



## **INDOOR POOL WORKING GROUP**

**4:00pm, 18 January 2023  
at Shire of Collie Council Chamber**

### **MEETING AGENDA**

- 1) Welcome & Attendance
- 2) Previous Meeting
- 3) Report

a) Section 2 - Benefits

At the last meeting it was agreed to incorporate the additional information provided by Ann Briggs. The Benefits have been incorporated into the draft report as attached.

b) Section 4 – Costs

The request for Council to seek the approval of the State Government to use part of the allocated pool funds for the purpose of further design and cost estimates was considered by Council at the December meeting and Council resolved:

“That Council defer making a request of the Local Member for the State Government to utilise further grant funds for design and costing work pending the Indoor Pool Working Group determining the affordability of a capital expenditure in the order of \$7.5M and associated operating costs.”

There was extensive discussion on the request to access the grant funding for the purpose of design and cost estimates of the proposed specification. Council was of the view that, at this stage, it would be preferable to proceed with a review of financial models based on an indicative capital cost of \$7.5m, rather than use the grant funding to undertake design and costing works for a pool which may not be affordable. Engaging a consultant for design and costs estimates would be reconsidered, should it be possible to identify variable funding sources that meet capital renewal and operational costs, while achieving affordable rate increases and improved financial health overall.

4) Other business

A survey has been prepared by Pam Anderson with assistance from Sara Cole for distribution from mid January to end of February. The survey will be accessible from the Shire’s website via invitation link only. Sara will email the survey link from the Shire email once the list of contacts is received.

5) Date for the next meeting and future meetings

**Attachments:**

- a) Notes from Previous Meeting held 30 November 2022**
- b) Updated Report as at 6 December 2022**

Shire of Collie

Indoor Pool Working Group Meeting

Notes from the meeting of the Indoor Pool Working Group held on 30 November 2022, commencing at 4.03 pm.

**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
Rod Latham	Swimming Club
Pamela Anderson	Community representative
Maureen Lasisz	Community representative
Natasha Putland	Research Officer for Jodie Hanns MLA (from 4.06pm)

Administrative Support

Nicole Wasmann	Shire of Collie Director Corporate Services
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Apologies

Judith Towler	Community representative
Jodie Hanns	Collie Preston MLA
Scott Digney	Underwater Hockey
Silvia Chiera	Community representative

**2. Previous Meeting**

Notes from the previous meeting held 16 November 2022 were reviewed.

**3. Report**

**a. Benefits**

Additional information with regards to benefits for respiratory factors and for people with special needs was discussed at the last meeting. The following information is to be included:

*Swimming helps maintain healthy lungs and is a great form of exercise for people with asthma. Exercising in warm humid air helps to alleviate asthma symptoms.*

*The hydrostatic pressure of water can have a soothing and calming effect on people with sensory issues. Participating in aquatic activities in a heated pool can be less stressful and when physical exercise is not of an intensity to increase body temperature, warm water enables people with special needs, and their carers, to be able to stay in the water for longer.*

Ann Briggs presented the following information and it was agreed to also incorporate this into the report:

*Health benefits of a heated pool have been well documented in the past, warm water helps your circulatory system by promoting blood flow while in the water. It relaxes muscles and joints allowing more free movement within the warm water. For many arthritis sufferers swimming in warm water is proven to reduce pain in joints and back.*

*Swimming uses almost all the muscles in your body. It's a resistance exercise that builds muscle and strength for the whole body.*

*When in water, your body automatically becomes lighter so you do not have the pressure on your joints like other activities such as running.*

*Respiratory conditions such as asthma, COPD and other chronic respiratory conditions benefit greatly with access to an indoor heated pool. Collie sits geographically in a basin which in certain conditions takes longer the air too clear.*

*Relieves stress somehow a warm pool makes everything a little better.*

*Swimming is great exercise whether swimming laps or water aerobics.*

*Physical activity in later years of life is essential to promote a healthy ageing process and independent functioning. Swimming has been shown to help prevent or manage many chronic diseases, as well as improving overall physiological and psychological health.*

*Children who learn to swim at a young age have been shown to reach many developmental milestones earlier than the normal population. As well as achieving physical milestones faster children can also improve their visual- motor skills and mathematical related tasks by swimming.*

*The ability to access a heated indoor pool within our community would be advantageous for all of the above conditions also promoting a more active independent lifestyle for all residents especially our ageing residents.*

*Many residents travel to access heated indoor pools in other towns, however many residents that would benefit from this facility do not have the ability to travel, severally disadvantages this group within our community.*

Action:

- Shire staff to update draft report benefits with the additional information.

**b. Specification Requirements**

The following information was noted:

*The Health Department has advised that patron numbers are currently restricted to 330 at any one time (commensurate with number of sanitary facilities). If the existing sanitary facilities were also to be used for a new pool, the total number of patrons across all facilities could not exceed 330. The sanitary facilities must be no more than 90m from any water body.*

**c. Location**

A map of the existing facility with dimensions was presented.

Given the proposed specifications of 6 lanes and 25m in length with additional program pool, it was determined that southern side of the existing facility (where the current radio station is located) is the most suitable site with a stand-alone facility.

**d. Financial Considerations**

The following information was provided:

- Current pool has an annual operating deficit of over \$400k per annum.
- The previously proposed 16m pool had an estimated operating deficit of \$330k per annum (possibly underestimated following comparison with other local governments who operate indoor heated pools).
- The potential impact of capital and operational costs on rates. The Shire's annual rates are \$6.78m. An operating loss of \$400,000 would equate to an increase of 5.5% in rates. This is in addition to any loan repayments for capital funding i.e. a loan of \$5m over 15 years would have annual repayments of \$475k which would equate to 7% of rates.
- The need to improve the Shire of Collie's Financial Health Indicators which are currently poor. This is also included in in the Working Group's Terms of Reference.
- The condition of the Shire's existing infrastructure assets and the need to focus on renewal (i.e. Roche Park, footpaths) rather than new assets, along with provisioning for long term liabilities.

Discussion included:

- The community need for the facility.
- The need to undertake the feasibility at this stage.
- Other Shire and community facilities and assets which receive funding and the worthiness of an indoor pool for funding.
- Previous low Shire rate increases that have not matched the increases of local government costs.
- That Council recognises the benefits of an indoor pool, however is also aware of the need to be responsible in terms of fitting it into the budget. Past decisions of Council have been to not proceed "at this point in time".
- The potential high use of the facility and associated income which would help offset costs.
- The need to identify accurate costings.
- Collie has nominated to host 2025 Country Championships.

## (Attachment 1) - Meeting Notes –Indoor Pool Working Group

30 November 2022



The meeting agreed to seek the support of the State Government for use of the existing grant funds to undertake preliminary designs and obtain cost estimates for the proposed facility.

### Actions:

- Subject to the approval of Council, Shire staff to seek the permission of the State Government to use the funds for design and cost estimates.
- If State Government approval is received, Shire staff to seek quotes and engage organisations to undertake design and provide costings.

## **4. Other Business**

### **a. Community Consultation**

Pam Anderson offered to undertake further research to demonstrate the level of need in the community and the amount of use the pool would receive. It was agreed that further community research could be undertaken concurrently with obtaining costings. Pam to coordinate with the support of the Shire Library.

### Action:

- Pam and Library staff to coordinate consultation.

### **b. Keeping Community Informed**

Discussion was held regarding whether the community should be kept informed of the process being undertaken. It was suggested an article should be included in the Collie Bulletin.

## **5. Closure and dates for future meetings**

Meeting closed at 5.06 pm. The next meeting to be held following the receipt of further costings. Communication via email to continue in the interim.



**INDOOR POOL PROJECT WORKING GROUP**

***Working Draft Report***

***As at 06 December 2022***





## Contents

<a href="#">Forward</a> .....	10
<a href="#">Executive Summary</a> .....	10
<a href="#">1. Context/Background</a> .....	10
<a href="#">2. Benefits of an Indoor Pool</a> .....	11
<a href="#">3. Pool Specifications</a> .....	12
<a href="#">4. Costs</a> .....	13
<a href="#">5. Financial Modelling</a> .....	14
<a href="#">6. Assessment</a> .....	14
<a href="#">7. Recommendation</a> .....	14

## Forward

(Prepare at completion of balance of report)

## Executive Summary

(Prepare at completion of balance of report)

### 1. Context/Background

(To be expanded)

During the State Government elections in 2017 the State Government pledged \$2 million to develop an indoor 25m 6 lane pool at the Collie Mineworkers Memorial Pool site if re-elected.

What the current pool provides.

Previous Council decisions.

People travel to Donnybrook and Bunbury to access a heated pool for necessary rehabilitation and exercise requirements. Not all people have the capacity to travel out of town due to travel time, travel costs or access to transport.

## 2. Benefits of an Indoor Pool (Draft)

Swimming is one of the most popular sports in Australia. As well as being fun, swimming is a great way to keep fit, stay healthy and make friends. It is a healthy activity for people of all ages. **Swimming is great exercise whether swimming laps or water aerobics.** A heated pool can be used for more months of the year and for additional activities such as rehabilitation.

Exercising in warm water is the preferred method of improving mobility, strength and endurance in people with a wide range of conditions including, but not limited to, arthritis, osteoporosis, chronic pain, joint injuries, spinal injuries and elevated blood pressure. **Health benefits of a heated pool have been well documented in the past, warm water helps your circulatory system by promoting blood flow while in the water. It relaxes muscles and joints allowing more free movement within the warm water. For many arthritis sufferers swimming in warm water is proven to reduce pain in joints and back.**

**Swimming uses almost all the muscles in your body. It's a resistance exercise that builds muscle and strength for the whole body. When in water, your body automatically becomes lighter so you do not have the pressure on your joints like other activities such as running. People can exercise longer in water than on land without increased effort or joint or muscle pain.**

Research demonstrates that two and a half hours per week of aerobic physical activity, such as swimming can decrease the risk of chronic illnesses. This can lead to improved health for people with diabetes and heart disease. Coronary heart disease is the leading cause of death in older Australians.

**Swimming helps maintain healthy lungs and is a great form of exercise for people with asthma. Exercising in warm humid air helps to alleviate asthma symptoms. Respiratory conditions such as asthma, COPD and other chronic respiratory conditions benefit greatly with access to an indoor heated pool. Collie sits geographically in a basin which in certain conditions takes longer the air too clear.**

**The hydrostatic pressure of water can have a soothing and calming effect on people with sensory issues. Participating in aquatic activities in a heated pool can be less stressful and when physical exercise is not of an intensity to increase body temperature, warm water enables people with special needs, and their carers, to be able to stay in the water for longer.**

Regular exercise is also known to improve mental health. Swimming in warm water **relieves stress, somehow a warm pool makes everything a little better.**

**Physical activity in later years of life is essential to promote a healthy ageing process and independent functioning. Swimming has been shown to help prevent or manage many chronic diseases, as well as improving overall physiological and psychological health.**

A heated pool also provides additional opportunities for maintaining fitness, learning to swim, and participation in leisure, exercise and sporting opportunities. For working community members, extended evening hours can allow for greater use of the pool. Swimming lessons (learn-to-swim) can be provided all year round in controlled conditions. Those that swim or participate in water activities will be able to maintain their fitness over a longer period.

## Attachment 2 - Working Draft Report - as at 6 December 2022

Children who learn to swim at a young age have been shown to reach many developmental milestones earlier than the normal population. As well as achieving physical milestones faster children can also improve their visual- motor skills and mathematical related tasks by swimming.

The ability to access a heated indoor pool within our community would be advantageous for all of the above conditions also promoting a more active independent lifestyle for all residents especially our ageing residents.

For the swimming and under water hockey club an indoor facility, depending on the design, would provide opportunities for year round training and potentially competitions (if designed appropriately). Schools and other sporting clubs would also have the potential to diversify their programs and training to incorporate the use of the pool.

An indoor pool would also offer social opportunities during the winter months when it is difficult to find places to socialise and exercise, for example catching up with friends, birthday parties and group exercise.

A heated pool will also provide economic benefits to Collie. People from out of town that use the pool would be likely to support local businesses and it would provide another activity for tourists. Local employment would be supported through the engagement of pool staff and the delivery of activities such as swimming lessons and fitness classes.

Many residents travel to access heated indoor pools in other towns, however many residents that would benefit from this facility do not have the ability to travel, severally disadvantages this group within our community.

In summary, a year-round enclosed pool provides a much wider range of possibilities and opportunities for the community than an outdoor seasonal pool.

Draft content prepared from contributions from group members, letter from Esyllt Graham, and report from Indoor Heated Swimming Pool in Colle Needs Assessment and Feasibility Study.

### 3. Pool Specifications

#### Preferred

Depth: 1.2m to 1.8m

Length: 25m

Lanes: 6m

Additional program pool 9m x 5m.

## Attachment 2 - Working Draft Report - as at 6 December 2022

The total building area is expected to be 850 m<sup>2</sup> 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 <sup>2</sup>
5m x 9m warm water program pool, with depth varying between 1000mm and 1200mm. Includes 1.5m wide concourse.	98m <sup>2</sup>
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 <sup>2</sup>
Two (2) dedicated disability (wheelchair) compliant UAT's including showers.	
Office/Meeting room (x1) and storeroom approx.	
Swim Club Office	20m <sup>2</sup>
Swim Club Storeroom	40m <sup>2</sup>
Internal circulation space allowance	18m <sup>2</sup>

### 4. Costs

Two methodologies are available for calculating construction costs.

#### 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 <sup>2</sup>	Total	sqm	\$ per m <sup>2</sup>	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
			<b>\$ 2,613,437</b>			<b>\$ 7,664,642</b>

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

It is 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.

## **Attachment 2 - Working Draft Report - as at 6 December 2022**

### Option 2 – Detailed Design

This option, would require a detailed design with a quantity surveyor including:

- Confirming preferred specifications;
- Engage architect to prepare design; and
- Engagement of quantity surveyor to prepare costing report.

To meet the cost of this requirement, an approach would need to be made to the State Government for approval to use the funds.

### 5. Financial Modelling

### 6. Assessment

### 7. Recommendation