

Shire of Collie

Indoor Pool Working Group Meeting

Notes from the meeting of the Indoor Pool Working Group held on 16 November 2022, commencing at 4.04pm.

1. Welcome and Attendance

Cr Joe Italiano welcomed everyone to the meeting.

Attendance

Members

Cr Joe Italiano	Shire of Collie Elected Member – Meeting Chair
Cr Michelle Smith	Shire of Collie Elected Member
Stuart Devenish	Shire of Collie Chief Executive Officer
Beth Peters	Collie Heated Indoor Pool Supporters (CHIPS)
Ann Briggs	Collie Kids in Need
Scott Digney	Underwater Hockey
Rod Latham	Swimming Club
Pamela Anderson	Community representative
Maureen Lasisz	Community representative
Silvia Chiera	Community representative
Natasha Putland	Research Officer for Jodie Hanns MLA

Administrative Support

Nicole Wasmann	Shire of Collie Director Corporate Services
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Apologies

Judith Towler	Community representative
Jodie Hanns	Collie Preston MLA

2. Previous Meeting

Notes from the previous meeting held 19 October 2022 were reviewed.

3. Report Item 2 - Benefits

Draft information prepared from contributions from group members, a letter from Esyltt Graham and the report from the Indoor Heated Swimming Pool Needs Assessment and Feasibility Study was presented and discussed.

It was agreed that additional benefits to be covered in the report included:

- Support for people with intellectual disabilities or brain injuries including Anglicare Bridges Disability Support clients.
- Benefits for respiratory factors, noting that the air quality in Collie may be poor in comparison with other locations in Western Australia. People with asthma and COPD may benefit from being able to exercise in a heated pool.

Actions:

Shire staff and Group members to draft information to be included in the report to address the additional benefits.

4. Report Item 3 - Pool Specification, Location and Capital Costs

Specifications:

Pool specifications reaffirmed as follows:

- Length -25m preferred by all present.
 - Depth - 1.2m to 1.8m preferred for lap swimming and swimming events
 - Width (number of lanes) - 6 lanes
 - Temperature less than that of a program pool – 24-26 degrees.
- Program pool
 - Warmer for therapy
 - Preferred size 9m x 5m – 1m to 1.2m

It was noted that with the above specification the total building area may be 850 m² including:

25m long, 6 lane warm water pool to allow for lap swimming and varying from 1.2m to 1.8m in depth. To include AS 1428.1-2009 disability compliant access ramp and include all DoH statutory features. Includes 1.5m wide concourse.	551m ²
5m x 9m warm water program pool, with depth varying between 1000mm and 1200mm. Includes 1.5m wide concourse.	98m ²
Male and female change rooms with facilities (pans, basins, showers, urinals etc) provided in accordance with NCC/BCA and DoH requirements. Include bench seating and lockers appropriate to maximum calculated occupancy. To be accessed internally via airlocks	123m ²
Two (2) dedicated disability (wheelchair) compliant UAT's including showers.	
Office/Meeting room (x1) and storeroom approx.	
Swim Club Office	20m ²
Swim Club Storeroom	40m ²
Internal circulation space allowance	18m ²

Capital Costs:

Stuart Devenish explained the two methodologies for costing the pool. Option 1 is based on estimating the cost using previous costings, current cost escalation rate, and the size of the facility, and option 2 would require a detailed design including engagement of an architect and quantity surveyor. If option 2 was to be considered the Shire would need to seek approval from the local member to expend the funds.

Option 1 – Estimated Based on Previous Costings

The cost for the 16m x 3 lane pool in September 2020 was \$3.1m.

The current Cordell Construction Index is 3% increase in building costs per quarter. With a predicted construction of 2024 and 15 quarters, the escalation is predicted to be 45%.

	2020 - 3 lane 16 m pool			2024 - 6 lane plus program pool		
	sqm	\$ per m ²	Total	sqm	\$ per m ²	Total
Net construction Cost	406	5735.04	\$ 2,329,000	850	8315.81 (5734.04*145%)	\$ 7,068,437
Contingency (5%)			\$ 117,000			\$ 353,422
Building Act Compliance			\$ 13,000		increase by 45%	\$ 18,850
Western power			\$ 154,437		increase by 45%	\$ 223,934
			\$ 2,613,437			\$ 7,664,642

Cost escalation estimate on 2020 pool 20% **\$ 3,136,124**

It was acknowledged that these cost estimates are indicative only and would be subject to detailed design and quantity surveying to establish a more reliable cost for formal consideration by Council.

Discussion included:

- Whether it would be possible to obtain additional funding from the State.
- The potential to access funds elsewhere through local organisations.
- How information is provided to the community with regards to funding from an increase in rates i.e. a request to show the average dollar amount rather than percentage.
- Heating using low cost energy sources such as geothermal technology.
- Confirming current funds available of \$1.8 million.

Location:

The pool precinct was reviewed for potential locations.

Discussion included:

- Whether there was potential for a lap pool with less than six lanes on the western side of the leisure pool.
- Replacing the existing leisure pool with the heated pools and building a new leisure pool on the south side of the existing main pool (grass area between male toilets and pump room).

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- Staying within the existing boundaries of the pool precinct.
- Potential to use the existing toilets and other facilities, without the need for new facilities, whilst noting the Department of Health guidelines indicate requirements for the minimum number of toilets. This would mean that a cap would be likely to be placed on the number of people that could use the facility at any one time. Further information from S2.20 https://ww2.health.wa.gov.au/Articles/J_M/Management-of-aquatic-facilities-in-Western-Australia
- The difference in operating costs between running a stand alone facility and combining the facilities.

Actions:

- Shire to identify potential options to fit the heated pools within existing facility. A map is to be prepared including dimensions

4. Other Business

Nil.

5. Closure and Next Meeting

Meeting closed at 5.14 pm. The next meeting will be on Wednesday 30 November, commencing at 4pm.