m pool. Bass Coast Leisure and Aquatic's centres includes the Phillip Island Leisure Centre which is predominantly a dry facility with a sauna.

Table 2 shows that Wellington's existing provision of leisure and aquatic facilities per population is the second lowest of municipalities benchmarked, with one centre per 42,467 people, they also have the lowest provision by area. This table also shows that Wellington shire has higher than average provision of outdoor pools by population (second highest), with their provision by area slightly below average.

SECTION 3: EXISTING FACILITY PROVISION

This section of the report provides an overview of aquatic facilities currently provided within Wellington shire. An analysis of historical operational performance for Council's Healthy Lifestyle facilities is also detailed in this section.

3.1 Wellington Shire Council facilities

Council owns and manages the following aquatic and leisure facilities through their Healthy Lifestyles team:

- Aqua Energy
- Heyfield Outdoor Pool
- Maffra Outdoor Pool
- Rosedale Outdoor Pool
- Stratford Outdoor Pool
- Yarram Outdoor Pool

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

Table 3: Existing Council aquatics provision

Facility Component	Aqua Energy	Heyfield Outdoor Pool	Maffra Outdoor Pool	Rosedale Outdoor Pool	Stratford Outdoor Pool	Yarram Outdoor Pool
Gym						
Group Fitness						
Cycle Classes						
Indoor 25m Pool						
Toddlers pool/water play						
Outdoor pool	50m	34m	50m	18m	25m	34m
Learners pool						
Sauna						
Creche						

3.2 Facility attendance of Council facilities

This section of the report provides an overview of historical trends in visitation for each of Councils Healthy Lifestyle facilities. It should be noted that only two years of attendance data has been included and there could be discrepancies between the two years data as Council changed their point of sale system during 2013/14 and was aware of some inaccuracies in the data with their previous point of sale system.

Figure 2: Total attendances - Aqua Energy

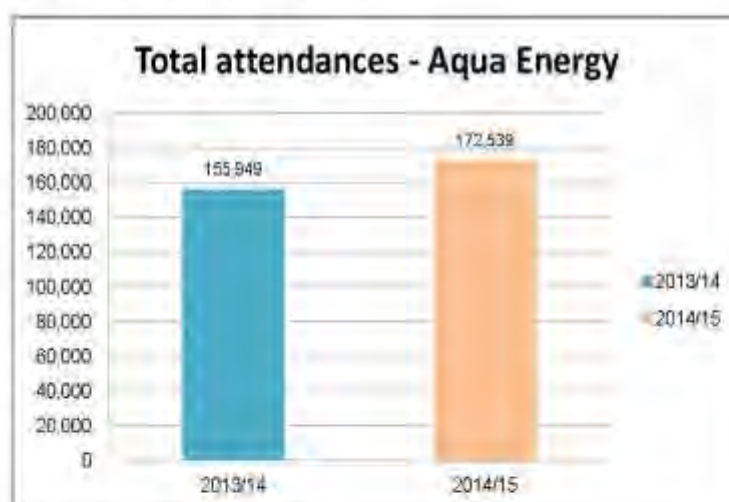


Figure 2 shows a considerable difference in attendances at Aqua Energy with an increase of 11% from 2013/14 to 2014/15. The significant differences between the years were in casual attendances (7,154 more in 2014/15), swim school attendance (an additional 6,570 visits) and membership visits (an additional 4,713 visits).

Figure 3: Breakdown of attendances - Aqua Energy (2014/15)

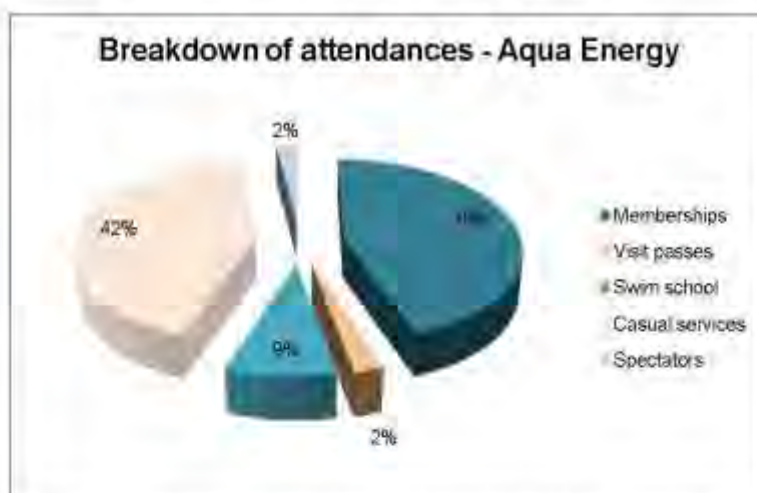


Figure 3 provides a breakdown of attendance type at Aqua Energy in 2014/15 and shows that while the centre has a higher proportion of memberships (including visit passes and swim school) than casual attendances, just under half of all visits to the centre were casual.

Figure 4: Attendance at rural pools

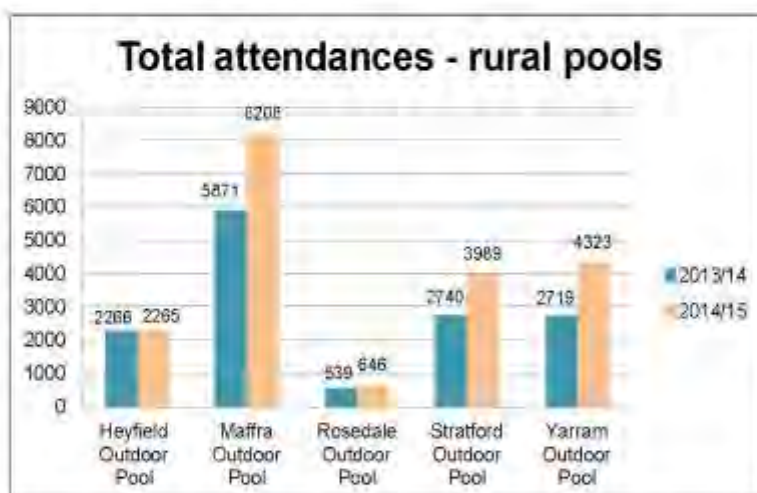


Figure 4 shows that all rural pools, with the exception of Heyfield, increased their attendances from the 2013/14 to the 2014/15 season with Yarram showing the highest percentage increase (59%), followed by Stratford (46%), Maffra (40%) and Rosedale (20%). Given that the weather temperature was reasonably consistent for the two seasons (2013/14 had 43 days under 23 degrees and 49 days over 27 degrees and 2014/15 had 44 days under 23 degrees and 46 over 27 degrees) these increases are likely related to improved data collection and the new point of sale.

Table 4: Breakdown of attendance at rural pools – 2014/15

Pool	Membership	Casual	School	Spectator
Heyfield Outdoor Pool	34%	51%	3%	11%
Maffra Outdoor Pool	31%	26%	39%	4%
Rosedale Outdoor Pool	0%	83%	16%	0%
Stratford Outdoor Pool	15%	32%	50%	2%
Yarram Outdoor Pool	13%	37%	47%	2%

Table 4 provides a breakdown of attendance type at each pool for the 2014/15 season and shows that each pool has quite a different breakdown of usage with Stratford, Yarram and Maffra having a high percentage of school attendances and Heyfield and Maffra having the highest percentage of membership visits.

3.3 Financial performance of Council facilities

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

3.4.1 Income analysis

Table 5 below provides an overview of income achieved at each of the Healthy Lifestyle facilities between 2011/12 and 2014/15. This table also includes budget projections for 2015/16.

Table 5: Income for Healthy Lifestyle facilities

Income	2011/12 actuals	2012/13 actuals	2013/14 actuals	2014/15 actuals	2015/16 budget
Aqua Energy	\$ 1,596,897	\$ 1,653,189	\$ 1,774,646	\$ 1,867,444	\$ 1,823,850
Heyfield Outdoor Pool	\$ 8,406	\$ 13,261	\$ 15,447	\$ 10,532	\$ 17,500
Maffra Outdoor Pool	\$ 31,756	\$ 37,922	\$ 36,909	\$ 30,819	\$ 40,000
Rosedale Outdoor Pool	\$ 4,512	\$ 5,687	\$ 6,237	\$ 4,370	\$ 6,900
Stratford Outdoor Pool	\$ 15,487	\$ 22,150	\$ 20,978	\$ 18,822	\$ 23,000
Yarram Outdoor Pool	\$ 20,672	\$ 19,808	\$ 20,897	\$ 21,639	\$ 23,300
TOTAL	\$ 1,677,730	\$ 1,752,016	\$ 1,875,115	\$ 1,953,627	\$ 1,934,550

The figures in the above table show that the income at Aqua Energy has increased by \$226,953 (14%) over this five year period, despite a projection of slightly less income in the 2015/16 budget (\$43,594).

Income at the outdoor pools is projected to be more in 2015/16 than it was in 2011/12 although actual income fluctuated on an annual basis. 2015/16 has the highest projected income of the five year period while the lowest income for each pool varied with Stratford and Heyfield in 2011/12, Maffra and Rosedale in 2014/15 and Yarram in 2013/13.

3.4.2 Expenditure analysis

Table 6 on the following page provides an overview of operating costs at each of the Healthy Lifestyle facilities between 2011/12 and 2014/15. This table also includes budget projections for 2015/16.

Table 6: Operating expenses for Healthy Lifestyle facilities

Operating expenses	2011/12 actuals	2012/13 actuals	2013/14 actuals	2014/15 actuals	2015/16 budget
Aqua Energy	\$ 2,449,285	\$ 2,511,635	\$ 2,567,148	\$ 2,632,288	\$ 2,635,256
Heyfield Outdoor Pool	\$ 91,053	\$ 70,364	\$ 86,311	\$ 90,907	\$ 100,362
Maffra Outdoor Pool	\$ 110,567	\$ 138,515	\$ 100,285	\$ 112,138	\$ 139,962
Rosedale Outdoor Pool	\$ 55,370	\$ 52,768	\$ 54,147	\$ 60,012	\$ 71,211
Stratford Outdoor Pool	\$ 83,420	\$ 89,579	\$ 69,179	\$ 78,560	\$ 84,527
Yarram Outdoor Pool	\$ 85,513	\$ 74,480	\$ 77,557	\$ 88,946	\$ 106,809
TOTAL	\$ 2,875,208	\$ 2,937,342	\$ 2,954,626	\$ 3,062,851	\$ 3,138,127

The figures in the above table show a 3% increase in expenditure for Aqua Energy in 2012/13, followed by a 3% increase in 2013/14, a 2% increase in 2014/15 and a 0% projected increase in 2015/16, despite increases in income in each year except 2015/16. The limited increase in expenditure can be attributed to operational and staffing changes that Council has made since the Operational Review in 2012.

Expenditure at the outdoor pools has varied from year to year and from pool to pool with the main variants being staff wages and maintenance and water costs. Increases in the 2015/16 budget are predominantly due to an increased budget for staff wages.

3.4.3 Net cost to Council

Table 7 below provides an overview of the net cost to Council at each of the Healthy Lifestyle facilities between 2011/12 and 2014/15. This table also includes budget projections for 2015/16.

Table 7: Net cost to Council of Healthy Lifestyle facilities

Net cost to Council	2011/12 actuals	2012/13 actuals	2013/14 actuals	2014/15 actuals	2015/16 budget
Aqua Energy	-\$ 852,388	-\$ 858,446	-\$ 792,502	-\$ 764,843	-\$ 811,406
Heyfield Outdoor Pool	-\$ 82,648	-\$ 57,104	-\$ 70,864	-\$ 80,375	-\$ 82,862
Maffra Outdoor Pool	-\$ 78,811	-\$ 100,593	-\$ 63,375	-\$ 81,319	-\$ 99,962
Rosedale Outdoor Pool	-\$ 50,858	-\$ 47,082	-\$ 47,909	-\$ 55,642	-\$ 64,311
Stratford Outdoor Pool	-\$ 67,933	-\$ 67,430	-\$ 48,201	-\$ 59,736	-\$ 61,527
Yarram Outdoor Pool	-\$ 64,841	-\$ 54,672	-\$ 56,660	-\$ 67,307	-\$ 83,509
TOTAL	-\$ 1,197,479	-\$ 1,185,326	-\$ 1,079,511	-\$ 1,109,224	-\$ 1,203,577

Council's overall subsidy for Healthy Lifestyle facilities has only increased by 1% over the five year period.

The subsidy at Aqua Energy has decreased by 5% over the five year period with 2013/14 seeing an 8% decrease and a further 3% decrease in 2014/15 which was when the majority of changes from the Operational Review were made.

At the outdoor pools, Stratford has seen a reduction of 9% in net subsidy with 2011/12 being the highest subsidy of all years. Projections for Heyfield indicate that the subsidy in 2015/16 will be very similar to 2011/12, with these two years being the highest subsidy of the five year period. The other three pools are all projected to increase their net subsidy from 2011/12 to 2015/16 with a 26%

increase projected at Rosedale, a 27% increase projected at Maffra and a 29% increase projected at Yarram.

Table 8 outlines the subsidy per visit for each centre for the past two years.

Table 8: Subsidy per visit at Healthy Lifestyle facilities

Subsidy per visit	2013/14	2014/15
Aqua Energy	\$ 5.98	\$ 4.43
Heyfield Outdoor Pool	\$ 31.27	\$ 35.49
Maffra Outdoor Pool	\$ 10.79	\$ 9.91
Rosedale Outdoor Pool	\$ 88.89	\$ 86.13
Stratford Outdoor Pool	\$ 17.59	\$ 14.98
Yarram Outdoor Pool	\$ 20.84	\$ 15.57
TOTAL	\$ 175.36	\$ 166.50

The subsidy per visit decreased in 2014/15 at all centres except for the Heyfield Outdoor Pool. While attendances at Heyfield were consistent the net cost to operate the facility increased by \$14,361. This is due to a decrease in income and an increase in wages in this year.

These figures generally correlate with an increase in attendances in 2014/15, which is the case at all centres with the exception of Heyfield.

Table 9: Subsidy per hour of operation at Healthy Lifestyle facilities

Subsidy per hr.	2013/14	2014/15
Aqua Energy	\$ 27.45	\$ 26.49
Heyfield Outdoor Pool	\$ 68.01	\$ 77.14
Maffra Outdoor Pool	\$ 49.55	\$ 63.58
Rosedale Outdoor Pool	\$ 45.98	\$ 53.40
Stratford Outdoor Pool	\$ 46.26	\$ 57.33
Yarram Outdoor Pool	\$ 44.30	\$ 52.62
TOTAL	\$ 281.54	\$ 330.56

Table 9 shows that the combined subsidy per hour for Healthy Lifestyle facilities in 2014/15 was \$330.56 per hour, which is an increase of \$49.02 per hour from 2013/14 (17% increase). The subsidy per hour increased at rural pools between 2013/14 and 2014/15 which is in line with the increase to the net cost to Council in this year. The subsidy per visit at Aqua Energy decreased by \$0.96 per hour in 2014/15 which is in line with the reduction in net cost in that year.

3.4 Water temperature at rural pools

This section of the report provides an overview of the water temperature at Council's rural pools for the 2014/15 season. The data in this section does not include Rosedale as there is currently no solar heating at Rosedale.

Table 10: Pool temperature at rural pools – 2014/15

	November	December	January	February	March
Heyfield Outdoor Pool	N/A	25.1	26.8	26.4	24.7
Maffra Outdoor Pool	22.2	23.6	24.3	24.2	23.3
Sale Outdoor Pool	20.4	22.1	22.5	22.7	21.3
Stratford Outdoor Pool	N/A	24.6	26.1	24.7	22.4
Yarram Outdoor Pool	22.9	25.4	24.8	24.7	22

Table 10 shows the average pool temperature at each pool for each month of the outdoor pool season. This data shows that the Sale Outdoor Pool was consistently the coldest pool each month while Yarram was the warmest pool in November and December with Heyfield being the warmest pool in January, February and March.

3.5 Fees and charges

Benchmarking of fees and charges with other aquatic and leisure facilities in Gippsland was undertaken as part of the process.

3.5.1 Aqua Energy

Casual aquatic and group fitness entry and key fortnightly direct debit prices at Aqua Energy were all found to be below average when compared to other aquatic and leisure centres in Gippsland. Refer to Table 11 below for these comparisons.

Table 11: Fees and charges benchmarking – Aqua Energy

Price	Wellington	Average
Adult casual entry	\$ 6.00	\$ 6.30
Concession casual entry	\$ 4.80	\$ 4.90
Child casual entry	\$ 4.00	\$ 4.70
Family casual entry	\$ 16.00	\$ 16.70
Group fitness casual	\$ 13.40	\$ 13.35
Aquatic fortnightly direct debit	\$ 14.40	\$ 19.17
Gold fortnightly direct debit	\$ 35.70	\$ 36.36

3.5.2 Rural pools

Admission to rural pools was found to be at the high end with Wellington having the highest adult, concession and family admission prices of all outdoor pools in Gippsland (with the exception of Toora who charges the same for an adult swim). Child swim prices for the rural pools were mid range. Wellington are the only Council that has the same casual entry fee for indoor and outdoor facilities, with all other Council's offering discounted entry at their outdoor pools.

Season passes were also on the high side for Heyfield, Stratford and Rosedale with Wellington's prices being higher than all other Council areas other than East Gippsland. Refer to Table 12 below for these comparisons.

Table 12: Fees and charges benchmarking – rural pools

Price	Wellington	Average
Adult casual entry	\$ 6.00	\$ 5.30
Concession casual entry	\$ 4.80	\$ 4.00
Child casual entry	\$ 4.00	\$ 4.10
Family casual entry	\$ 16.00	\$ 14.30
Adult season pass (15 weeks) *	\$ 99.30	\$ 95.60
Concession season pass (15 weeks) *	\$ 79.70	\$ 81.30
Child season pass (15 weeks) *	\$ 66.40	\$ 78.80
Family season pass (15 weeks) *	\$ 165.60	\$ 175.10

* It should be noted that East Gippsland Council's prices for season passes are significantly higher than other shires and are skewing the average of these costs.

3.6 Summary of Operational Review recommendations

A review of the progress of recommendations from the Aqua Energy Operational Review undertaken in 2012 was completed as part of this progress. This found that the centre has made good progress, having implemented the majority of recommendations from this report.

Table 13 on the following page provides commentary on some of the key recommendations that have not yet been fully implemented.

Table 13: Summary of Operational Review recommendations

Review recommendation	Comments
Streamline entry into centre to ensure that members scan into the centre and the gym each time they visit	This is still not the case at the rear members entrance and in the gym. This should still be a priority for Council so that they can understand centre visitations
Put up signage in change rooms relating to unsupervised children, children of the opposite sex and not taking photos	This was listed as under review, it is recommended that this signage be installed as soon as possible as signage such as this is considered industry best practice
Monthly reporting template to be developed to report all key facility information back to the Healthy Lifestyles Manager	It is recommended that a template be developed and monthly reports be submitted
Cancellations in the crèche must be made 24 hours in advance or payment will be required	While there are operational challenges with implementing this policy there are other centres that do operate with this policy and it will help to improve the bottom line in the crèche
Senior staff to work a combination of early mornings, nights and weekends	This has been trialled at the centre and found to be unworkable. This can be a challenge to introduce at Council managed facilities where staff are not used to working these days and times but is still considered industry best practice to have senior staff at the facility over the full spread of hours
Development of Emergency Action Plan for each site	These were listed as currently being undertaken, they are all important OH&S practices that should be implemented as soon as possible
Sub contractor sign in and induction process implemented at each site	
Hazard identifications completed at each site	
Emergency evacuation maps to be displayed in all key areas at each site	
Dump shower and eye wash facilities installed in plant room and chemical delivery area	This was listed as ongoing, this is an OH&S issue that should be resolved as soon as possible
Introduce membership retention system for overall centre members	These were listed as under development, these should all be implemented as soon as they have been developed
Introduce membership retention system for gym members and provide training for gym staff	
Introduce system to collect feedback from members that cancel	
Introduce a sales process and train all relevant staff	
Keep hourly records of attendances to Sale Outdoor Pool this pool season to determine whether there is adequate demand to open this pool for such long hours.	Based on attendance figures provided as part of this project it does not appear that separate outdoor pool attendances for Sale Outdoor Pool are collected. It is still recommended that this occur so that Council can review the usage of this pool to see whether it justifies the significant cost in such long opening hours
Investigate the demand for Saturday morning swim lessons	This was listed as 'ongoing - being developed'. This should still be investigated as Saturday mornings are generally very popular times for parents to attend swim lessons

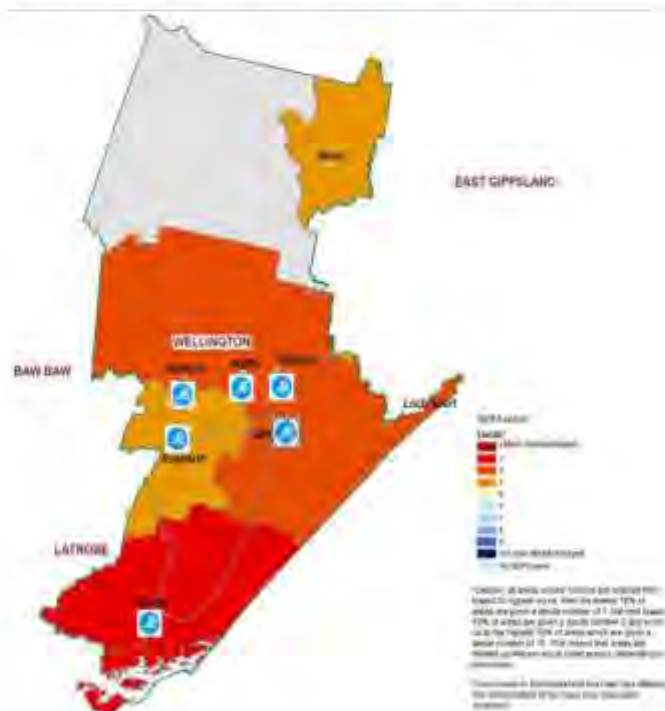
3.7 Non Council aquatic facilities

There are three main non Council aquatic facilities that are used by Wellington residents which are outlined in Table 14.

Table 14: Other aquatic facilities used by Wellington residents

Facility	Facility	Usage	Open
Kemp Aquatics (Maffra)	Indoor 17m pool	Used widely by schools and private swimming lessons and aqua aerobic classes	12 months
Toora Swimming Pool	Outdoor covered and heated 25m pool with learners pool and toddlers pool	Schools and local community in Yarram catchment	October to mid April
Traralgon Indoor Sports	Indoor 25m pool (4 lanes)	Rosedale Primary School use for swim lessons and local community in Yarram and Rosedale catchments	12 months

Figure 5: Council aquatic provision for Wellington residents



SECTION 4: CONDITION ASSESSMENT

This section of the report looks at the condition of each of Council's Healthy Lifestyle facilities and identifies key priorities at each. Dennis Hunt and Associates undertook an assessment of each facility in 2015 and looked at:-

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

This section provides a summary of key findings in relation to this assessment, the full report from Dennis Hunt and Associates forms a separate document.

4.1 Aqua Energy

4.1.1 Current issues

Current issues relating to the indoor facility identified at the time of the inspection include:-

- * Tiles lifting in 25m pool and joints in return line gutters require sealing.
- * Existing pool heater to be replaced with heat exchanger when existing heaters are replaced in 2016 (in Council's budget)
- * Air handling is budgeted for replacement this year
- * Lack of separate chemical storage sheds for both indoor plant rooms and external enclosure for the CO2 gas cylinders to the 25m pool

Current issues relating to the outdoor pools identified at the time of inspection include:-

- * Leakage from the main, learners and diving pools, possible from expansion joints to the centre filtered water channel of the 50m pool floor
- * Pump flow is currently restricted due to issues with the old sand filters. Frequent backwashing (up to 20,000 litres) is required
- * The plant and plant room are ageing
- * Lack of chemical storage enclosure for safe storage and labeling of dry chemicals and acids
- * There is currently no compliant ramp between pool deck and the change rooms and a lack of disabled facilities

4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in **Table 15**. All OH&S costs have been included in the 10 year maintenance and capital program costs in **Table 16**.

Table 15: Aqua Energy capital costs associated with compliance issues

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 42,700
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 18,450
LSV recommendations	\$ 24,500
TOTAL	\$ 85,650

4.1.3 Ten year maintenance and capital program

Table 16 outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$10,100 identified for Year 1.

Table 16: 10 year maintenance and capital costs for Aqua Energy

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 122,850	\$ 78,200	\$ 201,050
Year 2	\$ 568,300	\$ 178,250	\$ 746,550
Year 3	\$ 109,600	\$ 98,800	\$ 208,400
Year 4	\$ 20,100	\$ 80,300	\$ 100,400
Year 5	\$ 7,000	\$ 207,700	\$ 214,700
Year 6	\$ -	\$ 60,800	\$ 60,800
Year 7	\$ 169,400	\$ 81,700	\$ 251,100
Year 8	\$ -	\$ 180,950	\$ 180,950
Year 9	\$ 74,000	\$ 102,200	\$ 176,200
Year 10	\$ 3,100	\$ 72,700	\$ 75,800
TOTAL	\$ 1,074,350	\$ 1,141,600	\$ 2,215,950

4.1.4 Total cost over ten year period for Aqua Energy

Table 17 below outlines a total cost of \$2,301,600 over the 10 year period, which averages out to an annual cost of \$230,160.

Table 17: Total 10 year cost for Aqua Energy

Compliance	Maintenance and capital	Total
\$ 85,650	\$ 2,215,950	\$ 2,301,600

4.2 Heyfield Outdoor Pool

4.1.1 Current issues

Current issues identified at the time of the inspection include:-

- * Minor water leakage from the toddler pool (500-600 litres overnight)
- * Issues with the pump running at full capacity due to the flow rate of water back to the balance tank being insufficient
- * Lack of a chemical storage shed for both pools and a CO2 gas enclosure for the toddler pool
- * Kiosk and first aid room ageing
- * Lack of an accessible shower

4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in Table 18. All OH&S costs have been included in the 10 year maintenance and capital program costs in Table 19.

Table 18: Heyfield Outdoor Pool capital costs associated with compliance issues

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 18,950
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 700
LSV recommendations	\$ 16,100
TOTAL	\$ 35,750

4.1.3 Ten year maintenance and capital program

Table 19 outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$2,150 identified for Year 1.

Table 19: 10 year maintenance and capital costs for Heyfield Outdoor Pool

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 18,350	\$ 5,820	\$ 24,170
Year 2	\$ 850	\$ 37,120	\$ 37,970
Year 3	\$ 27,300	\$ 11,920	\$ 39,220
Year 4	\$ 14,000	\$ 5,020	\$ 19,020
Year 5	\$ -	\$ 4,120	\$ 4,120
Year 6	\$ -	\$ 10,820	\$ 10,820
Year 7	\$ 19,800	\$ 8,020	\$ 27,820
Year 8	\$ -	\$ 35,120	\$ 35,120
Year 9	\$ 46,500	\$ 10,920	\$ 57,420
Year 10	\$ -	\$ 5,020	\$ 5,020
TOTAL	\$ 126,800	\$ 133,900	\$ 260,700

4.1.4 Total cost over ten year period for Heyfield Outdoor Pool

Table 20 outlines a total cost of \$296,450 over the 10 year period, which averages out to an annual cost of \$29,645.

Table 20: Total Heyfield Outdoor Pool 10 year cost

Compliance	Maintenance and capital	Total
\$ 35,750	\$ 260,700	\$ 296,450

4.3 Maffra Outdoor Pool

4.1.1 Current issues

Current issues identified at the time of the inspection include:-

- Poor access to foot valve within the make-up/balance tank under the external pavement
- Minor leakage from pools (this water is reused from sump pump)
- Lack of chemical storage shed and CO2 gas enclosure along with poorly secured CO2 feed line

4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in Table 21. All OH&S costs have been included in the 10 year maintenance and capital program costs in Table 22.

Table 21: Maffra Outdoor Pool capital costs associated with compliance issues

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 12,700
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 550
LSV recommendations	\$ 20,700
TOTAL	\$ 33,950

4.1.3 Ten year maintenance and capital program

Table 22 outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$300 identified for Year 1.

Table 22: 10 year maintenance and capital costs for Maffra Outdoor Pool

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 9,750	\$ 4,870	\$ 14,620
Year 2	\$ 2,500	\$ 12,670	\$ 15,170
Year 3	\$ 3,000	\$ 29,270	\$ 32,270
Year 4	\$ -	\$ 4,370	\$ 4,370
Year 5	\$ 3,200	\$ 11,970	\$ 15,170
Year 6	\$ 24,000	\$ 2,970	\$ 26,970
Year 7	\$ -	\$ 4,870	\$ 4,870
Year 8	\$ -	\$ 14,070	\$ 14,070
Year 9	\$ -	\$ 10,870	\$ 10,870
Year 10	\$ 45,000	\$ 5,670	\$ 50,670
TOTAL	\$ 87,450	\$ 101,600	\$ 189,050

4.1.4 Total cost over ten year period for Maffra Outdoor Pool

Table 23 outlines a total cost of \$223,000 over the 10 year period, which averages out to an annual cost of \$22,300.

Table 23: Total Maffra Outdoor Pool 10 year cost

Compliance	Maintenance and capital	Total
\$ 33,950	\$ 189,050	\$ 223,000

4.4 Rosedale Outdoor Pool

4.1.1 Current issues

Current issues identified at the time of the inspection include:-

- * No balance tank for main pool and existing tank too small

- Lack of chemical and CO2 storage external to plant rooms

4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in Table 24. All OH&S costs have been included in the 10 year maintenance and capital program costs in Table 25.

Table 24: Rosedale Outdoor Pool capital costs associated with compliance issues

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 2,000
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 550
LSV recommendations	\$ 15,200
TOTAL	\$ 17,750

4.1.3 Ten year maintenance and capital program

Table 25 outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$3,400 identified for Year 1.

Table 25: 10 year maintenance and capital costs for Rosedale Outdoor Pool

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 27,200	\$ 3,050	\$ 30,250
Year 2	\$ 50,000	\$ 18,250	\$ 68,250
Year 3	\$ -	\$ 8,050	\$ 8,050
Year 4	\$ -	\$ 9,250	\$ 9,250
Year 5	\$ 800	\$ 20,000	\$ 20,800
Year 6	\$ -	\$ 3,050	\$ 3,050
Year 7	\$ -	\$ 3,050	\$ 3,050
Year 8	\$ -	\$ 23,250	\$ 23,250
Year 9	\$ 9,500	\$ 3,050	\$ 12,550
Year 10	\$ -	\$ 9,250	\$ 9,250
TOTAL	\$ 87,500	\$ 100,250	\$ 187,750

4.1.4 Total cost over ten year period for Rosedale Outdoor Pool

Table 26 on the following page outlines a total cost of \$205,500 over the 10 year period, which averages out to an annual cost of \$20,550. These costs include the installation of solar heating in Year 2.

Table 26: Total Rosedale Outdoor Pool 10 year cost

Compliance	Maintenance and capital	Total
\$ 17,750	\$ 187,750	\$ 205,500

4.5 Stratford Outdoor Pool

4.1.1 Current issues

Current issues identified at the time of the inspection include:-

- Leakage from main pool (water settles 150mm below skimmer flaps)
- No balance tank to learners and toddler pools and undersized balance tank to main pool along with poor turnover of pool water
- Lack of chemical and CO2 storage for the main and minor pool plant rooms
- Corrosion build up to interior of the main pool plant room due to chemicals
- Recent painting to learner pool is in poor condition
- Some cracked concourse pavements and raised storm water grates

4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in **Table 27**. All OH&S costs have been included in the 10 year maintenance and capital program costs in **Table 28**.

Table 27: Stratford Outdoor Pool capital costs associated with compliance issues

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 21,700
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 550
LSV recommendations	\$ 9,800
TOTAL	\$ 32,050

4.1.3 Ten year maintenance and capital program

Table 28 on the following page outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$1,700 identified for Year 1.

Table 28: 10 year maintenance and capital costs for Stratford Outdoor Pool

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 37,800	\$ 11,530	\$ 49,330
Year 2	\$ 28,500	\$ 32,130	\$ 60,630
Year 3	\$ 4,700	\$ 12,330	\$ 17,030
Year 4	\$ -	\$ 10,830	\$ 10,830
Year 5	\$ 900	\$ 29,230	\$ 30,130
Year 6	\$ -	\$ 7,030	\$ 7,030
Year 7	\$ 100,500	\$ 10,530	\$ 111,030
Year 8	\$ -	\$ 34,430	\$ 34,430
Year 9	\$ -	\$ 9,530	\$ 9,530
Year 10	\$ 1,500	\$ 10,730	\$ 12,230
TOTAL	\$ 173,900	\$ 168,300	\$ 342,200

4.1.4 Total cost over ten year period for Stratford Outdoor Pool

Table 29 on the following page outlines a total cost of \$374,250 over the 10 year period, which averages out to an annual cost of \$37,425.

Table 29: Total Stratford Outdoor Pool 10 year cost

Compliance	Maintenance and capital	Total
\$ 32,050	\$ 342,200	\$ 374,250

4.6 Yarram Outdoor Pool

4.1.1 Current issues

Current issues identified at the time of the inspection include:-

- Concrete sand filter and cast iron plant room pipes and valves are near the end of their useful life
- Plant room is ageing and in poor structural condition with evidence of wall cracking and corrosion to the roof
- Dry chemicals and acid are stored on the floor, are not labelled correctly and acid is un-bunded

4.1.2 Compliance costs

Capital costs associated with making the building compliant with access standards and BCA requirements are outlined in Table 30. All OH&S costs have been included in the 10 year maintenance and capital program costs in Table 31.

Table 30: Yarram Outdoor Pool capital costs associated with compliance issues

Component	Preliminary Estimated Costs
Disabled access and facilities	\$ 800
OH&S regulations and safety	<i>Refer to maintenance and capital program</i>
BCA requirements	\$ 750
LSV recommendations	\$ 16,400
TOTAL	\$ 17,950

4.1.3 Ten year maintenance and capital program

Table 31 outlines the 10 year maintenance and capital costs as identified by the audit. These costs include urgent maintenance of \$2,600 identified for Year 1.

Table 31: 10 year maintenance and capital costs for Yarram Outdoor Pool

Year	10 year maintenance and capital program	Cyclical Maintenance	Total
Year 1	\$ 159,200	\$ 5,570	\$ 164,770
Year 2	\$ -	\$ 30,870	\$ 30,870
Year 3	\$ 5,500	\$ 15,070	\$ 20,570
Year 4	\$ -	\$ 5,570	\$ 5,570
Year 5	\$ -	\$ 30,870	\$ 30,870
Year 6	\$ -	\$ 13,770	\$ 13,770
Year 7	\$ 900	\$ 5,070	\$ 5,970
Year 8	\$ -	\$ 32,670	\$ 32,670
Year 9	\$ -	\$ 13,770	\$ 13,770
Year 10	\$ -	\$ 5,070	\$ 5,070
TOTAL	\$ 165,600	\$ 158,300	\$ 323,900

4.1.4 Total cost over ten year period for Yarram Outdoor Pool

Table 32 outlines a total cost of \$341,850 over the 10 year period, which averages out to an annual cost of \$34,185.

Table 32: Total Yarram Outdoor Pool 10 year cost

Compliance	Maintenance and capital	Total
\$ 17,950	\$ 323,900	\$ 341,850

4.7 Summary

Table 33 on the following page provides an overview of the total cost to Council for Healthy Lifestyle facilities over the 10 year period, which is \$3,742,650. This equates to an average annual cost of \$374,265. Council currently have \$375,000 set aside for pool maintenance and renewals in their rolling capital budget.

Table 33: Total 10 year cost for Healthy Lifestyle facilities

Centre	Compliance	Maintenance and capital	Total centre cost
Aqua Energy	\$ 85,650	\$ 2,215,950	\$ 2,301,600
Heyfield Outdoor Pool	\$ 35,750	\$ 260,700	\$ 296,450
Maffra Outdoor Pool	\$ 33,950	\$ 189,050	\$ 223,000
Rosedale Outdoor Pool	\$ 17,750	\$ 187,750	\$ 205,500
Stratford Outdoor Pool	\$ 32,050	\$ 342,200	\$ 374,250
Yarram Outdoor Pool	\$ 17,950	\$ 323,900	\$ 341,850
TOTAL COST	\$ 223,100	\$ 3,519,550	\$ 3,742,650

It should be noted that some of the capital items listed for Aqua Energy have been identified as a possible future development in the Feasibility Study for Aqua Energy so if Council were to go ahead with the proposed redevelopment there are likely to be cost savings from these recommendations (depending on when Council was to proceed with the redevelopment).

SECTION 5: COMMUNITY CONSULTATION

This section of the report provides a summary of overall feedback about aquatic provision within the shire along with demand for the possible redevelopment of Aqua Energy.

5.1 Consultation overview

Table 34 provides an overview of consultation methods, key stakeholder groups and number of responses for each group as part of the project consultation phase undertaken as part of the consultation process in July and August 2015.

Table 34: Summary of project consultation

Category	Consultation method	Number
Facility users	Surveys	340
General community	Surveys, street stalls	171
Schools	Phone calls	25
Council staff	Meetings and focus groups	19
Community and user groups	Phone calls	22
Local competitors	Phone calls	6
Other Council's	Phone calls	5
Sporting bodies	Phone calls	3

5.2 Community and stakeholder survey findings

5.2.1 Survey responses (members and users)

340 survey responses from members and users of Council's Healthy Lifestyle facilities were received and analysed during the consultation process. The following figures and tables provide an overview of key findings related to these surveys.

Figure 6: Gender breakdown of members and users

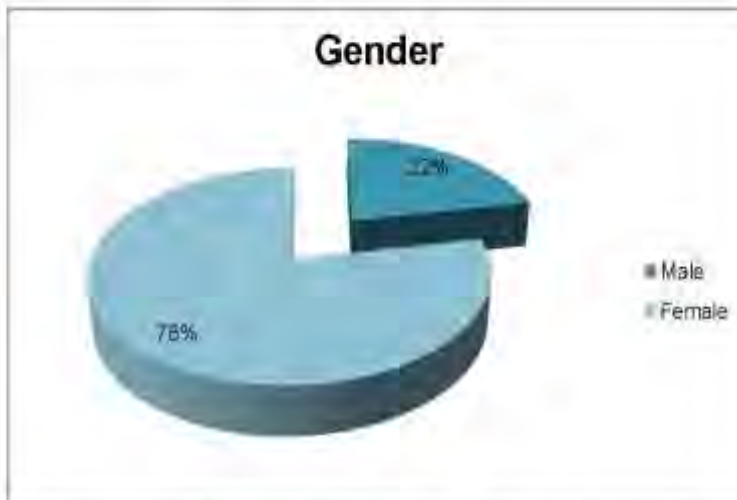


Figure 6 shows that more than three quarters of members and users that completed surveys were female.

Figure 7: Age breakdown of member and users

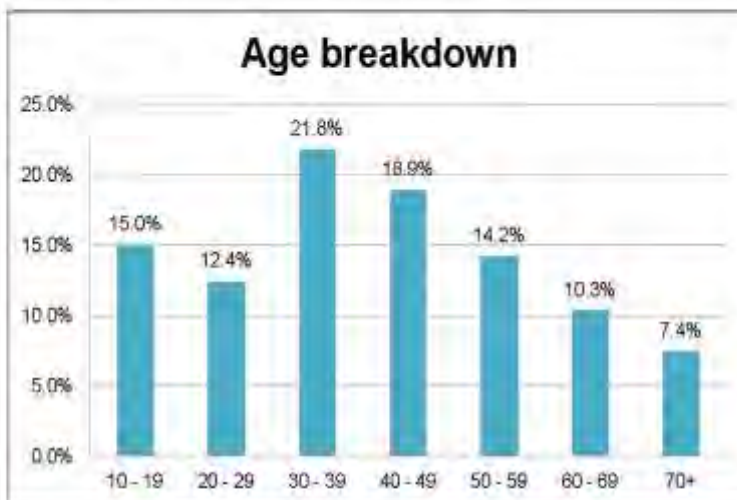


Figure 7 below shows that a diverse cross section of age groups was achieved through the survey process. This diversity is important as it will help to ensure that the recommended aquatics provision for the shire will cater for a wide cross section of the community.

Table 35: Town of residence for members and users

What town do you live in?	Number
Yarram	120
Sale	79
Maffra	29
Stratford	20
Heyfield	20
Rosedale	8
Woodside	7
Devon North	5
Alberton/Alberton West	5
Other	46
TOTAL	339

Table 35 shows that 35.4% of respondents that were users and members of Healthy Lifestyle facilities lived in Yarram followed by 23.3% in Sale, 8.6% in Maffra and 5.9% in both Stratford and Heyfield. 13.6% of all respondents are listed as 'other' and there were no more than three people than lived the same town.

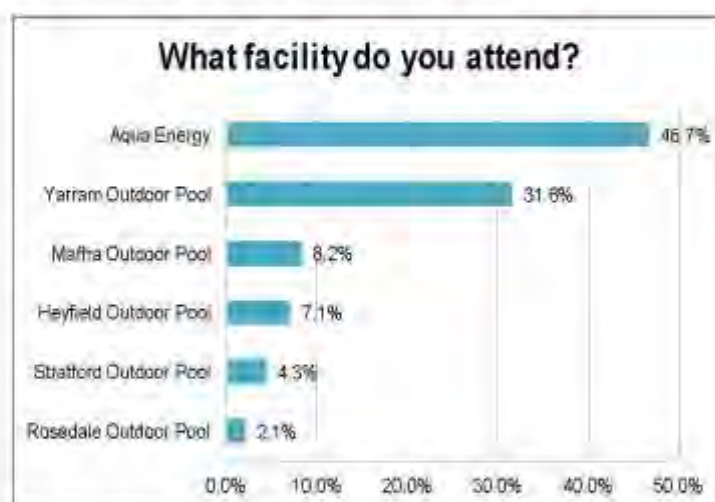
Figure 8: Main centre attended by members and users

Figure 8 shows that nearly half of all respondents that completed the member/user surveys attended either Aqua Energy as their main centre (204), with just under a third of respondents using Yarram as their main centre (138). The remaining 21.7% of respondents used the other four rural pools.

Of the respondents that did use Aqua Energy, 47% of them also used a rural pool with 17% using Yarram, 11% using Maffra, 8% using Heyfield, 8% using Stratford and 2% using Rosedale.

56.3% of respondents used the facility on weekdays with 43.8% using them on weekends.

57% of respondents drove to the centre with 25.7% walking, 5.5% cycling, 3.4% getting the bus, 3.4% getting a ride with someone else and 4.8% getting there another way.

Figure 9: How often did you visit?

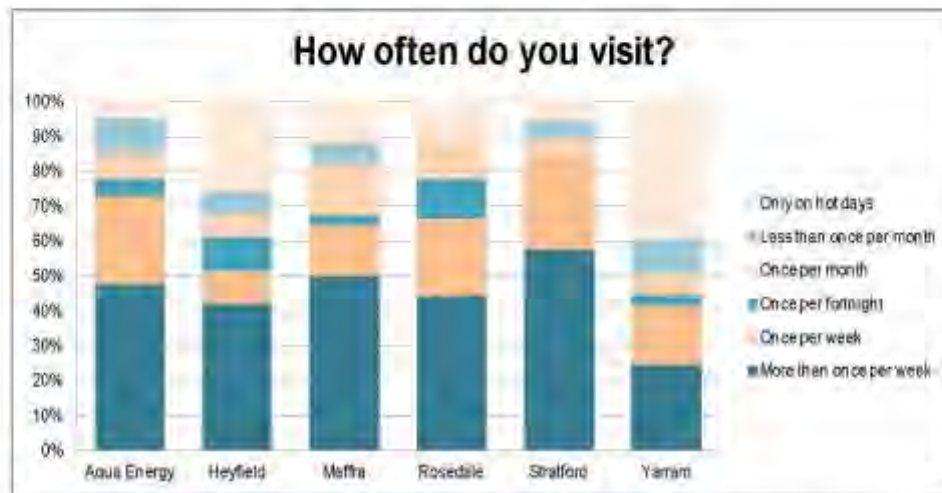


Figure 9 shows that more than 40% of respondents at each facility attended more than once a week, with the exception of Yarram where only 24.6% of respondents attended more than once per week. Stratford had the most regular attendance from survey respondents with 84.2% of all respondents using the pool one or more times per week, followed by Aqua Energy (72.9%), Rosedale (66.6%), Maffra (64.7%), Heyfield (51.7%) and Yarram (41.5%).

Conversely Yarram had the highest number of people attending the pool only on hot days with 39.2% of all respondents. This was followed by Heyfield (25.8%), Maffra (11.8%), Rosedale (11.1%), Stratford (5.3%) and Aqua Energy (4.4%).

Table 36: Main activity undertaken by members and users

What do you or your child do there?	Response count	Response percentage
Use the pool for recreation/fun	194	26.9%
Lap swim	145	20.1%
Use the toddlers pool	93	12.9%
Warm water pool	84	11.7%
Swim lessons	73	10.1%
Aqua aerobics	33	4.6%
Gym	28	3.9%
Group Fitness classes	20	2.8%
Take part in a club activity	11	1.5%
Cycle classes	5	0.7%
Personal Training	4	0.6%
Creche	4	0.6%
Other	26	3.6%
TOTAL	720	100.0%

Table 36 shows that 'using the pool for recreation and fun' and 'lap swimming' were the two most common things that survey respondents did at the centre (47% of all respondents), followed closely by 'use the toddlers pool' and 'warm water pool' and 'swim lessons' (34.7% of all respondents). Only 8.6% of all respondents reported using the dry side of the facility (gym, group fitness classes,

cycle classes, Personal Training and crèche) which means that this survey did not capture a representative portion of overall visitations to the centre. According to attendance data provided by staff, 26% of annual visits were purely dry visits with an additional 28% of member visits that have access to both the wet and dry facilities.

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

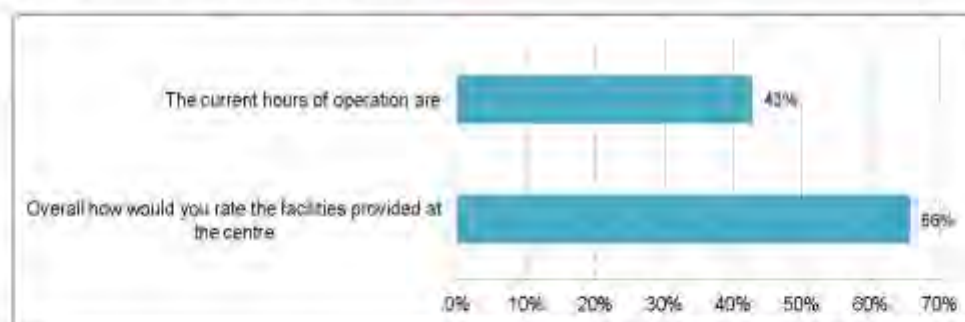
Table 37: What would encourage members and users to attend more?

What would encourage you to attend more?	Total	%
Heated pool (pool not specified)	89	30%
Heated pool in Yarram	39	13%
Longer opening hours	38	13%
Cheaper pricing	17	6%
Children's water play	14	5%
More class times	13	4%
If I lived closer	12	4%
Improved facilities	12	4%
More lap lanes	11	4%
More shade	9	3%
If I had more time	8	3%
Other	37	12%
TOTAL	299	100%

Table 37 outlines the key things that would encourage people to use the existing facilities more with 43% of people saying a heated pool (13% of these referred specifically to Yarram), 13% longer opening hours, 6% cheaper prices and 5% children's water play. 11% of respondents (35 people) did not respond to this question.

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

Figure 10: Hours of operation and facilities



People were asked to rate their responses excellent, good, satisfactory, poor or very poor. The percentages in Figure 10 represent those that responded either excellent or good. Less than 50% of respondents rated the hours of operation in these categories with 30.5% rating them as either poor or very poor. Of the poor or very poor comments, 72% of these were from people that live in the Yarram catchment, 9% lived in the Heyfield catchment, 7% lived in the Maffra catchment and 6%

lived in the Sale catchment. 79% of the 9.1% of respondents that rated the facilities poor or very poor lived in the Yarram catchment.

73% of respondents answered that they thought the services offered at the facilities provided good value for money. Of those that responded that they didn't think they were good value for money, 52% lived in the Yarram catchment, 28% in Sale, 7% in the Heyfield catchment and 6% in the Maffra catchment.

58.5% of respondents indicated that they also swim in lakes or open water with 29.6% swimming in a pool outside of Wellington Shire. 50% of people who swam in lakes and open water did so more than 10 times during last summer, while 61.5% of those who swam in a pool outside of Wellington shire did so more than 10 times during last summer. 67% of those that swam in a pool outside of Wellington shire live in the Yarram catchment, followed by 13% in Sale. The main pools that people swam in were Toora (36%), Foster, Leongatha, Latrobe Leisure facilities, indoor pool in Traralgon, private pools and pools when they go on holidays.

60% of respondents said that the range of existing aquatic facilities in the shire (including lakes and open water) met their needs. Of the 40% that said that the existing facilities did not meet their needs 76% (97 respondents) lived in Yarram or the Yarram catchment.

5.2.2 Survey respondents (non users)

Extensive advertising of the consultation process was undertaken across the shire to ensure that all residents were aware of and able to participate in the process. In addition to online surveys, hard copy surveys were distributed to all Council Service Centres and libraries across the shire. The process was advertised in key newspapers and community newsletters in smaller towns and street stalls were held in each of the towns that has a rural pool.

171 survey responses were received and analysed for non users. The following figures and tables provide an overview of key findings related to these surveys.

Figure 11: Gender breakdown of non users



Figure 11 shows that significantly more females than males that completed the non user surveys with 71% of respondents being female.

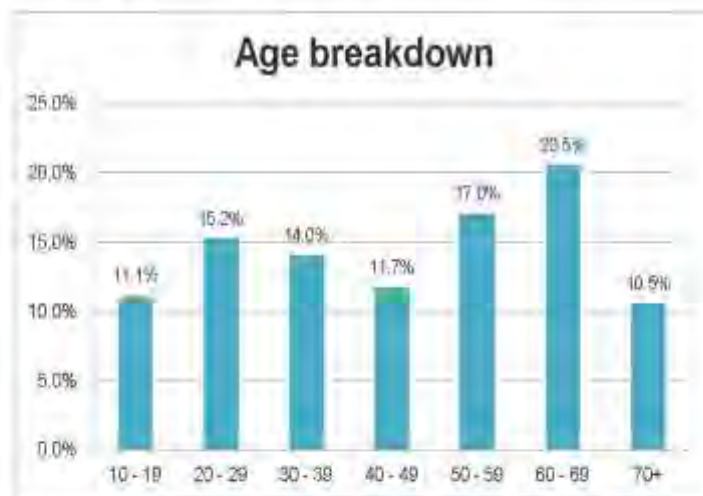
Figure 12: Age breakdown of non users

Figure 12 shows that a good cross section of age groups were represented in the non user survey. 48% of all respondents were over the age of 50 which is significantly higher than for the user survey.

Table 38: Town of residence for non users

What town do you live in?	Total	%
Yarram	71	41.5%
Sale	19	11.1%
Maffra	17	9.9%
Heyfield	14	8.2%
Woodside	8	4.7%
Rosedale	7	4.1%
Stratford	6	3.5%
Devon North	5	2.9%
Other	24	14.0%
TOTAL	171	100%

Table 38 shows that a significant 49.1% of all non user surveys were completed by residents within the Yarram catchment, followed by Sale, Maffra and Heyfield.

Figure 13: Why don't you use Council's aquatic facilities?

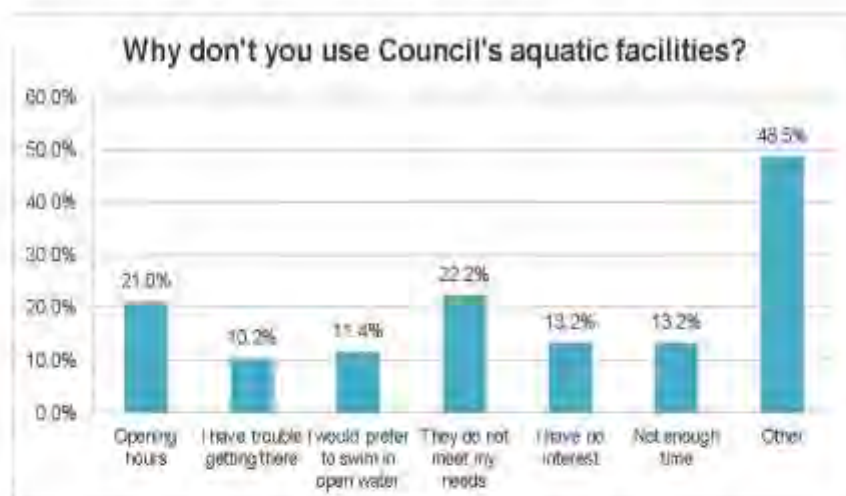


Figure 13 shows that the main reason non users did not use the existing Council facilities was that they 'did not meet their needs', followed by 'opening hours', 'not enough time' and 'I have no interest'. Of the 48.5% of respondents that specified 'other', 70% of these said 'because the water was too cold or they would prefer to swim in an indoor facility' with other responses being 'too busy', 'too lazy', 'cost' and 'don't know the opening hours'.

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

Table 39: What would encourage you to attend more?

What would encourage you to attend more?	Total	%
Heated pool	76	44%
Nothing	14	8%
Longer opening hours	6	3%
Cheaper pricing	4	2%
BBQ facilities	4	2%
Other	20	11%
No answer	50	29%
TOTAL	174	100%

Table 39 shows that 44% of all respondents said that a heated pool would encourage them to attend more, followed by 'nothing' (8%) and 'longer hours' (3%). A significant 29% of people did not provide an answer for this question. Of the other answers that were received, these included 'shade', 'bbq facilities', 'more kids activities', 'longer opening hours', 'more classes' and 'healthy food options'.

49.7% of respondents indicated that they also swim in lakes or open water with 25.4% swimming in a pool outside of Wellington Shire. 48.8% of people who swam in lakes and open water did so more than 10 times during last summer, while 51.2% of those who swam in a pool outside of Wellington shire did so more than 10 times during last summer. The main pools that people swam in were Toora, Sale, Traralgon, Morwell, Foster, Rosedale.

Only 49% of respondents said that the range of existing aquatic facilities in the shire (including lakes and open water) met their needs. Of the 51% that said that the existing facilities did not meet their needs 83% of these responses related to the temperature at the outdoor pools with a high percentage of these relating directly to Yarram.

5.3 Stakeholder consultation findings

5.3.1 Schools

25 schools in the shire were contacted as part of the consultation process about their current use of Healthy Lifestyle facilities and future aquatic needs. 24 out of 25 schools were using Council aquatic facilities at the time of the survey with 20 schools doing swim lessons and 20 schools running school carnivals (one at Maffra, two at both Heyfield and Yarram, four at Stratford and 13 at Aqua Energy). Six schools use alternate aquatic facilities as well as Council facilities, these being Toora Swimming Pool, Kemp Aquatics, Traralgon Indoor Pool and Boisedale has their own school pool.

Of the schools contacted St Mary's in Yarram was the only school that didn't use a Council aquatic facility as they prefer to travel to Toora as the water is warmer.

Other key comments received from schools were in relation to the water temperature at some of the outdoor pools, the process for booking lessons which seemed to be a concern for several schools and the age and condition of the indoor 25m pool at Aqua Energy.

5.3.2 Clubs and sporting bodies

The **Sale Swimming Club** are the only swim club in Wellington and are regular users of Aqua Energy holding both training and events at the centre. While the majority of club members are from Sale they also have members from Stratford, Maffra and Heyfield (although they have not actively advertised in these areas).

They have a very good relationship with Council and are generally very happy with their usage of the centre. Key needs that they identified included warmer water in the outdoor pool and possible earlier use of this pool, both of which they said would help to take the pressure off the indoor 25m pool which was at capacity at certain times. Even with only one public swimming lane they said they were not able to access the number of lanes that they needed. While they have some space available at the centre they would like a dedicated office at the centre and they were very supportive of the realignment of the indoor 25m pool with bi-fold doors to create a marshalling area for events, stating that they could see that attracting at least an additional two to three regional events each year.

The club currently use the diving pool as a warm up area for major events in the outdoor pool. They said that as long as they had some water space dedicated in the indoor 25m pool that they did not need the diving pool for this purpose.

Gippsland Swimming is a strong advocate of the outdoor pool at Aqua Energy running training, regional events and state events in the pool. Their main desire for this pool is touch pads that can be used for competitions, swim meets and carnivals. They indicated that both they and Sale Swimming Club would be open to contributing to the cost of these, as they did with the starting blocks.

In relation to the indoor pool, Gippsland Swimming indicated that reconfiguration of this pool so that it had eight x 2.5m lanes and was of adequate depth for competitions would mean that they could hold regional competitions at Aqua Energy. Currently Morwell is the only venue in Gippsland where they hold indoor regional events and they travel to Melbourne for some events as there is a lack of appropriate indoor space in Gippsland. They indicated that they thought they may hold six regional events at Sale each year as well as training in the lead up to each event (this varied from three to five training sessions). This is not only good for the facility in terms of pool hire income but for the local economy.

Swimming Victoria indicated that the indoor pool would need seating for 800 to attract the Country Short Course Championships at Aqua Energy. Unfortunately this is not possible as the centre is landlocked to both the east and west so 300 seats would be the most that could fit around around the proposed 25m pool.

The Riviera Triathlon Club are an East Gippsland based club and to date there has been no formal triathlon club in Sale, although they have members that live in Sale and have been travelling to Bairnsdale. They have recently started working with Aqua Energy and are planning to hold a series of training and events at the outdoor pool this summer and have indicated that the realignment of the indoor pool could also be attractive to them to run future events.

5.3.3 Community groups and organisations

A number of community groups and organisations were consulted in the development of this report. This includes health services and local community organisations in all towns with aquatic facilities, as well as disability providers and the Wellington Access and Inclusion Group.

All of the towns spoken to had, or had access to, a community bus. At this stage Yarram is the town we spoke to that has a regular bus service that brings people into Aqua Energy. In speaking to other towns, there was a general willingness to have discussions with Council about setting up regular bus services into Aqua Energy so that local people in these towns could benefit from these facilities. Heyfield did have some reservations about this as they weren't sure whether they would be able to attract enough volunteers to drive the bus.

From an access perspective, Aqua Energy has recently been accredited as a communication accessible centre through Scope.

Some specific facility recommendations made to improve access at these facilities included:-

- The inclusion of changing places facilities
- Shading over outdoor pools
- Non slip flooring on ramps
- Additional accessible car parks at Aqua Energy
- Accessible access to the rear members entrance at Aqua Energy

Other suggestions received from the Wellington Access and Inclusion Group included:-

- Continual staff training in the utilisation of the hoist into the 25 metre pool
- Sunscreen stations free to public on high UV days
- A rewards program for children that show safety mindedness - a positive reward for a positive attitude and deed.
- Program like Junior lifesavers to promote water safety and team building and pool safety pool

5.3.5 Council staff

Council managers

The key priority for Council in relation to aquatics provision across the shire was to maximise utilisation of existing facilities while being mindful of the operating cost to Council to run these facilities.

Facility staff

Aqua Energy

Key issues identified by facility staff included car parking, current members entry, existing change and accessible facilities, sauna, lack of aquatic storage, lack of lane space in key times and traffic flow in the reception and café areas.

Staff identified key barriers for people as cost, transport (ability to get to the centre for people in outlying towns), opening hours and people being unaware of what the facility offered.

Identified future needs included a water play pool (to replace the underutilised diving pool), improved access points to the centre, additional lane space in the 25m pool, car parking, aquatic storage, reconfiguration of reception and café to provide a separate café and improve traffic control, dry change rooms, a larger sauna, upgraded and additional showers and change facilities on pool deck, more accessible car parking, upgrade to the outdoor pool plant and separate cycling room.

Rural pools

Staff acknowledged that a lot of work has been done at the rural pools over the past few years and identified key needs for these pool as upgrading solar at all facilities, ensuring that each facility has more of a family focus and more activities that will encourage people to use the facilities e.g. bbq facilities, and improving communication with the public about the opening hours.

At an individual pool level, other key priorities that were identified included a kiosk upgrade at Heyfield, wet deck for the main pool at Stratford and a plant room upgrade at Yarram.

5.4 Key consultation themes

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

- A strong desire for heated water in Yarram
- A desire for longer opening hours at rural pools
- Affordable opportunities for people to participate are important to encourage access by the entire community
- Opportunities for Council to work with outlying communities to provide services
- The need for additional water space and improved change facilities and disability access at Aqua Energy
- The need for additional car parking and improved access to the centre at Aqua Energy (Improved traffic flow through reception and accessible members entrance)

SECTION 6: FUTURE AQUATICS PROVISION

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

6.1 Facility hierarchy

6.1.1 Hierarchy definitions and existing provision

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

Table 40: Facility hierarchy and existing provision

Classification	Description	Provision
Regional	A regional facility provides competition standard facilities and is recognised as a current or future regional facility through the Gippsland Regional Plan	Sale is the outdoor 50m regional facility
Municipal	A municipal facility is one that provides a range of aquatic and dry facilities not available at any other facilities throughout the shire	Aqua Energy is Council's municipal facility
District	A district facility is one that meets the needs of the town it is located as well as the surrounding catchment. The catchment for each facility will vary depending on the services offered and drive times to the facility	There are a number of district facilities that service Wellington residents, these include Heyfield Outdoor Pool, Maffra Outdoor Pool, Rosedale Outdoor Pool, Stratford Outdoor Pool, Yarram Outdoor Pool, Kemp Aquatics, Toora Swimming Pool and Traralgon Indoor Pool
Local	A local facility is one that meets the needs of the town it is located in	There are no local aquatic facilities

6.2 Provision criteria

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

6.2.1 Meeting long term sustainability

- Consistency with the Council's main aims in aquatic facility provision;
- A facility that minimises competition between existing Wellington shire centres and facilities;
- A facility that promotes the training, education and employment of local staff and residents;
- The capital cost of the facility is within Council's budget tolerance;

- Balancing the desires of rural communities for access to year round facilities with the financial sustainability of multiple aquatic facilities;
- Council can demonstrate capacity to provide ongoing annual subsidy to support centre operations post-development.

6.2.2 Diversifying and maximising use and participation

- Facilities provided foster use from infants to older adults and provide a range of different facilities and services;
- Facilities that will maximise use of a range of groups and individuals in the community;
- Look at possible co-location with other key services;
- Provides improved facilities provide equal and equitable access to services and facilities for all.

6.2.3 Accessible design and efficient functionality

- Avoids duplication of aquatic facilities within catchment areas for each facility;
- Adequately addresses any identified site constraints;
- Incorporates Universal and Environmentally Sustainable Design practices;
- Design considers the practicalities and efficiencies of management and operation.

6.3 Future provision

The geographical spread of the shire makes it easier for some residents to travel to district facilities in other municipalities than to travel to existing facilities in Wellington, for example some Yarram residents travel to Toora and Traralgon rather than travel to Sale.

The following table outlines the recommended provision for each of the categories as identified in Table 41.

Table 41: Facility hierarchy and future provision

Classification	Future provision
Regional	The outdoor pool at Aqua Energy meets the regional needs for outdoor competition. Latrobe City Council are hoping to build a regional indoor aquatic centre which would meet regional needs for indoor competition
Municipal	Council should look at the provision of its existing municipal facility and how this can best meet the needs of residents across the shire rather than trying to provide additional facilities due to the significant capital cost and ongoing operational costs associated with these facilities
District	Council should look at the provision of existing district facilities and how they (in line with the municipal facility and other existing facilities) can meet the needs of residents in their catchment rather than trying to provide additional facilities due to the significant capital cost and ongoing operational costs associated with these
Local	It is not recommended that Council develop any local facilities due to the high capital costs and ongoing operational costs associated with these facilities

6.4 Role of Council facilities

6.4.1 Aqua Energy

As the only indoor aquatic and leisure centre in the shire, and with 36% of the shires population living within the Sale catchment by 2031, this is Council's municipal facility. Aqua Energy is centrally located within the shire and despite the longer drive time for the Yarram catchment than the other rural pool areas, 29% of survey respondents that used Aqua Energy lived in this catchment which is far greater than the other rural pool catchments (Heyfield 7%, Maffra 9%, Rosedale 3% and Stratford 9%).

Given that Aqua Energy has Council's only indoor warm water and particularly with the ageing population and the hydrotherapy pool, this facility plays a key role for meeting the needs of people in the shire that require warm water for rehabilitation with the only other warm water pool in the municipality being in Warrigal.

Ensuring that this centre meets the needs of the changing community should be an important priority for Council going forward.

6.4.2 Heyfield Outdoor Pool

The Heyfield Outdoor Pool is a community pool with limited school usage. The town is located approximately 33kms from Sale and this pool services the Heyfield district which comprises of Coongulla, Cowwarr, Denison, Glenmaggie, Licola and Seaton and Heyfield.

Feedback received through the consultation process suggests that this pool is an important community asset that is highly valued by the local community.

6.4.3 Maffra Outdoor Pool

The Maffra Outdoor Pool is predominantly a community pool that caters for early morning lap swimming and has good school usage. This pool services the Maffra district, which comprises of Newry, Tinamba and Maffra. While Maffra is less than 20km from Sale this is Council's busiest rural pool with more than double the attendances of any other pool, apart from Yarram (49% more attendances than Yarram in 2014/15 despite having a cooler pool temperature for most of the season).

Feedback received through the consultation process suggests that this pool is an important community asset that is highly valued by the local community.

6.4.4 Rosedale Outdoor Pool

The Rosedale Outdoor Pool is a small community pool with very limited school usage. Rosedale is located 27km from Sale and services the Rosedale District which comprises of Carrajung, Gormandale, Nambrok, Willung South and Rosedale.

Feedback received through the consultation process and attendance statistics for the facility indicate that despite the significant capital upgrade at this facility the pool is still underutilised, predominantly due to the cold water and lack of solar heating.

6.4.5 Stratford Outdoor Pool

The Stratford Outdoor Pool is a community pool with strong school usage. Stratford is located 17km from Sale and services the Stratford district which comprises of Fernbank, Meerleu, Munto and Stratford.

Feedback received through the consultation process suggests that this pool is an important community asset that is highly valued by the local community.

6.4.6 Yarram Outdoor Pool

The Yarram Outdoor Pool is a community pool with strong school usage. Yarram is the most remote of all of Council's rural pools, being located 72km from Sale. The town of Yarram services a number of remote communities such as Alberton, Alberton West, Balook, Calrossie, Devon North, Gelliondale, Hiawatha, Hunterston, Jack River, Langsborough, Macks Creek, Madalya, Manns Beach, Port Albert, Robertsons Beach, Snake Island, Staceys Bridge, Tarra Valley, Tarraville, Won Wron and Yarram.

Feedback received through the consultation process suggests that a large number of residents from this area travel to facilities in other towns such as Toora, Sale and Traralgon to access warm water. For a number of years local residents have been very passionate about having a pool locally that provides warmer water and an extended season length.

6.5 Role of other aquatic facilities

6.5.1 Kemp Aquatics

Kemp Aquatics is a privately owned 17m pool which conducts swimming lessons, school lessons and aqua aerobics. While they operate as a direct competitor to Aqua Energy they also run some school lessons at Aqua Energy and Council have been in discussions with them about taking on all school lessons.

6.5.2 Toora Swimming Pool

The Toora Swimming Pool has a heated, and partially covered, 25m pool with a learner's pool and toddler's pool. This facility is the closest warm water for residents in the Yarram catchment and is used quite widely by both individuals, buses of people and schools from this area of Wellington. The pool has an extended season opening in October and closing in mid April and they run a number of aqua aerobic classes, swim and school lessons, as well as being open for lap swimming.

This pool is owned by South Gippsland Shire and managed by locals and is an important resource for residents in the Yarram catchment, being a 30 minute drive from Yarram.

6.5.3 Traralgon Indoor Sports

Traralgon Indoor Sports has a four lane 25m indoor pool that is open to the public 12 months of the year. They run swim lessons, school lessons and aqua aerobics. Traralgon is approximately the same distance for both Yarram and Rosedale residents as Sale and feedback has been received through this process that Yarram residents will travel to Traralgon rather than Sale and that Rosedale Primary School use this facility for swim lessons. This pool is owned and managed

privately and plays an important role in Traralgon being one of only two pools to offer an indoor pool in town.

6.6 Facility and service matrix for Healthy Lifestyle facilities

A facility and service matrix has been developed for each Healthy Lifestyle facility. User types identified in the tables below have been derived from the *likely visitor markets* presented in Section 9.4.

6.6.1 Aqua Energy

A range of opportunities for improvement were identified through the consultation process. These include additional lane space in the indoor 25m pool, upgraded change facilities including more family/accessible facilities and specific dry change facilities, improved reception/café area, new members accessible entrance, new pool concourse, larger sauna, additional aquatic storage, swim club office, new outdoor pool plant room, accessible interactive water play, access to and accessible outdoor change facilities and additional car parking.

Table 42: Aquatics facility and service matrix – Aqua Energy

Component	Service/Program	Target Audience	User Type
Dry Area			
Health club	Teen gym	13 - 18 years	Recreation & Leisure
	Gym memberships	16 - 70 years	Recreation & Leisure
	Casual usage	16 - 70 years	Recreation & Leisure
	Personal Training	20 - 50 years	Recreation & Leisure
	Older adults programs	60 - 80 years	Recreation & Leisure
	Disability groups	16 - 80 years	Recreation & Leisure
Group fitness room	Group fitness classes	16 - 55 years	Recreation & Leisure/ Fitness, Training & Competition
	Older adults programs	60 - 80 years	Recreation & Leisure
	Teen classes	13 - 18 years	Recreation & Leisure
	School classes	School aged children	Recreation & Leisure
	Disability groups	16 - 80 years	Recreation & Leisure
	Wellness programs	20 - 85 years	Health & Wellness
Meeting room	Community groups	16 - 55 years	Recreation & Leisure
	Training	15 years +	Educational programs
	User groups	16 - 65 years	Recreation & Leisure
	Staff	Adults	Educational programs
	General public	All ages	Recreation & Leisure
Cafe	General public	All ages	Recreation & Leisure
	Birthday parties	4 - 13 years	Recreation & Leisure
Creche	Child care	Babies & young children	Recreation & Leisure
	Training	15+ years	Educational programs

Component	Service/Program	Target Audience	User Type
AQUATICS AREA			
25m pool	Club usage	Local swimming club (ages 5-55)	Fitness, Training & Competition
		Riviera Triathlon club	Fitness, Training & Competition
	Swim lessons	5 - 12 years	Educational programs
	School LTS	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 80 years	Recreation & Leisure
	Birthday parties	4 - 13 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Hydrotherapy pool	Swim lessons	0 - 5 years	Educational programs
	Rehabilitation programs	13 - 80+ years	Health & Wellness
	General use	13 - 80+ years	Recreation & Leisure
Indoor leisure pool	Swim lessons	5 - 12 years	Educational programs
	Recreational use	Babies - 12 years	Recreation & Leisure
Outdoor learners pool	Recreational use	Babies - 12 years	Recreation & Leisure
Accessible interactive water play	Kids play	Birth - 8 years	Recreation & Leisure
Outdoor 50m pool	Swimming events	5 - 55 years	Educational programs
	School carnivals	School aged children	Health & Wellness
	Lap swimming	Adults and older adults	Recreation & Leisure
	Club usage	Local swimming club (ages 5-55)	Fitness, Training & Competition
		Riviera Triathlon club	Fitness, Training & Competition
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	General use	13 - 80+ years	Recreation & Leisure

6.6.2 Heyfield Outdoor Pool

Future opportunities that were identified at Heyfield include an upgrade of the kiosk, first aid room and entrance, upgrade of solar system and development of a permanent BBQ structure and a chemical storage shed.

Table 43: Aquatics facility and service matrix – Heyfield Outdoor Pool

Component	Service/Program	Target Audience	User Type
Outdoor 34m pool	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 80 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Learnners pool	General use	Babies and children	Recreation & Leisure
Kiosk	General use	All ages	Recreation & Leisure
BBQ	General use	All ages	Recreation & Leisure

6.6.3 Maffra Outdoor Pool

Future opportunities that were identified at Heyfield include upgrade of the solar system and development a permanent BBQ structure and a chemical storage shed.

Table 44: Aquatics facility and service matrix – Maffra Outdoor Pool

Component	Service/Program	Target Audience	User Type
Outdoor 50m pool	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Sporting clubs	8 - 80 years	Fitness, Training & Competition
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 80 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Learnners pool	General use	Babies and young children	Recreation & Leisure
Kiosk	General use	All ages	Recreation & Leisure
BBQ	General use	All ages	Recreation & Leisure

6.6.4 Rosedale Outdoor Pool

Council has undertaken significant work at this facility over the past five years. The key addition to this facility that would increase attendances is the installation of solar heating. The Dennis Hunt report also identified a need for a chemical storage shed.

Table 45: Aquatics facility and service matrix – Rosedale Outdoor Pool

Component	Service/Program	Target Audience	User Type
Outdoor 18m pool	School lessons	School aged children	Educational programs
	School fun days	School aged children	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Recreational use	Babies - 80 years	Recreation & Leisure
Toddlers pool/water play	General use	Babies and young children	Recreation & Leisure
Kiosk	General use	All ages	Recreation & Leisure
BBQ	General use	All ages	Recreation & Leisure

6.5.5 Stratford Outdoor Pool

Future opportunities that were identified at Stratford include upgrade of the solar system and development a permanent BBQ structure and a chemical storage shed.

Table 46: Aquatics facility and service matrix – Stratford Outdoor Pool

Component	Service/Program	Target Audience	User Type
Outdoor 25m pool	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Sporting clubs	8 - 60 years	Fitness, Training & Competition
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Learners pool	General use	Babies and young children	Recreation & Leisure
Toddlers pool	General use	Babies and young children	Recreation & Leisure
Kiosk	General use	All ages	Recreation & Leisure
BBQ	General use	All ages	Recreation & Leisure

6.5.6 Yarram Outdoor Pool

Future improvements that were identified at Yarram include upgrade of the solar system, replacement of the plant room and development a permanent BBQ structure.

Table 47: Aquatics facility and service matrix – Yarram Outdoor Pool

Component	Service/Program	Target Audience	User Type
Outdoor 50m pool	School lessons	School aged children	Educational programs
	School carnivals	School aged children	Fitness, Training & Competition
	School fun days	School aged children	Recreation & Leisure
	Sporting clubs	8 - 60 years	Fitness, Training & Competition
	Aqua aerobics	Adults and older adults	Recreation & Leisure
	Lap swimming	12 - 60 years	Recreation & Leisure
	Pool inflatable/fun days	4 - 18 years	Recreation & Leisure
	Lane hire	Local groups (10 - 80+)	Recreation & Leisure/ Fitness, Training & Competition
	Recreational use	Babies - 80 years	Recreation & Leisure
Toddlers	General use	Babies and young children	Recreation & Leisure
Kiosk	General use	All ages	Recreation & Leisure
BBQ	General use	All ages	Recreation & Leisure

6.7 Possible future developments for Healthy Lifestyle facilities

This section outlines the capital needs and future opportunities at each facility based on research, consultation findings, the Dennis Hunt and Associates report recommendations and the proposed facility hierarchy and future provision as outlined in Sections 6.1 and 6.2. It should be noted at this point that the significant amount of work that Council has undertaken at each of these facilities in previous years means that the proposed capital projects are minimal, particularly at the rural pools.

6.7.1 Aqua Energy

The key capital upgrades identified in the Dennis Hunt and Associates report were:-

- Upgrade to the 25m pool and outdoor pool change facilities
- Replacement of outdoor pool plant room

A key finding of this strategy is that a feasibility study for the possible redevelopment of Aqua Energy is undertaken. This report is attached and identifies other capital improvements for this facility.

6.7.2 Heyfield Outdoor Pool

The key capital upgrades identified for this facility were:-

- Upgrade to kiosk, first aid room and entrance
- Development of a chemical storage shed
- Development of a permanent BBQ structure
- Upgrade of solar system

6.7.3 Maffra Outdoor Pool

The key capital upgrades identified for this facility were:-

- Development of a chemical storage shed

- Development of a permanent BBQ structure
- Upgrade of solar system

6.7.4 Rosedale Outdoor Pool

The key capital upgrades identified for this facility were:-

- Development of a chemical storage shed
- Installation of a solar heating system

6.7.5 Stratford Outdoor Pool

The key capital upgrades identified for this facility were:-

- Development of a chemical storage shed
- Development of a permanent BBQ structure
- Upgrade of solar system

6.7.6 Yarram Outdoor Pool

The key capital upgrades identified for this facility were:-

- Replacement of existing plant room
- Development of a permanent BBQ structure
- Upgrade of solar system

6.8 Other considerations

6.8.1 Transport

People's ability to physically access Council's aquatic facilities was raised as a barrier during the consultation period. Access to transport and the cost of transport currently prohibits some people from accessing aquatic facilities.

Public bus services

There are currently public bus services that stop at Aqua Energy, these include the Sale Town Bus which has Monday to Friday services scheduled at 6.13am, 7.28am, 9.23am, 10.58am, 12.25pm, 1.48pm, 2.58pm and 4.58pm. Of these the 9.23am and 10.58am services are low floor buses that are wheelchair friendly. There are no weekend services listed that stop at Aqua Energy.

In terms of regular bus services from outlying towns to Sale:-

- Stratford has a service that drops off at Central Gippsland Health Services (500m walk to Aqua Energy) at 10.20am and picks up again at 2.20pm Monday to Friday (by prior arrangement with the bus company)
- Loch Sport has a service that comes through Longford and drops off at Central Gippsland Health Services at 10.45am and picks up at 4.15pm

There are other bus services that come into Sale but they drop off at Cunningham Street which is 1.9km from Aqua Energy and there is no direct bus service that would take them from this location to Aqua Energy.

Use of community buses

There are a number of outlying towns that have community buses that are operated either by the local health service or a local community group. Yarram is the only one of these that we spoke to that currently has regular scheduled visits to bring people to Aqua Energy but there was a general willingness, in most instances, to explore opportunities to bring regular groups of people into Aqua Energy, whether it be for classes, scheduled therapy sessions or casual use.

6.8.2 Accessibility to facilities

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

Physical accessibility

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

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

The principles of Universal Design are outlined below:

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

Universal design has the following goals:

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

Awareness of facilities

This involves making residents aware of their closest aquatics facility even if it's in another shire e.g. for residents in Yarram their closest pool with warm water is Toora.

It also means awareness of what is available at Council facilities, from varied opening hours at rural pools due to Council's cold weather policy, to information on programs, events and initiatives being held at these facilities – both locally and making the entire shire aware of opportunities at Aqua Energy.

Financial accessibility

As outlined in **Section 8** there are several areas of disadvantage in the shire. Add to that the cost of transport for people living outside of major towns, particularly outside of the outdoor pool season, and financial accessibility becomes an issue for some residents.

Council needs to ensure that their fees and charges are reflective of the demographic by offering affordable prices that include concessional categories for people that qualify. Fees and charges at the rural pools are currently higher than the average of other outdoor pools in Gippsland.

Council could also look at introducing 'family fun days' at Aqua Energy to promote both social and financial accessibility to the centre for residents throughout the municipality. These could be once a month on a Sunday and provide residents with an opportunity to use aquatic facilities for no charge. Council may wish to consider providing activities such as the pool inflatable on these days.

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

Working with local communities to try and facilitate affordable transport options, such as community buses is another avenue that could help to make access to these facilities more affordable.

SECTION 7: POSSIBLE FUNDING SOURCES

The Community Sports Infrastructure Fund is a Victorian Government funding program that helps provide high-quality, accessible community sport and recreation facilities across Victoria by encouraging:

- Increased sport and recreation participation for all Victorians
- Increased female and junior participation
- Increased access to sport and recreation opportunities
- Better planning of sport and recreation facilities
- Innovative sport and recreation facilities
- Environmentally sustainable facilities
- Universally designed facilities

There are three grants under this fund that Council may be able to apply for in relation to their Healthy Lifestyle facilities. Details of each are outlined below.

7.1 Better Pools Funding program

At the time of writing the Sport and Recreation Victoria 'Better Pools' program is the key government grant source that may provide a funding contribution towards the redevelopment of Aqua Energy. This program contributes to the provision of high quality aquatic leisure facilities through new or redeveloped aquatic leisure centres.

The objectives of this program are to enable:

- Development or redevelopment of aquatic leisure facilities supported by comprehensive planning
- Councils to meet the needs of current and future aquatic leisure centre users
- New or redeveloped spaces that create participation and programming opportunities for the entire community

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

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

7.2 Small Aquatic Project program

The 'Small Aquatic Project' program is an annual Sport and Recreation Victoria program providing grants of up to \$200,000 to upgrade pools and aquatic leisure facilities, seasonal pools and develop new water play spaces. This program has a funding ratio for Wellington of \$1 from SRV to every \$1 of local funding.

The objectives of this program are to enable the renewal, redevelopment and modernisation of aquatic leisure facilities, including installing water play spaces and provide minor upgrades to year-round aquatic facilities and outdoor seasonal pools to improve access, sustainability and usability.

The Small Aquatic Projects category will prioritise proposals that focus on increasing participation and access to aquatic activities. Examples of possible projects that may be funded include:

- Increasing the amount of leisure water and aquatic play features
- Development of outdoor water play spaces
- Upgrades/redevelopments of outdoor seasonal pools
- Environmentally sustainable infrastructure initiatives
- Works to raise water temperature
- Improving amenities such as better change areas and shelter/shade
- Improving accessibility to aquatic spaces and change facilities

7.3 Planning program

The Planning program supports Councils to provide a planned response to community sport and recreation needs. The program encourages:-

- Integrated recreation planning linked to other local government planning processes, including land use, health and wellbeing and municipal
- Recreation planning (particularly with state sporting associations and other peak bodies) and/or strategies for improving community participation
- Sub-regional and regional facility planning and development
- Feasibility studies for proposed major facility developments
- Co-operation between neighbouring Councils and/or state sporting associations.

The Planning category provides funding for the future sport and recreation needs of communities through better information gathering, consultation and strategic planning. Grants of up to \$30,000 are available for projects focusing on recreation planning and facility feasibility planning. This program has a funding ratio for Wellington of \$2 from SRV to every \$1 of local funding.

SECTION 8: AQUATIC STRATEGY FINDINGS

This section of the report provides an overview of key findings and recommendations in relation to future aquatic provision within the shire.

8.1 Overall findings

Consultation clearly showed that Council's Healthy Lifestyle facilities are valued community assets, as are lakes and open water within the shire.

Council has spent considerable funds maintaining and upgrading these facilities over the past five years (more than \$2.8 million) which was reflected in the findings of the Dennis Hunt & Associates condition assessment. Even so, this report found that Council needs to spend an additional \$3.7 million on capital, maintenance and compliance items over the next 10 years at the six facilities (although this amount could be reduced if the proposed redevelopment of Aqua Energy were to go ahead. Refer to the Feasibility Study for the redevelopment of Aqua Energy in the next section of this report for further information).

The largest projected growth in the shire is for residents aged 70 and over with an additional 9,375 people by 2031. This trend is particularly evident in Rosedale with projected growth of 63% in this age group (an additional 1,218 residents). Water temperature at the rural pools was cited as a concern for a significant number of people during the consultation process making improvements to solar heating at these pools a priority for Council. Even with solar heating, the increase in the 70+ age group will mean that there is more of a need to coordinate with outlying towns to bring people into Aqua Energy to use the warm water.

There are a number of relevant links to Council strategic documents, these include:-

- Wellington 2030 speaks of "*supporting communities to attain a sustainable level of local infrastructure reflecting the needs of communities*" and "*supporting initiatives that promote participation and working together*"
- Built Environment Strategy (2011-15) has a focus on sustainability and emphasises the importance of understanding community needs and expectations and balancing these against financial capacity
- The Healthy Lifestyles Strategy (2011-15) aims to "*increase participation and accessibility to healthy lifestyle opportunities within the shire through a partnership approach with government, private sector agencies and the community*"
- Healthy Wellington (2013-17) prioritises "*increasing social connectedness and inclusion*" and addressing "*physical, cultural and socio-economic barriers that prevent people from fully participating in the community*"
- Access and Inclusion Plan (2012-15) aims to "*set desirable and achievable goals that will provide equal and equitable access to services and facilities for all*"
- Pools Strategic Plan highlights Council's challenge of "*balancing the desires of rural communities for access to year round facilities with the financial sustainability of multiple aquatic facilities*"

8.2 Operational recommendations

8.2.1 Operational cost savings

In addition to the cost of maintaining and upgrading facilities, the operating cost of these facilities has increased and will continue to do so as they are all running as deficit facilities.

Council could consider some changes to opening times and conditions to reduce the operational cost of the rural pools. This may include:-

- Changing the guaranteed hours so that they were only for 6am to 8am Monday to Friday at Sale, Yarram and Maffra. Latrobe is the only other Council benchmarked that has guaranteed hours in the afternoon most people are not likely to attend the pool in the afternoon on these days. Based on last season's cold weather days and subsidy per hour per site this could achieve cost savings of \$23,543
- Changing the cold weather policy for Rosedale until solar heating is installed to 27 degrees between 28th November and 18th December and 25 degrees for the rest of the season. The cost savings would vary each season based on weather but this could provide approximately \$3,500 in cost savings

8.2.2 Operating hours

One of the key consultation themes was the desire for the rural pools to open for longer. There are two possible options that Council could consider to meet this need without increasing operational costs, they are:-

- Council could work with local community organisations to assist them to introduce a voluntary lifeguard system and could organise the pools to open more through this system with a formal pool hire agreement in place. Buloke Shire Council has a similar model in place for some of its outdoor pools
- Council could look at introducing a system where hours not used due to cold weather can be banked and used for extended hours on hot days. This system would obviously reduce cost savings that could be achieved by suggestions in 8.2.1 and may also create challenges for Council around staffing. Loddon Shire Council operated with this system last summer.

8.2.3 Pool lighting

A review of lighting at Council's outdoor pools wasn't part of the scope of this project but it is recommended that Council engage a lighting specialist to review the level of current lighting at its outdoor pools that operate outside of civic twilight to ensure that it meets Australian Standards given that many outdoor pools have old lighting that do not comply.

Civil twilight is defined as when the sun is 6 degrees below the horizon. In the morning this is known as dawn, in the evening it is called dusk. This is the limit at which twilight illumination is sufficient, under good weather conditions, for terrestrial objects to be clearly distinguished; at the beginning of morning civil twilight, or end of evening civil twilight, the horizon is clearly defined and the brightest stars are visible under good atmospheric conditions in the absence of moonlight or other

illumination. In the morning before the beginning of civil twilight and in the evening after the end of civil twilight, artificial illumination is normally required to carry on ordinary outdoor activities²

Civic twilight times relating to early morning swimming are 6am until 1st January then 15 minutes later each two weeks (6.15am - 1st to 15th January, 6.30am - 16th to 30th January, 6.45am - 31st January to 12th February, 7am - 13th to 26th February and 7.15am - 27th February to 10th March).³

If Council is looking at increasing hours on hot days, civic twilight hours mean that they should not stay open past 8.45pm from 24th November to 4th December, 9pm from December 5th until January 31st, 8.30pm during February and 8.15pm in March (until 10th March) unless lighting is deemed to be adequate.

All of Council's learners and toddlers pools that have shade sails over the water should not be open to the public outside of civic twilight times as the shade sail impedes the light over the pool and it is likely that lighting for these pools will not meet Australian Standards.

8.2.4 Programming and events

Programming and events at the rural pools provide important opportunities to maximise the use of these facilities and provide different opportunities for the community to participate. It was acknowledged that this is an area that could be improved on at the rural pools and this was supported by feedback through the consultation process asking for more programming at the rural pools, particularly activities aimed at children.

A way for Council to increase the level of programming and events at the rural pools without increasing the cost to Council significantly would be for Council to work with local community organisations, or develop local pool committees to organise and promote these programs and services. There are examples of where other regional and rural Council's are working either with local pool committees or local community organisations to engage local residents in these activities which is both a cost saving to Council but is also a great form of community engagement. South Gippsland Council works closely with a number of different pool committees for their outdoor pools who organise a number of programs and events throughout the pool season to raise money for the pool. It is seen as the responsibility of these committees to raise money for small improvements at the pools and they have managed to get very good buy in from the community in these towns.

The Poowong Outdoor Pool is managed by the YMCA with a pool committee in place purely to run programs and events and undertake fundraising activities for the pool. Committee members also assist in the kiosk on hot days.

It is recommended that Council explore opportunities to work with key community groups in each town to organise and promote programs and events at their pool.

It is also recommended that Council work with these same community groups to promote programs and events at Aqua Energy that may be appealing to these communities.

² <http://www.sunriseandset.com/definitions.html>

³ <http://museumvictoria.com.au/planetarium/discoverycentre/rise-and-set-times/?StartDate=11-Nov-2015>

8.3 Facility recommendations

Healthy Lifestyle facilities are one of Council's core services with Council spending significant funds to maintain, improve and operate these facilities.

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

8.3.1 Aqua Energy

Aqua Energy is Council's key municipal facility being the only facility in the shire to have indoor warm water and dry facilities. It is currently at capacity in certain areas during peak times. A Feasibility Study should be undertaken exploring the possible redevelopment of Aqua Energy to determine what facilities are required to meet the future needs of the community and to assess the feasibility of future redevelopment.

8.3.2 Heyfield Outdoor Pool

Heyfield is an important community pool that services the Heyfield district. Key findings from this report for Heyfield include:-

- An upgrade to the kiosk, first aid room and entrance
- Development of a chemical storage shed
- Upgrade of the solar heating system
- Development of a permanent BBQ structure

8.3.3 Maffra Outdoor Pool

Maffra services the largest population base of all of Council's rural pools and has the highest attendances of all rural pools. Key findings from this report for Maffra include:-

- Development of a chemical storage shed
- Upgrade of the solar heating system
- Development of a permanent BBQ structure

8.3.4 Rosedale Outdoor Pool

Council has spent significant funds on upgrading this facility which is reflected in the findings of the Dennis Hunt & Associates report, as this pool has the lowest maintenance and capital requirements of any pool (\$155,500 excluding the installation of solar heating).

The Rosedale district is expected to contribute 30.8% of the shires' population growth (1,718 new residents) by 2031, with the most significant growth being in the 70+ age group (1,218 new residents).

This is currently Council's only outdoor pool with no solar heating. The key need for this facility going forward will be for solar heating to cater for the increasing number of people over the age of 50. In addition there is a need for a chemical storage shed.

8.3.5 Stratford Outdoor Pool

Stratford is an important community pool that services the Stratford district. Key findings from this report for Stratford include:-

- Development of a chemical storage shed

- Upgrade of the solar heating system
- Development of a permanent BBQ structure

8.3.6 Yarram Outdoor Pool

Council has undertaken significant improvement works at the facility over the past five years (approximately \$287,000).

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

The local community has been very passionate for many years about having warmer water and an extended pool season.

In 2012 a feasibility study was undertaken for the Yarram District Hub. This project included an investigation into the feasibility of an indoor pool in Yarram. Findings of this report concluded that there was a demand for an indoor warm water program pool in Yarram, as well as a new reception area and change rooms for the outdoor pool. An option that included these facilities was developed as part of this report which found that there would be an additional capital cost of approximately \$3.5 million to build these facilities and that there would be an additional average cost to Council of approximately \$71,000 per year for the first five years of operation to manage this facility, based on limited hours of operation around programming needs for swim and school lessons and aqua aerobics. At the time Council considered this option and found that it would only be financially viable with a significant local capital contribution of \$1 million or more. Given that these local funds weren't available at the time Council proceeded with a dry option of the Yarram District Hub which did not include the indoor pool. Since this time Council has upgraded the reception, kiosk and change facilities for the outdoor pool.

More recently Council has started investigating alternate sources of heating for the Yarram pool.

A future need for Council would be to undertake a separate body of work to determine possible future options for the Yarram pool, including alternative heating. This should be assessed in line with the facility hierarchy in **Section 6.1**, the provision criteria in **Section 6.2** and Council's ability to fund any such project, including both capital contribution (via Council's long term financial plan) and additional ongoing operating expenses.

8.4 Transport

It is recommended that Council work with Public Transport Victoria to try and improve bus services to Aqua Energy from other outlying towns and to introduce weekend services, and that Council liaise with community organisations in outlying towns around the use of community buses to bring people into Aqua Energy to access facilities.

8.5 Accessibility

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

Cost of entry was identified as a barrier for some residents, with low income and the cost of travel identified as key contributing factors. Council should ensure that fees and charges at aquatic

facilities reflects the demographic of their residents, and should consider initiatives such as '*Free family days*' to provide an opportunity for people who may not otherwise be able to use the facilities.

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

- Ensure that marketing for facilities is shire wide
- Work closely with local community groups to ensure that local communities are aware of centre initiatives and to develop programs for these communities as required
- Foster a working relationship with adjoining municipalities to ensure that Wellington residents are aware of facilities in other shires that may be closer to them than facilities within the shire, and to look at ways of attracting residents to these facilities

FEASIBILITY STUDY FOR THE REDEVELOPMENT OF AQUA ENERGY

SECTION 9: MARKET AND DEMAND ANALYSIS

This section of the report provides a summary of the key trends in local and regional demographic and population change, and in aquatics and leisure participation. It also looks at competitors and user characteristics for Aqua Energy.

9.1 Population overview

9.1.1 Gippsland regional population

The population of Gippsland is projected to rise by 73,395 residents between 2011 and 2031, a growth of 22%, which is comparable to Regional Victoria (22.5%) and less than Victoria (28.1%). The Shires of Baw Baw and Bass Coast are expected to contribute most of the region's growth, 38% (27,858) and 23% (16,640) respectively. Wellington is projected to contribute 8% (5,569) of Gippsland population growth by 2031.

Table 48 provides a summary of Gippsland's residential growth between 2011 and 2031.

Table 48: Gippsland population projections 2011 – 2031

Local Government Area	2011	2016	2021	2026	2031
Bass Coast (S)	30,232	33,581	37,898	42,638	46,872
Baw Baw (S)	43,387	48,378	55,660	63,128	71,245
East Gippsland (S)	42,830	44,611	47,016	49,613	52,242
Latrobe (C)	73,788	73,903	76,319	79,162	82,455
South Gippsland (S)	27,515	28,112	29,677	31,265	32,764
Wellington (S)	42,063	42,467	44,055	45,848	47,632
Gippsland Total	259,815	271,052	290,625	311,654	333,210
Regional Victoria	1,483,778	1,584,097	1,691,817	1,805,693	1,914,626
Victoria Total	5,537,616	6,053,352	6,588,380	7,147,078	7,701,108

Source: Victoria in Future 2012 and 2015

* Gippsland total inclusive of the total of all LGA's

9.1.2 Wellington Shire population projections

Wellington Shire's population is expected to grow by 5,569 residents by 2031, a growth of 11.7% from 2011. 48.8% (2,716) of these new residents are projected to be living in Sale, which has the largest growth of Shire swimming pool districts. The Rosedale district is projected to contribute 30.8% of the shire's population (1,718 new residents) and the Heyfield-Maffra-Stratford district 25.9% (1,440 new residents). The Yarram district is projected to experience a small population decline by 2031 (305 less residents, -6.1%).

Table 49: Wellington Shire population forecasts 2011 – 2031

Districts of Wellington*	Population projections					Change 2011-2031	
	2011	2016	2021	2026	2031	Number	%
Heyfield-Maffra-Stratford District	13,728	13,777	14,227	14,706	15,168	1,440	9.5%
Rosedale District	8,586	8,675	9,156	9,705	10,284	1,718	16.7%
Sale Town	14,441	14,824	15,526	16,332	17,157	2,716	15.8%
Yarram District	5,329	5,188	5,143	5,102	5,024	-305	-6.1%
Wellington Shire	42,063	42,467	44,055	45,848	47,632	5,569	11.7%

*Districts of Wellington and Wellington Shire data 2011-2031 source: VIF 2015.

Districts of Wellington correspond with VIF Small Areas (VIFSA 2015).

Note: The Heyfield-Maffra-Stratford District combines the Heyfield-Maffra and the Stratford districts used in the demographic profile below.

9.1.3 Demographic overview

The following demographic profile provides an overview and comparison of key Wellington Shire and swimming pool district demographics. The swimming pool districts correspond with catchments (referred to as districts for the purpose of this document) used by the Wellington Shire and include the Heyfield district, comprising Coongulla, Cowwarr, Denison, Glenmaggie, Licola and Seaton and Heyfield; the Yarram district, comprising Binginwarri, Port Albert, Woodside and Yarram; the Maffra district, comprising Newry, Tinamba and Maffra; the Stratford district, comprising Fernbank, Meerlieu, Munro and Stratford; and the Rosedale district comprising Carrajung, Gormandale, Nambrok, Willung South and Rosedale.

Data used to compile the demographic profile has been sourced from ABS 2011 Census data and *idprofile*, with comparisons made with Regional Victoria where possible.

Some small variations between 2011 Census data and 2015 VIF projection data may be noted.

Gender profile

In contrast to Regional Victoria, Wellington Shire had a slightly higher proportion of male residents than female residents in 2011, 50.2% and 49.8% respectively, compared with 49.2% and 50.8%. Amongst the swimming pool districts, Maffra district had the most noticeable gender difference with 51.4% of its population female and 48.6% male.

Age profile

In 2011 the median age of Wellington Shire residents was 41 years. The distribution of residents amongst the age groups was relatively similar to Regional Victoria, with the exception being residents aged 55-64 years. Residents in the 55-64 year old category comprised 14.9% (6,158) of the shire's population compared with 13.2% in Regional Victoria. Amongst the swimming pool districts, Stratford district (17.8%, 599) and Heyfield district (16.2%, 574) had a higher proportion than the shire in the 55-64 year old age category. By 2031 this age category is expected to reduce to 12% of the Shire's population (588 less residents).

The largest growth in the shire is projected to be amongst residents aged 70 years and over. In 2011 this age category comprised 11.4% (4,813) of the Shire's population (11.9% in Regional Victoria); by 2031 it is expected to be 19.7% (9,375). This is a growth of 4,562 residents, or 48.7%. Of the swimming pool districts, this trend is especially evident in Rosedale district where residents aged 70 and over is predicted to grow by 63% (1,218 new residents), from 8.3% (711) of the population in 2011 to 18.8% (1,929) by 2031. The Sale Town district is predicted to experience the least impact of this trend amongst the swimming pool districts, with its population in this age category expected to grow by 40.2%, from 11.8% (1,697) in 2011 to 16.6% (2,840) by 2031.

The shire is predicted to have a slight decline in the number of babies and preschool age residents (0-4 years). By 2031 residents in this age category are predicted to decline by 41 (down 1.6%), from 2,616 (6.2%) in 2011 (6.4% in Regional Victoria) to 2,530 by 2031. Amongst the swimming pool districts, the exception to this trend is the Sale Town district, which is predicted to experience a small growth (2.3%, 24 new residents). The Sale Town district is also expected to have a larger growth amongst primary school aged students aged 5-9 years than other swimming pool districts; up by 17.1% (190 new residents).

Residents aged 15 years to 24 years accounted for 12.3% (5,198) of the shire's population in 2011, consistent with Regional Victoria (12.6%). By 2031 this age category is expected to grow by 9%, 235 new residents. The swimming pool districts of Rosedale district and Yarram district differ and are expected to experience decline in this age category, 38.5% (173 less residents) and 58.1% (117 less residents) respectively.

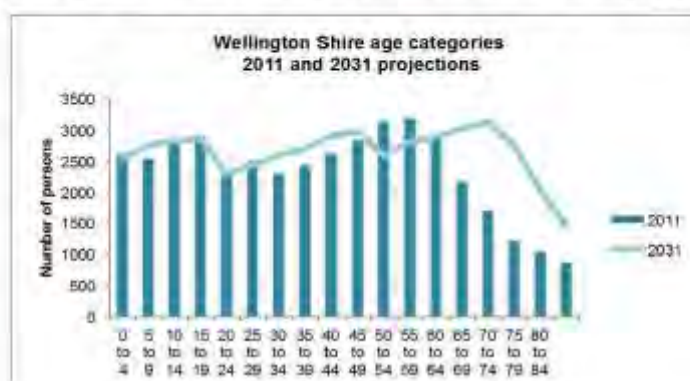
The number of residents in the shire aged 25-29 years is expected to decline by 2031, from 6% (2,512) in 2011 (5.3% in Regional Victoria) to 5.1% (2,429) by 2031. This trend is consistent in all swimming pool districts aside from Rosedale district, which is expected to have a modest increase of 2%, 11 new residents. Residents in the 30 to 34 year old age category will grow slightly (2.6%, 68 new residents) across the shire. This trend is expected to be reflected in the swimming pool districts of Heyfield-Maffra-Stratford (13.1% growth, 105 new residents) and Sale Town (22.1% growth, 245 new residents).

The age category of 35-44 year old residents in the shire is expected to moderately grow (26%, 749 new residents) between 2011 and 2031. This growth is particularly evident in the Rosedale and Sale Town swimming pool districts, with growth of 34% (236 new residents) and 34.6% (372 new residents) respectively. Yarram in contrast is predicted to have a decline in this age category of 135% (224 less residents).

Residents aged 44 to 49 years are expected to increase in number in the Shire by 2031 (a growth of 9%, 268 new residents), whereas residents aged 50 to 54 years are expected to decline; down from 7.4% (3,125) in 2011 (7.1% in Regional Victoria) to 5.5% (2,600) by 2031. This decline in 50 to 54 year old residents is especially evident in the Heyfield-Maffra-Stratford and Yarram swimming pool districts; with a decline of 36% (275 less residents) and 70% (191 less residents) respectively. It can be noted, aside from residents aged 65 years and over, Yarram is predicted to have a decline in all other age categories.

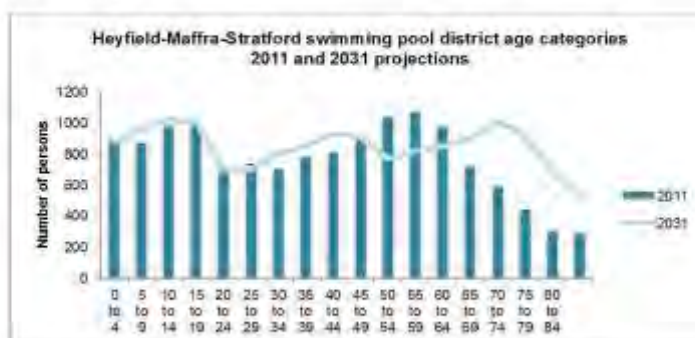
The following graphs provide detail of 2011 age profiles of the Wellington Shire and of each of the swimming pool catchments, with 2031 projection population data highlighted. Note, projection data available was combined for the Heyfield-Maffra and Stratford districts.

Figure 14: Wellington Shire 2011 age profile and 2031 age category projections



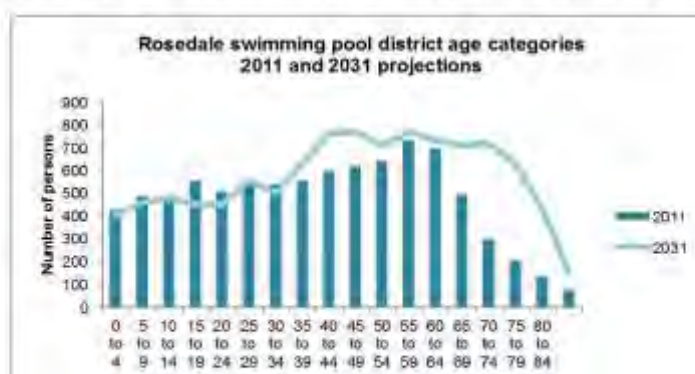
Source: Victoria in Future 2015

Figure 15: Heyfield-Maffra-Stratford swimming pool district 2011 age profile and 2031 age category projections

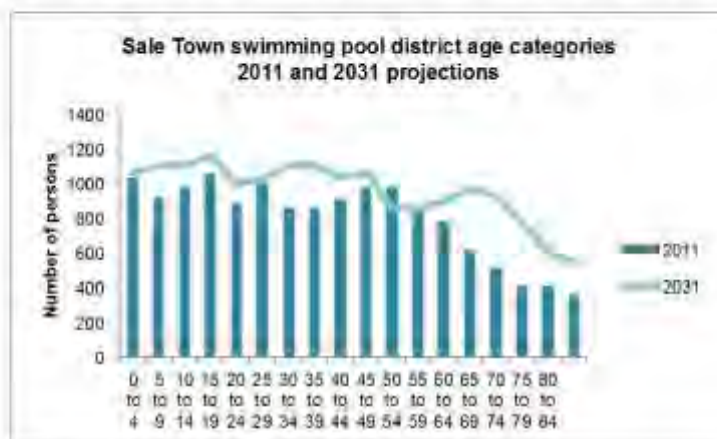


Source: Victoria in Future 2015

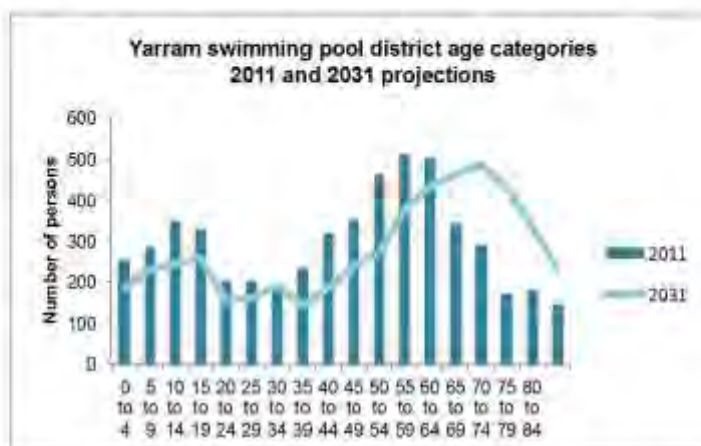
Figure 16: Rosedale swimming pool district 2011 age profile and 2031 age category projections



Source: Victoria in Future 2015

Figure 17: Sale Town swimming pool district 2011 age profile and 2031 age category projections

Source: Victoria in Future 2015

Figure 18: Yarram swimming pool district 2011 age profile and 2031 age category projections

Source: Victoria in Future 2015

Employment and Income

Wellington shire's labour force participation was 56.2% (10,718) in 2011, which was slightly less than Regional Victoria (59%). Of residents aged 15 years and over participating in the labour force, 94.8% (17,886) were employed, leaving an unemployment rate of 5.2% (930). Most employed residents worked full time (59.9%, 10,718).

Median income rates for Wellington Shire were lower than those for Victoria; personal income was \$479 compared with \$561 across Victoria; family medium income was \$1,168 compared with \$1,460 across Victoria; and household income was \$905 in the Shire, \$311 less than Victoria (\$1,216).

Table 50: 2011 employment status of residents aged 15+ years

Employment status (Residents aged 15+ years)	Heyfield District	Yarram District	Maffra District	Stratford District	Rosedale District	Shire Average	Warrumbiri Shire	Regional Victoria
Employed - total	94.8%	95.9%	94.8%	96.2%	94.7%	94.6%	94.8%	94.8%
Full time employed	61.5%	60.5%	58.5%	59.0%	62.9%	59.8%	59.9%	58.4%
Part time employed	30.8%	32.8%	33.9%	33.8%	29.7%	33.0%	32.7%	36.3%
Unemployed	5.2%	4.1%	5.2%	3.8%	5.3%	5.4%	5.2%	5.2%
Labour force participation*	57.4%	51.8%	56.3%	60.7%	61.0%	57.6%	56.2%	58.0%

* Percentage of residents 15 years and over

As displayed in Table 50, the five rural swimming pool districts had comparable employment rates with the shire, with the Stratford district having the highest rate (96.2%, 1,561). The Rosedale district had the highest labour force participation rate (61%, 1,425), followed by Stratford district (60.7%, 1,623).

Table 51: 2011 median income levels

Median income (\$)	Heyfield District	Yarram District	Maffra District	Stratford District	Rosedale District	Shire Average	Warrumbiri Shire	Regional Victoria
Personal	\$ 524	\$ 435	\$ 476	\$ 466	\$ 469	\$ 517	\$ 479	NA
Family	\$ 1,280	\$ 972	\$ 1,213	\$ 1,205	\$ 1,211	\$ 1,255	\$ 1,168	NA
Household	\$ 1,028	\$ 746	\$ 1,022	\$ 1,031	\$ 932	\$ 946	\$ 905	NA

Four of the rural swimming pool catchments had comparable personal income medians to the shire (\$479), with the exceptions being Heyfield (\$524) and Sale (\$517), where the median was higher. Yarram had a lower median family and household income (\$972 and \$746 respectively) than the other catchments and that of the Shire.

Education

In 2011 32.2% (10,286) of shire residents aged over 15 years reported year 12 or equivalent as their highest level of schooling completed, which was consistent with Regional Victoria (38.2%). Of the swimming pool districts, Sale had the largest number of residents reporting this level of schooling completed, 38.2% (3,832), which was more than the shire average. A larger proportion of residents in the swimming pool districts, with the exception of Sale, reported having a Certificate Level qualification than the shire average (43.1%, 7,462).

Table 52: Education level of residents aged 15 years and over

Education level (% residents 15+ years)	Heyfield District	Yarram District	Maffra District	Stratford District	Rosedale District	Shire Average	Warrumbiri Shire	Regional Victoria
Year 10 or below	45.3%	45.4%	43.5%	40.5%	43.2%	36.3%	39.7%	38.7%
Year 12 or equivalent	29.2%	27.6%	30.0%	31.9%	29.5%	38.2%	32.7%	36.0%
Postgraduate degree*	0.5%	1.8%	2.3%	1.5%	1.1%	3.0%	2.0%	NA
Certificate level	48.3%	48.6%	48.2%	45.5%	48.0%	41.1%	43.1%	NA

*Percentage of residents 15 years and over with a qualification

Cultural diversity

In 2011 84.1% (34,872) of shire residents reported being born in Australia, which was consistent with Regional Victoria (84.3%). Of shire residents reporting being born overseas, the most common countries of birth were England (3%), New Zealand (1.2%) and Netherlands (0.8%).

The proportion of residents in the swimming pool districts reporting being born in Australia was consistent with the shire; Heyfield district (86.3%), Yarram district (84.5%), Maffra district (87.1%), Stratford district (84.7%), Rosedale district (85.2%) and Sale (83%).

Transport

The number of vehicles per dwelling in the shire was consistent with Regional Victoria. 69.9% (10,947) of households reported owning one or two vehicles, compared with 69.1% in Regional Victoria. Only 6% (943) of shire households reported not having a motor vehicle (6.4% in Regional Victoria). This percentage was less in most of the swimming pool districts, particularly Stratford (3.7%, 46) and Rosedale (3.8%, 41). In contrast to this, 9.1% (478) of households in Sale reported not owning a motor vehicle.

Table 53: Number of motor vehicles per dwelling

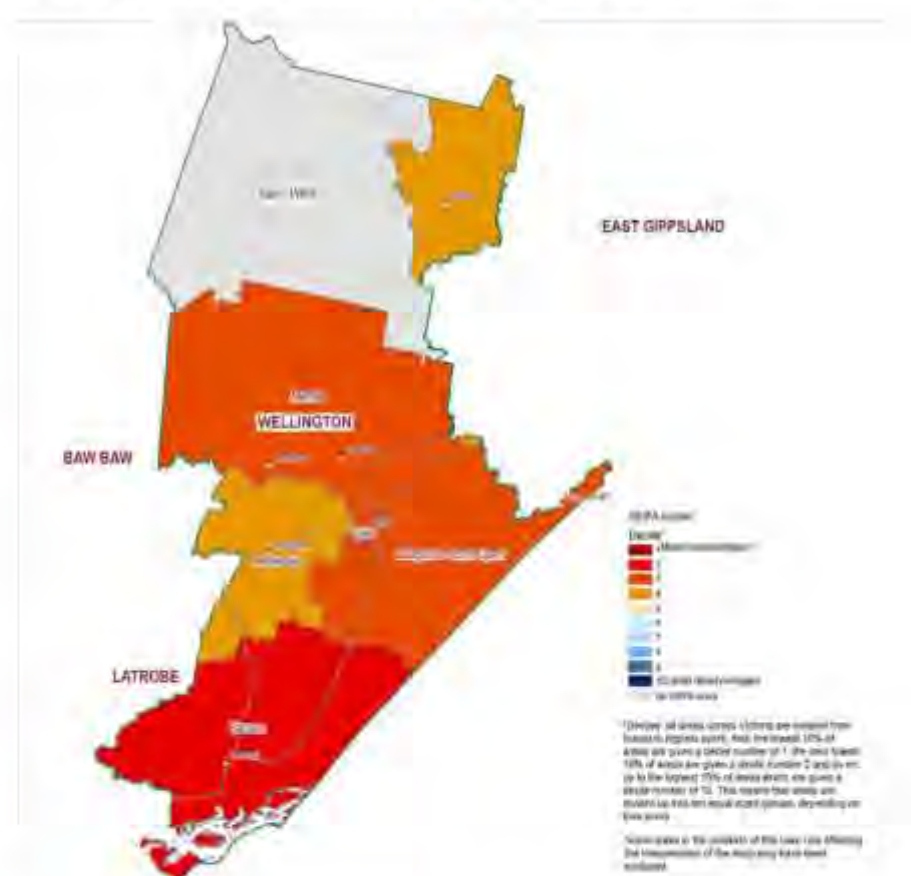
Motor vehicles per dwelling*	Heyfield District	Yarram District	Maffra Shire*	Stratford District	Rosedale District	Sale	Wellington Shire	Regional Victoria
No motor vehicle	4.3%	5.4%	5.8%	3.7%	3.8%	9.1%	6.0%	6.4%
One motor vehicle	30.2%	33.2%	31.6%	25.2%	25.7%	41.1%	33.3%	33.0%
Two motor vehicles	37.0%	36.8%	38.4%	39.1%	35.7%	34.4%	36.6%	36.1%
Three or more motor vehicles	24.8%	21.2%	21.2%	29.4%	30.9%	11.8%	26.7%	18.4%

*Represented as a percentage of all dwellings.

SEIFA

In 2011 Wellington Shire ranked in the fifth decline on the SEIFA Index of Relative Disadvantage scale (with 1 being the most disadvantaged and 10 being the least disadvantaged). Within the swimming pool districts, the Yarram district ranked lowest, in the second decile, Rosedale district had a ranking of four and the Heyfield-Maffra-Stratford and Sale districts ranked in the third decile.

Figure 19: SEIFA index of relative socio economic disadvantage (2011)



9.2 Leisure participation trends

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

9.2.1 Adult participation in recreation and leisure activities

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

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

Victorian participation data showed that since 2001, overall participation has remained relatively stable. Victoria experienced a decrease across the population until 2003 only to increase and

continue to maintain a healthy participation rate of low 80's, with the exception of 2007 where the rate was 79.7%, through to 2009.

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

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

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

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

Other statistical influences of note include:

- Although 83.4% of adults in Victoria participated in sport or physical activity at least once, the weekly participation rates show a different trend
- Less than half of adults in Victoria (48.7%) participated in a sport or physical activity three or more times per week - the recommended amount to achieve health-enhancing benefits. This is slightly higher than nationally (47.7%)
- More females (53.5%) than males (46.5%) participated in a sport or physical activity three or more times per week
- 17.6% of people participated through a fitness, leisure or indoor sports centre (19% females and 16.1% males)
- People aged 55 to 64 years and 65+ had the highest rate of participation in a sport or physical activity participating five times a week or more, with 30.9% and 29.9% respectively
- National data showed that the median frequency of participation was 2.5 times per week with females participating more regularly than males (3.0 and 2.2 respectively), except for the 65+ age group where both males and females participated 2.2 times per week

9.2.2 Children's participation in recreation and leisure

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

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

Swimming rated one of the most popular organised leisure activity by children aged 5 to 14 years nationally, with a participation rate of 18.5% overall. Swimming was most popular amongst females with 19.8% compared to second most popular amongst males with 17.2% participation⁴.

9.3 Competitor analysis

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

There are two main aquatic competitors, Kemp Aquatics is a privately owned indoor pool in Maffra who run swim lessons, school lessons and aqua classes and are a strong competitor to Aqua Energy. The Toora Swimming Pool acts as a competitor to Yarram but also provides a level of service to residents in the Yarram catchment that is not available locally with heated and partially covered water that is open from October until mid April each year.

There are a number of competitors to Aqua Energy on the dry side with two gymnasiums, a group fitness studio, other studios in town that specialise in group and personal training and a Pilates studio. Sale Health and Fitness is the only one of these that has crèche facilities and none of them have aquatic facilities.

Refer to **Table 51** on the following page for an overview of competitors.

⁴ ABS 2008

Table 54: Overview of competitors

	Council facilities						Aquatics		Dry side					
	Aqua Energy	Hayfield Outdoor Pool	Maffra Outdoor Pool	Rosedale Outdoor Pool	Stratford Outdoor Pool	Yarram Outdoor Pool	Kemp Aquatics	Toora Swimming Pool	Sale Health & Fitness	Anytime Fitness	CrossFit	MYNT Hub	Top Power Fitness	Movement Pilates
FITNESS & GYM														
Gymnasium	✓								✓	✓				
Group Exercise studio	✓											✓		
Cycle classes	✓													
Mindbody classes														✓
Boxing									✓					
Personal training									✓	✓		✓	✓	
Group training											✓	✓		
ANCILLARY & ROOMS														
Creche	✓								✓					
Café / Kiosk	✓	✓	✓	✓	✓	✓								
Meeting room	✓													
Outdoor bbq area	✓			✓										
AQUATICS														
Indoor pool	25m						17m							
Outdoor pool	50m	34m	50m	18m	25m	34m		25m						
Indoor toddlers pool	✓													
Outdoor toddlers pool				✓	✓	✓		✓						
Outdoor learn to swim pool	✓	✓	✓		✓			✓						
Outdoor diving pool	✓													
Sauna	✓													

8.4 Likely visitor segments for Aqua Energy

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

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

10.6.1 Recreation and leisure users

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

This segment is currently affected by a lack of available pool space for lap swimming and recreation in the pool during key times, and going forward overcrowding in the gymnasium may become an issue and Council may need to consider looking at further expanding the gymnasium and possibly looking at a dedicated cycle room.

The proposed redevelopment will provide this group with additional lane space in the 25m pool and bi-fold doors that create an outdoor feel, an accessible interactive children's water play area during summer to attract families to the centre, additional family and accessible change facilities, additional car parking and improved café facilities.

10.6.2 Fitness, training and competition

There is a demand for fitness, training and competition activities at Aqua Energy in the 25m and 50m pools and dry facilities. The majority of this visitor segment consists of local swim club members, local, regional and state events, group fitness users and schools who use aquatic facilities for carnivals and competitions.

The proposed redevelopment will provide these aquatic groups with additional lane space in the 25m pool as well as additional spectator space and marshalling area for events. It will also include improved indoor change room facilities, accessible outdoor change facilities and improved access from the members' car park. The design of the 25m pool expansion will include an area for marshalling and spectators and also enable triathlon clubs to use the indoor pool for competitions.

10.6.3 Education program attendees

Education program attendees are predominately swim lesson customers, generally aged between six months and 12 years. Customers attend swim lessons as individuals, with families or as part of larger school groups.

The proposed redevelopment will provide this group with additional water space to allow the program to continue to grow.

10.6.4 Health and well-being users

Health and well-being users are a small segment at Aqua Energy. Those attending the centre for health and wellness programs are generally aged between 20 and 65 and activities consist of warm water exercise and health and wellbeing programs. Sauna attendees are also included within this category.

9.5 Identified priority groups for Aqua Energy

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

9.5.1 Older adults

Wellington shire has an ageing population with 38.6% of the overall population in 2011 being aged 50 and above. This age group is expected to increase to 43.5% by 2031. This is an additional 4,496 people.

This age group are already very active at Aqua Energy and increased lane space in the 25m pool, a larger sauna, improved accessible change facilities and a larger café area proposed in the redevelopment will benefit this group.

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

9.5.2 Children and families

Children aged from 6 months to 12 years form a key age group for water familiarisation and swim lessons. Additional features to cater for children and families at the centre will include fun and interactive outdoor accessible children's water play area and outdoor children's play, increased capacity for learn to swim lessons and birthday parties with additional space in the 25m pool, an indoor/outdoor feel with the bi-fold doors, a larger café and improved family change facilities.

9.5.3 Access for all abilities

Some existing facilities at Aqua Energy are not very user friendly for people with a disability, some older people and people with injuries. The proposed redevelopment includes improved centre layout, more accessible indoor change facilities and accessible outdoor change facilities, additional accessible car parking and providing an accessible entry to the facility from the rear car park. Disability agencies were a key contributor in the consultation phase and they support the redevelopment of the facility, particularly the Changing Places change room.

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

9.5.4 Women and girls

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

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

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

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

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

9.5.5 Socio economic disadvantage

In 2011 Wellington Shire had areas of disadvantage based on the SEIFA Index of Relative Disadvantage. The Yarram district was in the second decile (with one being the lowest and 10 being the highest), Heyfield-Stratford-Maffra district and Sale Town were in the third decile and Rosedale was in the fourth decile.

The shire also had a lower median, personal and household income than Victoria and a lower labour force participation rate than Regional Victoria.

Having accessible and affordable aquatic facilities for people to access is important to improving the health and wellbeing of Wellington residents.

9.5.6 Rurally isolated

Wellington shire is the third largest municipality in Victoria covering an area of 10,924 square kilometres spread across more than 30 different communities.

Health providers and community groups in outlying towns have indicated that they would be willing to organise buses to take their clients, or other interested members of the community, to Aqua Energy to use these facilities. While this is a positive step forward, the number of seats these buses are limited which means that only a few people each week can benefit from this, making increased provision of public transport a priority so that additional people from outlying towns can benefit from these facilities. Council have indicated a willingness to organise program times around bus services where possible.

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

SECTION 10: COMMUNITY CONSULTATION

Section 5 of this report includes a full overview of community consultation undertaken for both the Aquatic Strategy and the possible redevelopment of Aqua Energy.

Key findings that relate specifically to the possible redevelopment of Aqua Energy include the need for:-

- Additional lane space in the 25m pool and the ability to have spectator seating and a marshalling area for events
- Accessible interactive children's water play
- Improved change, family and accessible facilities (both indoor and outdoor)
- Improved accessible members entrance (from the rear of the facility)
- Additional aquatic storage and an office for the swim club
- New sauna
- An improved reception and cafe area
- New outdoor plant room
- Additional car parking

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

- The need for affordable opportunities for people to participate to encourage access by the entire community
- The opportunity for Council to work with outlying communities to provide services

SECTION 11: SITE ANALYSIS

Site characteristic	Site analysis comments
Existing site facilities	The site currently houses Aqua Energy
Key existing connections	The key connections for the proposed site include:- <ul style="list-style-type: none"> ▪ Gutheridge Lake and walking track ▪ Lakeside Club (bowling club)
Zoning	The site is zoned Public Purpose Recreation Zone (PPRZ).
Estimated land area	Approximately 27,016sqm with a perimeter of 849m.
Site considerations	<ul style="list-style-type: none"> ▪ The facility is land locked to the west ▪ Current ground and soil conditions are unknown at this time and may influence design, development and overall costs ▪ There will be an increase in traffic flow and car parking requirements commensurate with increased facility usage. Additional car parking has been included in the design but busy days and events at the centre may necessitate street parking ▪ Signage and wayfinding will be important due to the number of facilities co-located on the site and multiple entrances

Aerial image of the existing Aqua Energy site. Proposed development area is marked within the red outline.



Site considerations	Comments
Planning overlays	<p>There are a number of overlays for this site, they are:-</p> <ul style="list-style-type: none"> • Environmental Significance Overlay 4 (Lake Guthridge and Environs) - although any works undertaken by or on behalf of the public land manager is exempt from requiring planning approval under this control • Heritage Overlay 123 (Lake Guthridge Landscape Precinct). In this overlay, any buildings and works under \$1,000,000 is exempt from requiring planning approval, but the development should be designed in concert with advice from Council's Heritage advisor (initial concept designs have been approved by Council's Heritage advisor, any future planning and detailed design should include this approval process) • Design and Development Overlay 6 (RAAF – building height above 15 metres). This is exempt if the cost of development is less than \$1,000,000 and the works are by or on behalf of the public land manager. This does not excuse the developer from consulting with RAAF for any development over 15 metres, just the need to apply for planning approval ▪ There is also a floodway overlay and a land subject to inundation overlay
Transportation	The facility is accessible to the public by bus, car, bicycle, scooter and foot.
Overall site capability	Design options prepared indicate that the site is capable of providing the necessary facilities and services to house the proposed development option.

SECTION 12: REDEVELOPMENT

CONSIDERATIONS FOR AQUA ENERGY

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

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

12.1 Preferred development option

The range of facilities and services for the proposed facility are outlined in **Section 6.6.1** and are aimed at providing a broad range of leisure and aquatic opportunities for the community.

12.1.1 Development considerations

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

- Ensuring that any proposed redevelopment would provide Council with the greatest opportunity to attract government funding and be financially achievable
- To work within the guidelines of existing facility overlays
- Current usage and providing a mix of facilities that best meet future needs of residents
- Ongoing operational costs

12.1.2 Design considerations

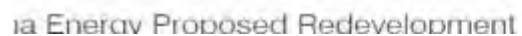
There are a number of design considerations to take into account for the proposed redevelopment, these include:-

- To provide more of a sense of connection between the indoor and outdoor aquatic facilities
- To provide intuitive wayfinding for the multiple facilities located on this precinct
- Managing traffic flow for different areas within the centre so in line with Universal Design best practice principles and enables Council to accurately record attendances
- Focusing on the delivery of core services as identified through the feasibility process while maintaining flexibility in building design to meet future demand
- To look at overall centre needs, including realignment of the 25m pool and additional car parking within the confines of the available land

- * Any native vegetation or significant trees that have been in place for more than 10 years that need to be removed as part of the redevelopment need to be replaced with something of a similar value elsewhere on the site

It should be noted that extension to the current dry facilities have not been included in these concept plans but have been identified as a possible future need for the centre.





12.1.3 Facility component comparison – existing vs. proposed

Table 55: Comparison of existing and proposed facilities

Facility Components	Existing	Stage 1 (proposed)	Stage 2 (proposed)	Stage 3 (proposed)	Comments
25m indoor pool (6 x 2m lane)	✓	✓			New 25m pool will be 8 x 2.5m lanes
Hydrotherapy pool	✓				No change to this area
Indoor leisure pool	✓				No change to this area
Sauna	✓	✓			New sauna
First aid	✓				No change to this area
Wet change rooms	✓	✓			Upgrade to change rooms near 25m pool
Dry change rooms			✓		
Family/accessible change rooms	✓	✓			Existing is insufficient
Aquatic storage		✓			More storage required
Swim club office		✓			
Reception	✓		✓		Relocation and additional storage
Café and café seating	✓		✓		Relocation and additional seating
Creche	✓				No change to this area
Gymnasium	✓				No change to this area
Group Fitness rooms	✓				No change to this area
Staff offices	✓				No change to this area
Staff room	✓				No change to this area
Meeting room	✓				No change to this area
External Areas					
50m pool	✓	✓			No change to this area
Learners pool	✓	✓			No change to this area
Accessible interactive water play				✓	This will replace the diving pool
Outdoor plant room	✓	✓			Existing plant room to be replaced
Accessible amenities				✓	
Improved members entrance (from back car park)		✓			
Additional car parking		✓			Approximately 50 additional car parks
Creche - external play	✓				No change to this area

12.1.4 Facility component summary

Table 56: Proposed component summary for Aqua Energy

Facility Components	Estimated m ² area		
	Stage 1	Stage 2	Stage 3
Changing places change room	13		
Sauna	21		
LTS storage	23		
Extension of pool hall for realignment of 25m pool	336		
Swim club office and storage	43		
Change rooms, family change and unisex toilet	155		
New members entry	34		
New entry, reception and café		213	
Extend café to provide indoor/outdoor café area		44	
Dry male and female change facilities		93	
Internal Areas	625	350	0
	2433	350	1091
External Areas			
Elevated walkway to new members entry	155		
Outdoor plant room	63		
Road between McIntosh Drive and Gutherie Parade	985		
Additional angle parking along new connection road	605		
Water storage for existing diving pool			150
Compliant ramp access to outdoor change facilities			37
Accessible compliant facilities to outdoor amenities			30
Additional car parking (front of facility)			823
Pedestrian crossings			51

12.1.5 Estimated probable capital costs

Capital development costs are estimated at \$8,659,352 for Stage 1. Appendix 1 provides a full breakdown of construction costs by component, including square metre rates and allowances assumed.

The table below details the estimated capital cost for development for all three stages.

Table 57: Capital cost estimate for possible redevelopment of Aqua Energy

Facility Components	Estimated probable capital costs		
	Stage 1	Stage 2	Stage 3
Total building works	\$ 4,695,580	\$ 750,600	\$ -
Total swimming pools	\$ 1,717,500	\$ -	\$ 720,200
Total external works and services	\$ 198,800	\$ 100,000	\$ 339,930
Contingencies	\$ 1,271,820	\$ 115,320	\$ 203,920
Allowances and professional fees and charges	\$ 775,652	\$ 95,439	\$ 124,366
Total estimated probable development costs	\$ 8,659,352	\$ 1,061,359	\$ 1,388,416

It should be noted that these costs are exclusive of GST and have a number of exclusions which are outlined in Appendix 1.

12.2 Facility use overlays

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

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

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

Refer to **Appendix 2** for full size overlays.

12.3 ESD considerations

A range of ESD initiatives have been considered through concept plan development for Aqua Energy.

Preliminary costs estimates indicate that an allocated of \$371,131 has been included within the proposed QS costs. A range of other initiatives that would be incorporated into the redevelopment are outlined in **Appendix 3** that would significantly increase this value. Specific initiatives will be factored into the detailed design of the project and will be assessed and incorporated based on budget availability and overall benefit to the Centre, the users, the environment and the operational bottom line (e.g. Council's ongoing subsidy).

Council should work closely with Sport and Recreation Victoria through the detailed design process to ensure that each Stage of the proposed redevelopment that they will be seeking government funding for meets the Better Pools funding guidelines.

12.4 Universal Design considerations

Section 6.8.2 of this report outlines the principles and goals of Universal Design best practice principles. Council understands the importance of Universal Design and aims to develop a facility that is both accessible and attractive to the entire community. The Department of Health and Human Services Universal Design Facilitator has been an integral part of the design process and has worked closely with the project consultants, architects and Council to ensure that the proposed design addresses the critical elements of Universal Design principles.

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

SECTION 13: LIKELY FUNDING SOURCES

This section of the Feasibility Report provides a summary of potential project funding avenues relevant to the preferred development option outlined in Section 12.

13.1 Government grant programs

13.1.1 Better Pools Funding Program

At the time of writing the Sport and Recreation Victoria 'Better Pools' program is the key government grant source that may provide a funding contribution towards the redevelopment of Aqua Energy. This program contributes to the provision of high quality aquatic leisure facilities through new or redeveloped aquatic leisure centres.

The objectives of this program are to enable:

- Development or redevelopment of aquatic leisure facilities supported by comprehensive planning
- Councils to meet the needs of current and future aquatic leisure centre users
- New or redeveloped spaces that create participation and programming opportunities for the entire community

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

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

13.1.2 Possible funding through Department of Health and Human Services

At the time of writing there was potential funding that may become available through the Department of Health and Human Services for Changing Places change facilities of up to \$100,000.

13.2 Wellington Shire Council contribution

A significant contribution from the Wellington Shire Council will be essential in meeting funding requirements for the proposed redevelopment. Capital contributions are likely to be sourced through future planned capital works budgets, special project contributions, rate rises and/or Council loans.

SECTION 14: PRELIMINARY FEASIBILITY FINDINGS

The need to undertake a Feasibility Study for the possible redevelopment of Aqua Energy was identified as one of the key recommendations in the Aquatic Strategy.

This section contains a number of critical findings and highlights important considerations in understanding the aquatics needs of Wellington shire residents and assessing the feasibility of the proposed development at Aqua Energy.

14.1 Basis for future development at Aqua Energy

The proposed redevelopment of Aqua Energy has strong support from the community and is a priority project for Council who are intending to apply for funding for Stage 1 in 2017/18.

Being located in shire's main population centre, Aqua Energy is Council's most significant aquatic and leisure facility and the only municipal facility in the shire.

Redevelopment of this facility will help Council to achieve a number of their strategic priorities such as *"maximising participation by all within the community"*, *"increasing social connectedness and inclusion"*, *"setting desirable and achievable goals that will provide equal and equitable access for all"* and *"systematically improve the accessibility of Council buildings and infrastructure"* including the action of *'reviewing the disabled/accessible parking at...Aqua Energy'*.

The proposed development option meets the long term needs of the community while providing a flexible design where components can be used by key target groups. The addition of an accessible interactive children's water play area, realignment of the 25m pool to provide more water space, spectator seating and a marshalling area for events, a larger café with improved traffic flow through reception, improved change facilities (indoor and outdoor, male, female, family and accessible), accessible entry to the rear members entrance, swim club office, new sauna, aquatic storage and external water storage will provide an enhanced range of facilities at the centre that are flexible in their use and that will meet the long term aquatic needs of the community.

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

14.2 Implications of future development of Aqua Energy

14.2.1 Capital costs

Stage 1 of this project is a key priority for Council, who are intending to apply for State Government grant in 2017/18.

14.2.3 Community Impact

The new facilities will meet the needs of residents across the shire providing a level of facilities and services that are not available at any other facility. They will encourage priority groups that may

otherwise be disadvantaged to use the facilities, such as people with disabilities, women, older adults, people with socio economic disadvantage and in rural communities.

This redevelopment will meet long term community needs for additional water space and will position the facility to attract more indoor regional events and grow swim club and other key users of the facility.

This facility and its broader appeal will provide opportunities to hold larger programs and events which have the potential to leverage community participation and engagement with the facility across the entire municipality.

14.2.4 Access to facility

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

Aqua Energy

Concept Cost Plan - Stage 1

QS REF: me23223

Date: 18/01/2016

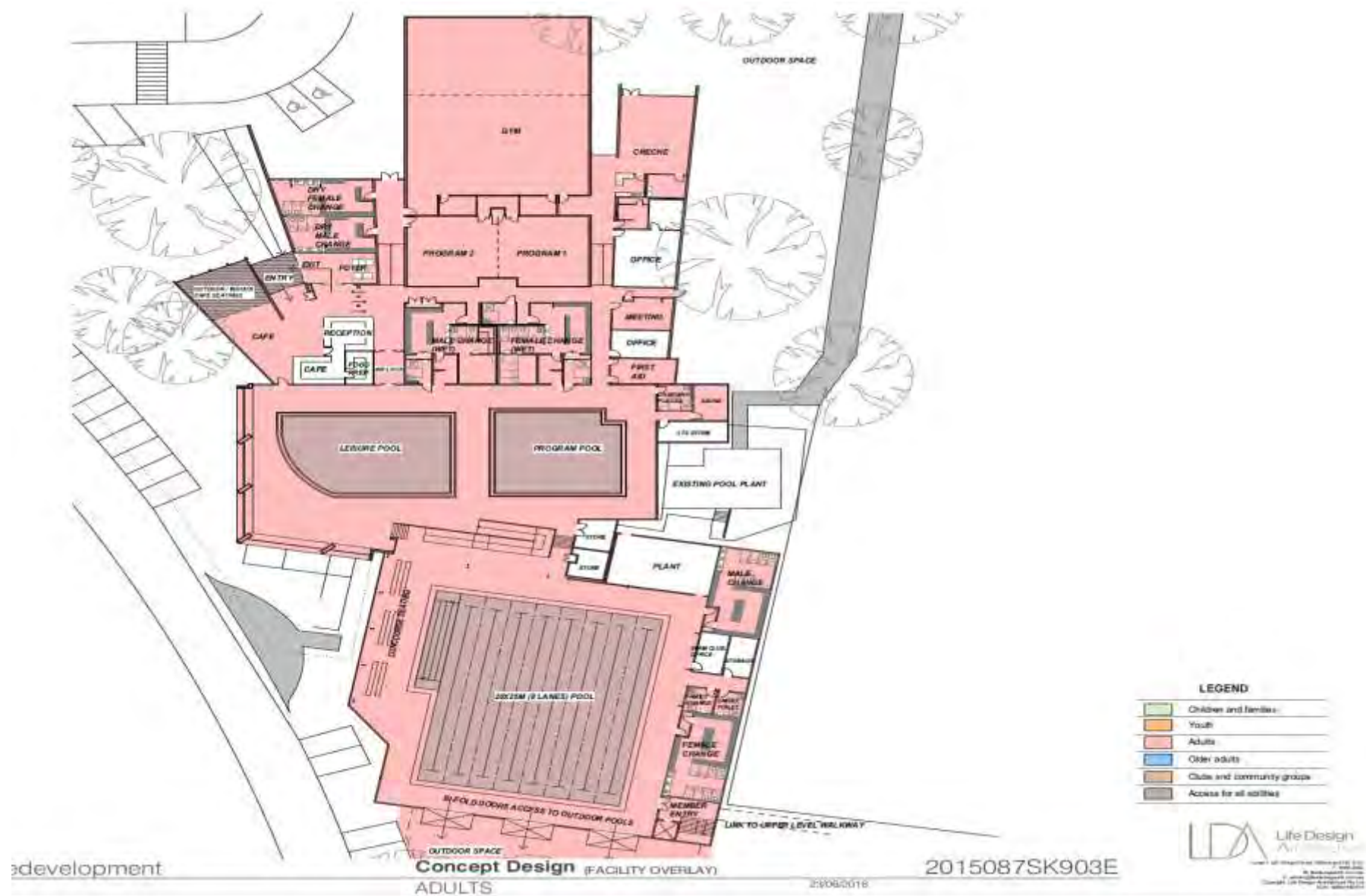
Function	area m2	rate \$/m2	cost \$
Centre Works			
New changing places amenity	13	\$ 3,000	\$ 39,000
Building extension for new sauna / LTS store and changing places	57	\$ 1,500	\$ 85,500
New sauna fitout	Allow		\$ 200,000
New LTS store room	23	\$ 300	\$ 6,900
New monotec floor finish to leisure and program water concourse areas	422	\$ 240	\$ 101,280
Extend pool hall	336	\$ 2,400	\$ 806,400
New 8 lane 25m pool [includes changes to existing pool, pipework etc]	Allow		\$ 1,800,000
Works to existing pool hall including connection to new	648	\$ 900	\$ 583,200
New storage and swim club office [demolish existing and rebuild]	43	\$ 2,400	\$ 103,200
New change rooms, family change, unisex [demolish existing and rebuild]	155	\$ 3,300	\$ 511,500
New members entry [building extension]	34	\$ 2,000	\$ 68,000
New members entry elevated walkway to existing carpark on Gutheridge Parade	117	\$ 1,800	\$ 210,600
New members entry stair	Allow		\$ 30,000
New members entry lift	Allow		\$ 150,000
Total Building Works	1,848		\$ 4,695,580
Pools			
Remove existing balance tanks	Allow		\$ 50,000
New balance tanks	Allow		\$ 150,000
Remove existing plant room and aquatic plant for outdoor pool	Allow		\$ 30,000
New plant room for outdoor pool	63	\$ 1,800	\$ 113,400
New aquatic plant	Allow		\$ 1,100,000
New one way connection road between McIntosh Drive and Gutherie Parade around new plant room	985	\$ 180	\$ 177,300
Additional angle parking along new connection road	605	\$ 160	\$ 96,800
Total Pools			\$ 1,717,500
External Works & Services			
Site Preparation / excavation	Allow		\$ 37,200
Allowance for external landscaping and furniture	Allow		\$ 50,000
Allowance for External Services	Allow		\$ 111,600
Total External Works & Services			\$ 198,800
Construction Costs			\$ 6,611,880
ESD initiatives		5.0%	\$ 330,594
Design Contingency		5.0%	\$ 347,124
Construction Contingency		5.0%	\$ 364,480
Cost Escalation to tender	Allow	12 mths	\$ 229,622
Sub Total			\$ 1,271,820
Professional Fee Allowance		9.0%	\$ 709,533
Authority Fees & Charges	Allow		\$ 66,119
Sub Total			\$ 775,652
Total Cost - Stage 1			\$ 8,659,352

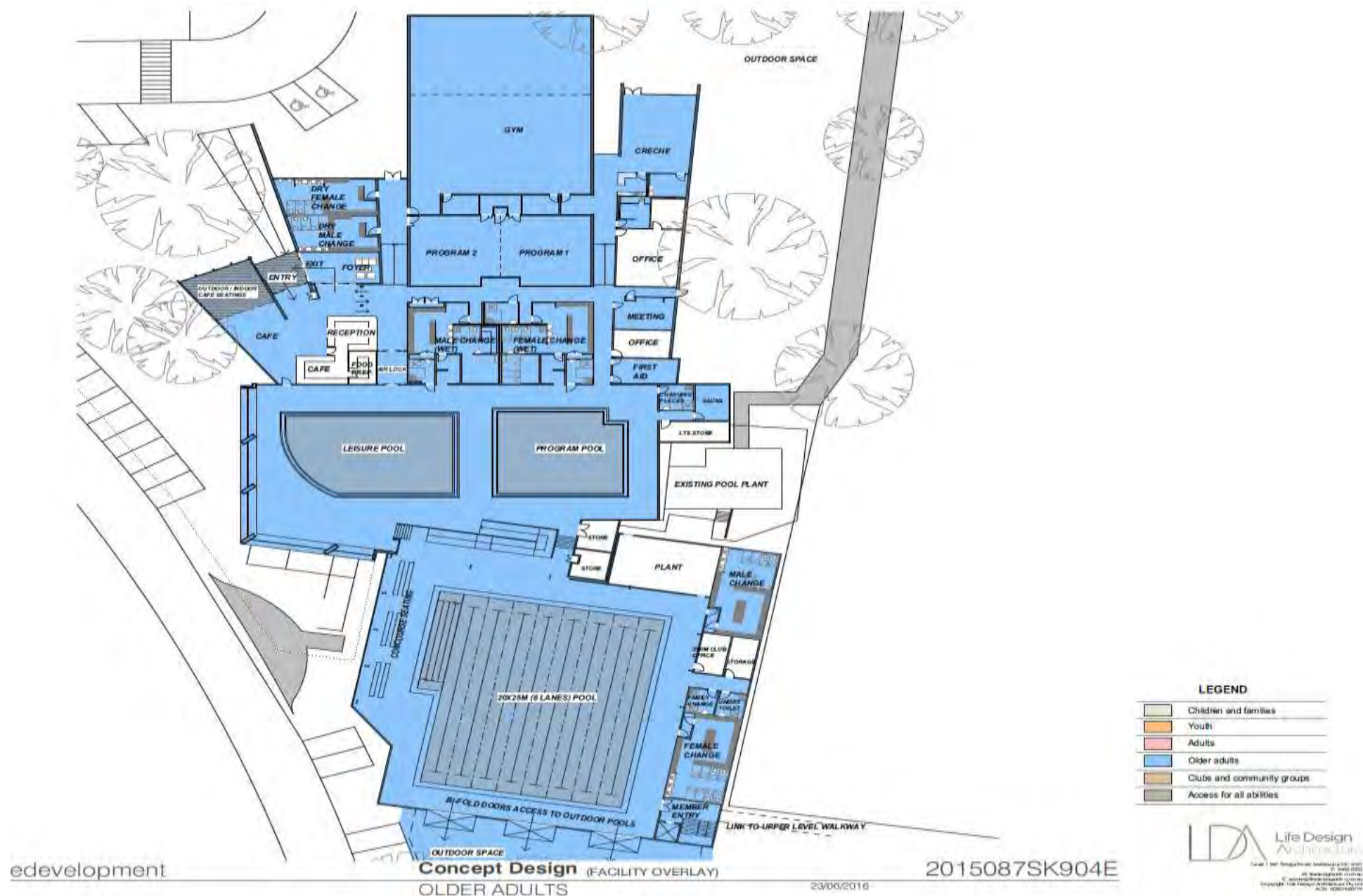
Exclusions:

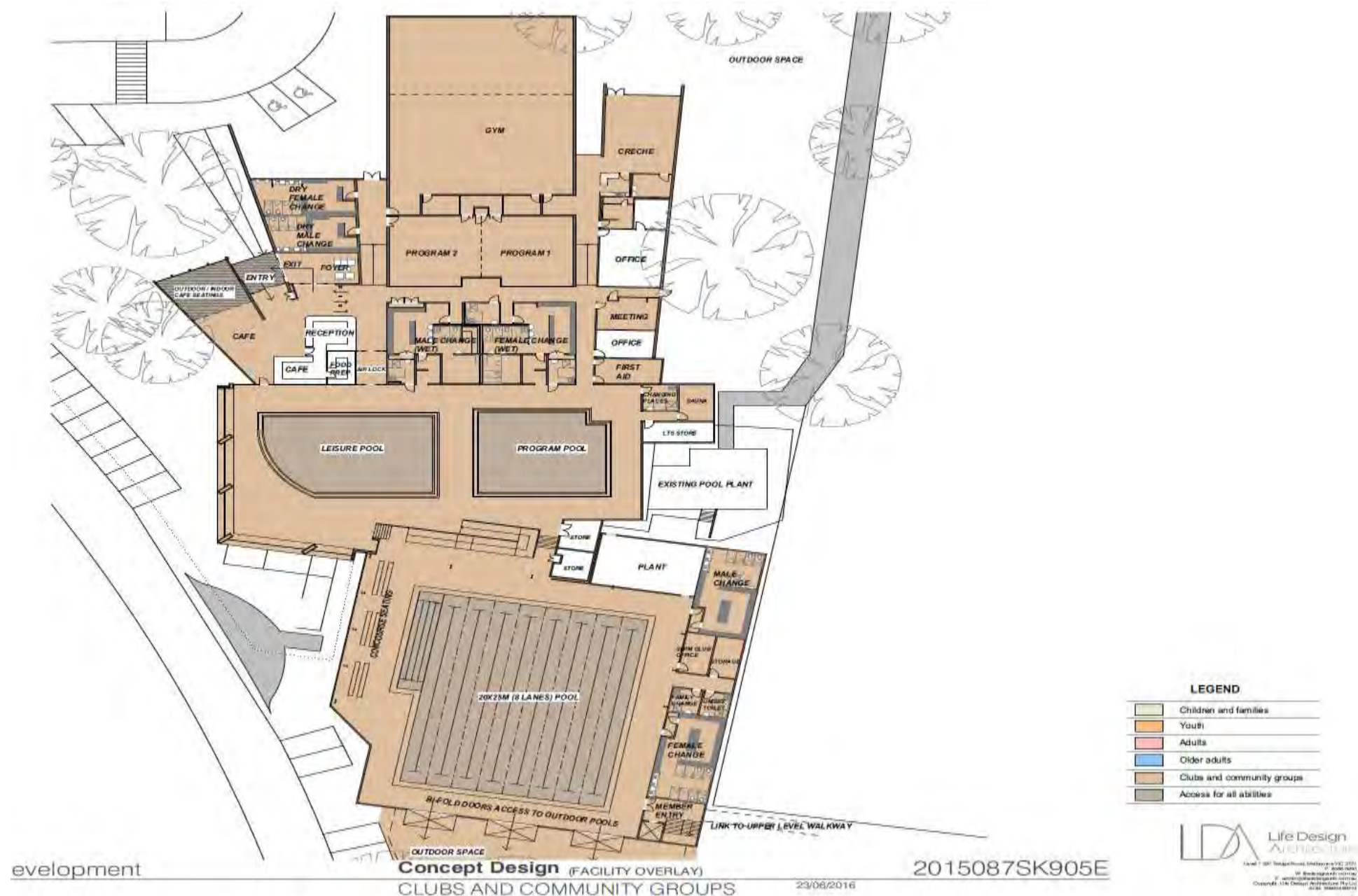
GST	Loose Furniture, Fittings and Equipment (FF&E)
ESD initiatives beyond allowance	No allowance for additional works to
Land, legal, marketing and finance costs	Active IT and telephone equipment
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Gym equipment or other leased equipment	Staging Allowances
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Upgrading of existing authority services infrastructure
Piers / Piling	Public Art
Audio Visual equipment	Upgrading existing electrical supply incl substation
Cost Escalation beyond November 2016	Pool equipment including boom to pool blankets
FF&E	Council / Client costs
Geothermal Initiatives	No allowance for works to existing gym and MP area
Assumes structure and fabric of existing building is sound	No allowance for works to Leisure pool and Program pools

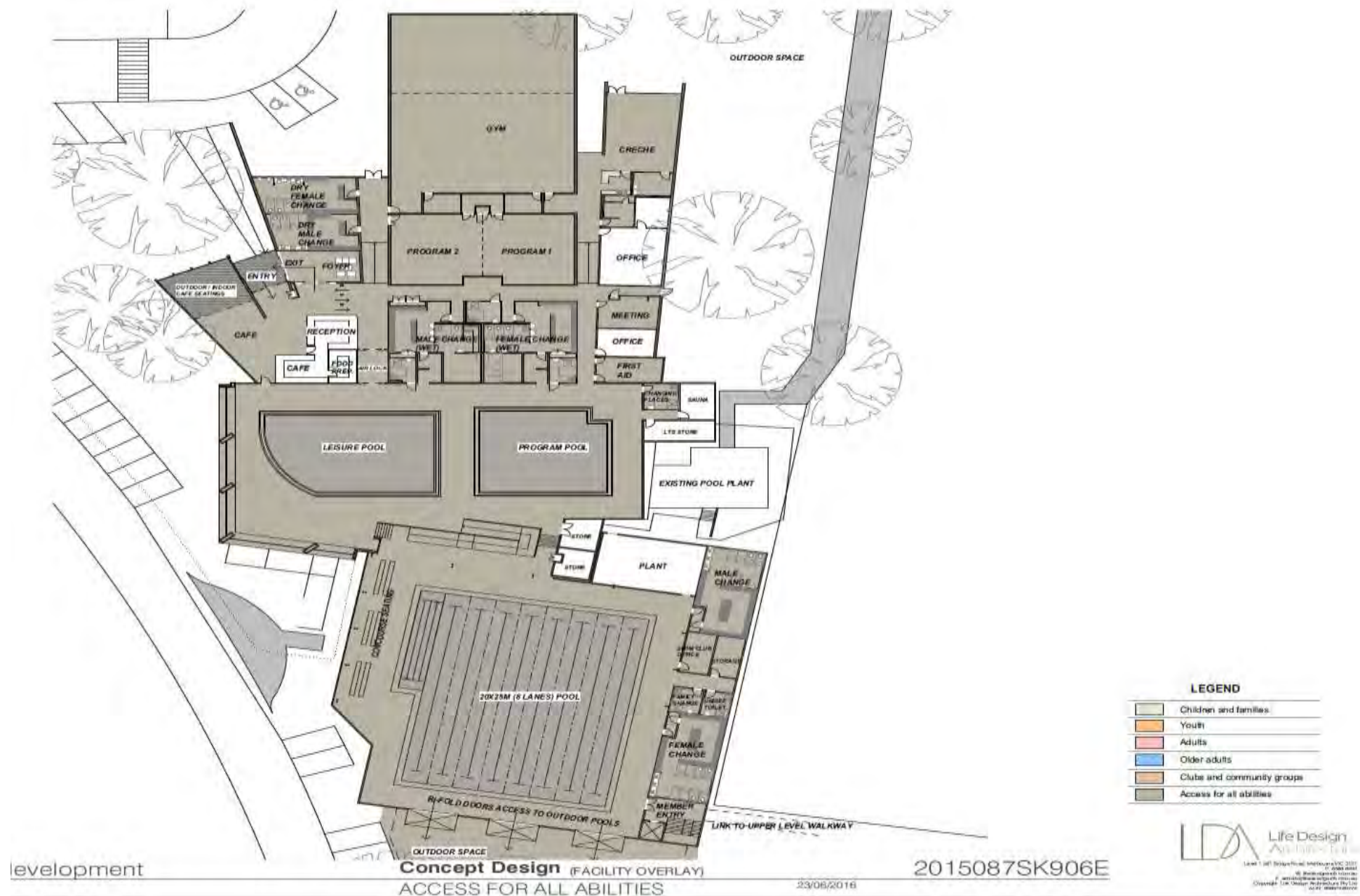
F:\mb\CM\100 Projects\110 Current\me23223 Aqua Energy\2000 Cost Plan\2200 Cost Plans\2210 Indicative CP\13Nov15 - Aqua Energy Cost Plan











Appendix 3: Possible ESD initiatives for the redevelopment of Aqua Energy

Architectural

- Use of low Volatile Organic Compound (VOC) paints.
- Adhesives and sealants to be low Volatile Organic Compound (VOC).
- Joinery including toilet partitions, vanities, and cupboards shall be pre-laminated with low emission MDF.
- All timber composite estimated (such as bench seats) must be sourced from Forest Stewardship Council Certified timber or post consumer re-used timber.
- Thermal insulation to ceiling / roof and to external walls.
- Double Glazed Unit Centre aluminium frame to all external windows of the new Pool Hall.

Electrical

- Energy efficient lighting fixtures.
- Energy efficient electronic control gear fixtures.
- Lighting control system utilising daylight control.

Pool water treatment

- Reduced energy consumption by reducing plant flows during out-of-hours operation.
- Recycling backwash water for re-introduction back into the existing main pool.
- Low voltage, low energy control circuits and PLC (programmable logic controller) system.
- High efficiency pumps and heat exchangers.
- Glass filter media is lieu of conventional sand media for improved water conservation (less water used to backwash).
- Variable Speed Drives (VSD) for recirculation pumps for improved energy efficiency.

Hydraulics

- Water conservative tap ware.
- Above ground water tank (45000 litre) plus pump and filters.
- Solar pre-heated hot water system.

Mechanical

- Pool Hall ventilation system heat recovery.
- Pool Hall ventilation system variable speed fans.
- Pool Hall ventilation system variable outside air ventilation rate.

Alternate energy sources

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



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S



G. IN CLOSED SESSION

G. IN CLOSED SESSION

COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

That:

That:

That Council move into open session and ratify the decision made in closed session.