

Shire of Collie

Indoor Pool Working Group Meeting

Notes from the meeting of the Indoor Pool Working Group held on 17 May 2023, commencing at 4.00 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)
Rod Latham	Swimming Club
Pamela Anderson	Community representative
Natasha Putland	Research Officer for Jodie Hanns MLA
Scott Digney	Underwater Hockey (to 5.10pm)
Ann Briggs	Collie Kids in Need
Maureen Lasisz	Community representative (from 4:14pm to 5.02pm)

Administrative Support

Nicole Wasmann	Shire of Collie Director Corporate Services
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Apologies

Jodie Hanns	Collie Preston MLA
Judith Towler	Community representative
Silvia Chiera	Community representative

2. Previous Meeting

Notes from the previous meeting held 18 January 2023 were reviewed.

Scott noted that Underwater Hockey had not received the survey. A copy was not received by the Fossils Football Club. Additional copies should be sent to both organisations.

Confirmation to be received by working group members that surveys were sent to the High School and the Collie Eagles Football Club.

3. Business Arising Since the Last Meeting

Stuart Devenish explained that the Shire had met with persons interested in developing a fitness facility including an indoor hydrotherapy pool. They are looking for a suitable site and their concept plans is to be developed. If feasible, it could introduce a new service and meet some of the needs identified by this group.

Group members explained that hydrotherapy was not part of the scope for the proposed indoor pool identified by working group members. Hydrotherapy pools operate at high temperatures of 30+ degrees and are mainly for rehabilitation, not exercise of fitness. The pools are not suitable for those with certain medical conditions due to the affect of the high temperature on their conditions.

A hydrotherapy pool would not replace the need for proposed indoor heated pool.

4. Report

A draft report was circulated to Working Group members prior to the meeting for consideration at the meeting.

Some members raised concern about the costs being linked to an increase in rates, commenting that it was scaremongering.

The report was reviewed in the meeting. Changes identified in the revised draft version attached to these notes.

Discussion was held as to whether a café could be included in the facility to raise additional revenue and provide a service to patrons.

Comment was made that the operating costs mentioned in the report were overstated. A request was made for a list of grants the Shire receives.

Discussion was held as to whether the State could provide additional funds, noting that the funding does not meet the parameters of the Industrial Transition Fund and, as mentioned in previous meetings, it is unlikely to receive a commitment mid election cycle.

5.02pm – Maureen Lasisz left the meeting

5.10pm – Scott Digney left the meeting.

The draft report proposed that the State Government be requested to allow a further 18 months for the further capital funds to be raised. The Group agreed to change this from 18 months to six months following an indication that this would be difficult for the State to support.

It was agreed that the revised draft would be circulated to Working Group Members for feedback prior to finalisation of the report and presentation to Council.

5. Closure and Date for the next meeting and future meetings

Joe Italiano thanked the Working Group members for the giving up their time and for contributing to the report.

The meeting closed at 5.14pm.



Shire of
Collie

INDOOR POOL PROJECT WORKING GROUP

Working Draft Report

As at 15 May 2023

Additions from meeting

Removed at meeting

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Executive Summary

This report has been prepared by the Shire of Collie Indoor Pool Working Group, a Group established by the Shire to identify the optimal indoor pool specification for Collie whilst having consideration for the financial impacts of an additional public swimming pool.

The Working Group members are:

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

Members were appointed by Council in July 2022, following direct invitation to stakeholders and by local public notice. The Group has been guided by a Terms of Reference which is included as an appendix to this report. The report represents the conclusion of the Group's role.

The Group has identified that the optimal indoor pool facility for Collie would include a 25m, 6-lane pool, and a 9m x 5m program pool. The benefits have been clearly outlined and the potential use demonstrated.

The estimated construction cost of the facility is \$7.67m which, some members of the Group believe, can be funded through external sources without the requirement for the Shire to raise funds. Those members also considered the ongoing annual operating costs can be met through an increase in rates.

The report outlines the Shire of Collie and the community's previous considerations for an indoor heated pool, the details and costing methods used for the proposed optimal pool and makes recommendation for Council consideration.

1. Context/Background

Proposals for an indoor pool for Collie has been given considerable attention by the Council. In June 2016, the Council considered and endorsed a site plan with a footprint for a future 25m indoor heated lap pool. This was followed by a State Government election commitment of \$2M to develop a 25m, 6-lane pool. Various studies followed, including a needs assessment and feasibility study report that was received by Council in December 2018.

Taking into account public comment and the cost liabilities associated with an indoor pool, Council resolved in March 2019 not to proceed with an indoor pool at that time. This decision was reiterated by Council resolution in June 2019. Later in March 2020, Council resolved to consider a hydrotherapy pool, and then in April 2020 to consider the construction of an indoor warm water program pool with addition of office space and storage for the Collie Swimming Club.

Council appointed consultants to prepare detailed design documentation for an indoor warm water program pool in July 2020, and subsequently endorsed the detailed design documentation in November 2020. Noting the prohibitive costs in constructing and operating a pool, Council resolved in July 2021 to seek the Governments support to reallocate the initial grant funding to other projects in Collie. This decision was followed by a resolution in October 2021 to not proceed with the construction of an indoor warm water program pool at that time, but to ensure any future development at the site allows for future options for a further pool.

In February 2022, Council received a petition from the community in support of an indoor pool and a public meeting was subsequently held in March 2022 to discuss the matter. In response to the call from petitioners, an Indoor Pool Project Working Group was formed with community members invited to assist Council's review of the project. The Working Group has subsequently addressed the Terms of Reference as adopted by Council in June 2022.

2. Benefits of an Indoor Pool

This section to be redrafted by Pam, potentially using dot points to outline the benefits.

Note to include reference to Royal Life Saving comment that 33% of people are not able to save themselves in water.

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.

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, severely 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.

3. Use

A survey of user groups and service providers undertaken by the Group identified strong support from respondents and demonstrated that an indoor heated pool would be well utilised. A total of 27 responses were received to the survey from schools, local clubs, medical providers, and support services. The majority indicated that their players, students, members and clients would

use the pool at least weekly, with a number indicating that they would use the pool multiple times each week. These survey results are included at Appendix 2 to this report.

4. Pool Specifications

The Working Group identified the following as the optimal specifications for an indoor heated pool.

Depth: 1.2m to 1.8m

Length: 25m

Lanes: 6

Additional program pool 9m x 5m.

The total building area of 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.	
Swimming Club Office	20m ²
Swimming Club Storeroom	40m ²
Internal circulation space allowance	18m ²

In arriving at these recommended specifications, the Working Group considered the needs of all user groups and individuals. The Collie Swimming Club identified the need for a pool suitable for lap swimming and swim events, that has six lanes with a length of 25m and depth of 1.2m to 1.8m. These specifications would allow for short course events to be held during winter. The temperature required for swimming laps for fitness and competition should be between 24 and 26 degrees.

The standard required for underwater hockey is 25m x 20m with a depth of 2m. This was not requested for this pool.

A program pool that is warmer and has less depth than the 25m pool is required for exercise, rehabilitation, learning to swim, and recreation use.

Alternative locations and configurations were considered in an effort to make use of existing facilities and reduce the need to construct additional changerooms and offices. On assessment it was found that due to the nature of operations and to enable adherence to guidelines and requirements, a standalone facility would be required. The proposed location is on the southern side of the existing Collie Mineworkers Memorial Pool, encompassing the site of the old Child Health Clinic building.

5. Costs

The costs have been broken into initial construction costs and ongoing operating costs, which includes maintenance and renewal.

Construction Costs

Two methodologies were considered for calculating construction costs. One approach includes identifying an indicative cost based on an extrapolation of a detailed costing from a previous smaller pool. The second, and more accurate methodology involves a design sufficient to allow a quantity surveyor to estimate costs. These two options are discussed below.

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**

The total estimated construction cost is \$7.67m.

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.

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.

The Working Group requested that Council approach the State Government for approval to use the previously provided State funding for a new masterplan concept, including architectural scope and quantity surveying. Council deferred the decision until the affordability of capital expenditure was determined.

Operating and Renewal Costs

The total operating and maintenance costs are estimated to be \$630,637 per annum and include

Employee costs – supervision and operating	Based on 3,745hrs pa	\$258,394
Employee costs cleaning	2 hours per day	\$32,218
Utilities	Includes heating cost	\$250,000
Insurance	Building	\$12,525
Consumables	Office, chlorine, cleaning	\$27,500
Facility maintenance	Maintenance of building and equipment	\$50,000

Income from user fees is estimated to be \$45,000 (based on 50% of the outdoor pool income), providing a net operating loss of \$585,637.

The Working Group requests that consideration be given to minimal user fees to encourage use.

Additionally, it is proposed that \$150,000 be budgeted annually for asset renewal. The total annual cost to be funded would be \$735, 637.

6. Financial

The capital cost to construct the facility is estimated to be \$7.67m. The balance of State Government funds allocated to the project is \$1.8m. A further \$5.87m is required to proceed with the project as proposed.

Potential funding sources identified by the Working Group include State and Federal Government and industry.

Lotterywest has indicated that capital funding for indoor heated pools have not generally been funded and would be challenging to support under their Community Investment Framework.

It is the view of some members of the Working Group that the additional capital funds can be raised to meet construction costs without the requirement for the Shire to borrow funds. This view was not shared by all members, noting the substantial amount of money involved, the typical need for grant applications to be supported by matching funding, and the inability to achieve corporate contributions for the same purpose in 2019.

It is proposed that the operational costs be funded through an increase to rates. The total projected annual operating cost of \$735,637, represents an increase in rates of 11% or an average of \$171 on a residential property in Collie. If the operating income budget was reduced to enable minimal charges for entrance fees, the average cost per rate assessment would increase i.e., if the revenue was budgeted as \$15,000, rather than \$45,000, the average increase

in rates for a residential property would be \$178. A suggestion by members was to increase the average rates by \$200 per property and provide a free individual season pass per property.

It is noted that not all members agreed the community were able to absorb a rate increase for the pool in addition to increases required for other financial liabilities.

The Working Group acknowledges that there the Shire of Collie is also facing other financial difficulties with aging and deteriorating infrastructure and lack of adequate reserve funds and general revenue to meet the necessary renewal costs. This, along with current high inflation, will mean that maintaining rate increases to a reasonable level for existing commitments will be a challenge for the Council.

The Financial Health Indicator (FHI) is a measurement of a local government's overall financial health, with the result calculated from seven financial ratios. A FHI of 70 and above indicates sound financial health. The last published FHI for the Shire of Collie was for the financial year ending 30 June 2021, with a FHI of 48. The additional liability of another facility would result in the deterioration of the Shire's Financial Health Indicator (FHI).

7. Conclusion

The benefits and use of the pool have been clearly demonstrated in this report, and previously during earlier investigations.

The issue is whether the construction of an indoor pool facility and the ongoing operation and renewal is something that the Collie community can afford.

Compromising on the design to reduce the capital cost is not considered an option. A smaller facility would still require a similar level of staffing and would not meet the needs of all user groups.

Whilst there are differing views, the Group overall believes that it will be possible to fund the capital outlay externally, without cost to ratepayers, with only ongoing operational and renewal costs to be funded by the Shire.

Most members of the Working Group are of the view that an impost on ratepayers through an increase in rates of an average of \$175 per annum per assessment is reasonable in return for such a facility that will benefit current and future generations.

Raising the capital for the project will be a significant undertaking and the Working Group proposes that the State Government be requested to hold the current commitment for a further 18 six months whilst the Shire seeks to raise a further \$5.87m.

8. Working Group Recommendation

1) That Council:

- a) Seeks approval of the State Government for the financial commitment for the Collie Indoor Heated Pool to be retained for a further 18 six months to enable additional capital funds to be raised; and
- b) pursues external funding to fully fund the construction of an indoor pool facility at an estimated cost of \$7.67m.

2) That should all the required capital funds be raised, that Council:

- a) proceeds with the construction of an indoor heated pool, including a 25m, 6-lane pool and an additional 9m x 5m program pool on the southern side of the existing Collie Mineworkers Memorial Pool; and
- b) meets ongoing operating, maintenance, and renewal costs for the new indoor heated pool from Shire general revenue with an increase in rates set as necessary to fund the additional cost.

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Appendix 1 – Terms of Reference

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Appendix 2 - User Groups Survey Results

To be attached to final document when converted to PDF

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Appendix 3 – Summary of Council Decisions

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