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Bayside City Council

Warm Water/Hydrotherapy Feasibility Study

Final Report

2020

About this document

This document is the final report of the Bayside Warm Water / Hydrotherapy Pool Feasibility Study.

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1. Executive Summary

The project

Bayside City Council require a feasibility study and detailed site options analysis for a future hydrotherapy/warm water facility in Bayside. This feasibility study is to evaluate up to 5 possible site locations and make recommendations on 2 preferred locations.

In addition, Council wish to investigate the demand for transport options for current and potential users of hydrotherapy / warm water facilities.

Background

There are no public warm water pools in Bayside. One school pool is currently used by a group of residents who seek greater and ongoing access to a warm water pool. In September 2018, a petition asked Bayside City Council to strongly support a hydrotherapy pool accessible for all residents both the north and in the south of the municipality.

Previous research found there is a potential need for a publicly accessible hydrotherapy facility within the Bayside area. A central facility in Bayside City Council was proposed however there is a limited availability of land and there are high costs of building, running and maintaining a new stand-alone facility. Otium Planning undertook a further high level review and found a need that will continue to increase. The report found that building a standalone warm water pool was a high-risk project as it duplicates capital cost, labour and services.

Demographics

The population is projected to increase by over 9% to 118,590 by 2036.[1] The growth in residents aged 60 years and over who are the primary market for such a facility, is faster than the general population rate. Some 35% growth of this market is projected from 2016 (25,112) to 33,860 in 2036.

The demographic characteristics of Bayside suggest that a warm water pool facility in most locations will receive high usage. The number of older residents, the increasing number of people with a disability and those who are obese or with health conditions, as well as the current demand for swimming lessons for younger children support this likely usage.

It is expected that changes to the Age Care and Disability system in the foreseeable future will result in additional funding and promotion of programs and initiatives that focus on re-ablement, early intervention and utilisation of infrastructure that supports prolonged inclusive and active lifestyles. These key strategic objectives must be embedded into Council's plan for provision or access to warm water facilities.

[1] Forecast Id, 2020

Potential sites

A number of site options were considered to develop a warm water pool in Bayside. The following sites were deemed worthy of more detailed investigation:

- Hurlingham Park
- Brighton Bowls Club
- Brighton Golf Course
- Dendy Park Tennis Centre
- Sandringham Family Leisure Centre
- Old CSIRO site

The sites that ranked the highest for a warm water pool were the Sandringham Family Leisure Centre and the entrance to the Brighton Golf Course in Dendy St, Brighton. Both sites are central to the Bayside population, on land that is relatively flat, owned by Council and of a size that can accommodate the required components with relatively few constraints. A key factor for the high ranking of the Brighton Golf Course site is the ability to commence construction in the short. This is contingent on agreement of scope and partnership with the existing lessee Leisure Management Services (LMS). If an agreement can't be met, the project would require deferment until 2028, when the current lease agreement expires.

The Sandringham Family Leisure Centre is a logical site for a future development that includes a warm water pool. However the feasibility, planning, design and construction timeframe for a large-scale redevelopment could take 5 – 7 years.

Potential operators

Both of the preferred sites have experienced operators managing facilities on behalf of Council and it is logical that the development of a stand-alone facility or consideration of Leisure Management Services proposal at Brighton Golf Course or a future redevelopment of Sandringham Leisure Centre would involve negotiations with these operators. Both operators have indicated they would be prepared to fund or contribute to development in return for a long-term lease agreement.

In the instance where agreement could not be met with these groups a number of potential operators for a stand-alone warm water pool have been identified, including the owner of Brighton Swim School who is willing to contribute to the capital cost.

An expression of interest process for venue management, prior to construction of a new facility is recommended, to gauge direct interest from relevant groups.

Recommendations

A future development of Sandringham Family Leisure Centre is the preferred option for a Warm Water pool in Bayside. The ability to offer a range of aquatic spaces and commercial wellness and allied health services within a broader recreational facility provides increased opportunity to generate income for the operator. The economies of scale achieved through consolidated plant and operational costs provides the optimal setting for a successful business model.

If there is a desire in the medium term to build a stand-alone facility, then options at Brighton Golf Course (LMS), Fairway Aged Care and with the owner of Brighton Swim School should be further explored. All three options provide opportunity to significantly reduce or mitigate Council's risk in operating a stand-alone facility and warrant more considered investigation.

Detailed investigations into possible commercial partnerships to develop a warm water pool in Bayside at the preferred locations should commence.

It is recommended that in the short term (commencing 2021/22) that Council consider expansion of the existing transport services to address petitioner concerns and that the facility review and master plan for the Sandringham Family Leisure Centre be completed,

2. Introduction

2.1 The project

Bayside City Council require a feasibility study and detailed site options analysis for a future hydrotherapy/warm water facility in Bayside.

In this report the term warm water pool is used to encapsulate a pool used for therapy, gentle exercise, programs and swim lessons and heated to 32°C +. Typically, a hydrotherapy pool is a warm water pool designed specifically for clinical aquatic rehabilitation and heated to a minimum of 34°C. The term warm water pool is used here as the pool will not only be used for clinical aquatic rehabilitation and therefore will not require the same standards of operation.

The identification of not-for-profit and commercial organisations is required to work co-operatively on the delivery of a hydrotherapy / warm water pool in Bayside.

This feasibility study is to evaluate up to 5 possible site locations and make recommendations on 2 preferred locations.

In addition, Council wish to investigate the demand for transport options for current and potential users of hydrotherapy / warm water facilities at GESAC, Glen Eira and the soon to be completed hydrotherapy or warm water facilities at Moorabbin Oval.

2.2 Background

There are no public warm water pools in Bayside. One pool located within a high support school is currently been used by a group of residents who seek greater and ongoing access to a warm water pool.

In September 2018, a petition asked Bayside City Council to strongly support a proposal that suggests the City needs a hydrotherapy pool accessible for all residents for a wide range of health conditions. The petitioners were seeking a facility in the south of the municipality with Council to also to provide a second facility to the north.

Council noted a previous approach from an action group had led to two pieces of research. One by New Focus and one by the Otium Group.

The New Focus research found there is a potential need for a publicly accessible hydrotherapy facility within the Bayside area. The research found that the majority of stakeholders and health professionals feel that a facility within the central area of Bayside City Council would be the best way to meet the community's needs. However, there are challenges with this option including the availability of land and extreme costs of building, running and maintaining a new facility.

The report stated that the ideal solution would be a community hub with public pools as well as a hydrotherapy pool as it could be self-sustainable financially.

Otium found that the need and demand for such facilities would continue to increase. The largest user market for these facilities are older adults. The City of Bayside currently has a significant higher proportion of persons older than 50 years (40%) compared to the Greater Melbourne area average (30%). The report stated that building standalone warm water program pools are a high-risk project as it duplicates significant high-cost capital areas and also duplicates high-cost centres such as labour and services.

3. Policy and planning context

A number of existing plans support the provision of warm water pools and the directions of this feasibility assessment. These plans also include directions that help frame the nature of provision.

3.1 Federal and State Government Plans

Key government plans with aspects relevant to this project include the following:

1. National Sport and Active Recreation Policy Framework 2011
2. Smart Cities Plan
3. Infrastructure Victoria, Infrastructure Plan for Victoria
4. Active Victoria Strategic Framework 2017
5. Victoria's Public Health and Wellbeing Plan 2015–2019
6. Health 2040: Advancing Health Access and Care.

These are briefly outlined below.

National Sport and Active Recreation Policy Framework 2011

Key directions of this plan include:

1. Facilitate a strategic approach to the provision of sporting and active recreation Infrastructure.
2. Establish local management and access policies to sport and recreation facilities.
3. Support and partner with non-government organisations that enable sport and active recreation participation.
4. Collaborate, engage, and partner across government departments on shared policy agendas.
5. Invest in sport and active recreation infrastructure.

Smart Cities Plan 2016

The Australian Government Smart Cities Plan identifies that to succeed in the 21st Century economy our cities need to be productive and accessible, but they also need to be liveable with a clear focus on serving their citizens.

The idea is to plan for cities where residents can access employment, schools, shopping, services and recreational facilities within 30 minutes of home.

Plan Melbourne 2017

Plan Melbourne's Vision is: A global city of opportunity and choice.

Key principles that support this project:

- Environmental resilience and sustainability
- Living locally —20-minute neighbourhoods
- Social and economic participation
- Strong and healthy communities
- Infrastructure investment that supports balanced city growth
- Leadership and partnership

Active Victoria Strategic Framework 2017

The Framework identifies that sport and active recreation creates economic growth and jobs, makes Victorians healthier, builds community cohesion, and contributes to our liveability. It describes a strategic framework for future work based on six key directions:

1. Meeting demand
2. Broader and more inclusive participation
3. Additional focus on active recreation
4. Build system resilience and capacity
5. Connect investment in events, high performance and infrastructure
6. Work together for shared outcomes

The vision in the plan is to be:

1. More active.
2. More diverse and inclusive.
3. Collaborative: Well-planned and connected investment that maximises participation and health, economic, community, and liveability benefits.
4. Robust, flexible, sustainable, and affordable.
5. Broad-based and connected: An integrated system that maximises the pathways and connections across the system.
6. Identify planning, policy and economic, social and health issues facing the LGA

Victorian Public Health and Wellbeing Plan 2019 - 2023

Victorian Public Health and Wellbeing Plan 2019–2023 addresses a number of strategic health priorities including strategic priorities, active living and maintaining healthy environments.

Councils' support the priorities at the local level, through their municipal public health and wellbeing plans.

Health 2040: Advancing Health, Access and Care

Health 2040: advancing health, access and care presents a clear vision for the health and wellbeing of Victorians and for the Victorian healthcare system. Health 2040 is built around three pillars:

1. Better health: focuses on prevention, early intervention, community engagement and people's self-management to maximise the health and wellbeing of all Victorians.
2. Better access: focuses on reducing waiting times and delivering equal access to care via state-wide service planning, targeted investment, and unlocking innovation.
3. Better care: focuses on people's experience of care, improving quality and safety, ensuring accountability for achieving the best health outcomes, and supporting the workforce to deliver the best care.

3.2 Council Plans

The provision of publicly accessible hydrotherapy / warm water facilities is supported by a number of key strategy and policy documents including the Council Plan 2017-2021, Bayside 2020 Community Plan and Wellbeing for All Ages and Abilities Strategy 2017-2021.

Background research

Further documentation regarding the need for a warm water /hydrotherapy pool in Bayside was noted in the December 2018 Council meeting, in research provided by New Focus in July 2018 and a high level review by the Otium Group in November 2018.

Bayside City Council. Ordinary Council meeting December 2018

A petition from residents supporting a proposal for a hydrotherapy pool in the City of Bayside was presented to the 18 September 2018 Ordinary Meeting of Council. The petition asked Bayside City Council to strongly support the proposal that the City of Bayside needs a hydrotherapy pool accessible for all residents for a wide range of health conditions.

The petitioners were seeking a facility in the south of the municipality with Council to also to provide a second facility to the north.

Council noted a previous approach from an action group had led to two pieces of research. One by New Focus and one by Otium - Hydrotherapy Pool High Level Review Final Draft Report.

Hydrotherapy Research. New Focus. July 2018

Bayside Council engaged New Focus to undertake an assessment of the need for a hydrotherapy pool in the Bayside area.

The specific objectives of the research were to:

1. Investigate current referral patterns by Bayside health providers
2. Explore perceptions of the suitability of the facilities currently available
3. Explore perceptions of the demand for hydrotherapy pools and who the users and potential future users are
4. Basic socio-demographic profiling indicating likely increase in use due to population changes.

The research found there is a potential need for a publicly accessible hydrotherapy facility within the Bayside area.

Nearly one quarter of residents aged 60+ have previously used hydrotherapy with nearly three-quarters saying they would be likely or very likely to use hydrotherapy in the future if the need arose

Over 300 residents over 60 years of aged were surveyed and said they were far more likely to avoid hydrotherapy if they had to travel more than 20 minutes from home to use it, while the majority (74%) would be more likely to use hydrotherapy if it was within 20 minutes from home.

Key stakeholders felt that the current public facility (GESAC) was not easy to access and was close to capacity, and while there are private facilities available these are also in high demand or are not available to the general public

The majority of stakeholders and health professionals feel that a facility within the central area of Bayside City Council would be the best way to meet the community's needs. However there are

challenges with this option as well – including the availability of land and extreme costs of building, running and maintaining a whole new facility.

The report stated that the ideal solution would be community hub with public pools as well as a hydrotherapy pool as it could be self-sustainable financially.

Hydrotherapy Pool High Level Review. Otium Planning Group. November 2018

The high level review of Hydrotherapy pools for Bayside Council outlined the ideal size for a public facility, capital cost and annual running costs.

Several case studies were provided of recently developed facilities that were standalone and colocated with public swimming pools.

Key findings included:

1. The need and demand for such facilities will continue to increase
2. The largest user market for these facilities are older adults and the City of Bayside currently has a significant higher proportion of persons older than 50 years (40%) compared to the Greater Melbourne area average (30%)
3. To appeal to all ages and interests there has been a move away from developing small Hydrotherapy Pools to building larger warm water program pools
4. Developing facilities at a site that has a range of water areas and other attractions is the number one success factor for aquatic leisure facilities. Adding high yield and commercial wellness and allied medical facilities also assist in creating a successful operational result
5. Case studies of such facilities indicate they can meet their operational costs but cannot contribute to capital cost or major renewal/replacement costs
6. Building standalone warm water program pools will be a high risk project as it duplicates significant high cost capital areas and also duplicates high cost operational areas such as labour and services

4. Demographic influences on demand and participation

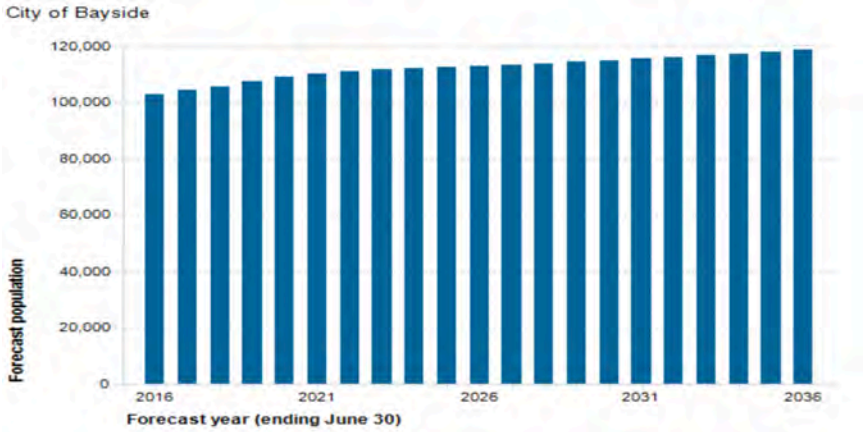
4.1 Total population

Total population, projected growth and density have a considerable bearing on the use of warm water aquatic facilities. These factors will also affect the location of facilities.

An ageing population will increase demand for hydrotherapy and warm water facilities.

In 2020, Bayside has an estimated 108,787 residents. The population is projected to increase by over 9% to 118,590 by 2036.[2] The following table shows the 2016 population for the City of Bayside and projected growth to 2036.

Table 1. City of Bayside population 2016 and projected growth to 2036



The population increase in Bayside of those aged 60 years and over is forecast to grow much faster than the general population rate. It is expected that the population of those aged 60 years and over will grow at a rate of almost 35% in the 20 years from 2016 (25,112) to 2036 (33,860).

The suburbs of Brighton, Brighton East in the north of the municipality and Beaumaris in the south have the highest percentage of residents 60 years and over which will continue through to 2036. Hampton and Sandringham follow closely behind before a significant gap to the Black Rock, Highett, Hampton East and Cheltenham.

[2] Forecast Id, 2020,

4.2 Influences of demographic profile on participation in hydrotherapy and aquatic activities

Age, gender, income, ethnicity and education, and disability are key determinants of participation in aquatic programs and these factors can directly influence the use of a warm water facility.

The demographic characteristics of Bayside would suggest the following:

- A warm water pool facility in most locations is likely to receive high usage due to the high number of older residents, the increasing number of people with a disability and those who are obese or with health conditions, as well as the current demand for swimming lessons for younger children.
- The age structure of the City indicates an aging demographic and this will continue, hence it is likely that there will be increased demand for a warm water pool for health reasons throughout the years of operation as the municipality has an aging profile.
- The demand for swimming lessons for early years will increase with population growth of those between 0 and 14 years.
- Despite the high SEIFA index for Bayside the cost of use will be an important factor that influences demand for the age groups most likely to use a warm water pool.
- A warm water pool will also target females who are likely to participate more than males and who have higher risks of cardiovascular disease than males. The proportion of females in the population, tend to increase with age.
- Cultural groups are mainly from English speaking countries but a small group of Russian and Greek speaking residents. There are relatively few people of Muslim faith that may require segregated swimming.

4.3 Gender

Gender has a strong bearing on participation in physical activity, the demand of certain activities, and participation patterns.

Females tend to be more sedentary than male and have a higher risk of cardiovascular disease than males.

The gender ratio in Bayside is approximately 51.9% female to 48.1% male.

An increasing proportion of females walk, participate in personal training/boot camp activities, swim and undertake group fitness, for example, than males.

Females will be an important market for warm water exercise activities.

4.4 Age structure

A hydrotherapy facility is likely to receive increase usage from older residents and those not in the workforce. However, people aged 55-64 and 65 years and over, have the lowest rate of involvement in physical and recreational activity overall (19% and 18% respectively).[4] And this market will need to be encouraged to use such a facility.

The following table shows the 2016 population for the City of Bayside of those 60 years and over by suburb and projected growth to 2038.

[4] ABS Catalogue No. 4177.0 - Participation in Sport and Physical Recreation, Australia, 2013-14.

Table 2. The City of Bayside population 60 to 85+ years by suburb and projected growth to 2036

City of Bayside	2016		2036		Change between 2016 and 2036	
Area	Number	%	Number	%	Number	%
City of Bayside	25,112	24.4	33,860	28.6	+8,748	+34.8
Beaumaris	3,655	26.4	4,274	28.7	+619	+16.9
Black Rock	1,939	29.3	2,268	32.4	+329	+17.0
Brighton	6,763	27.1	9,294	33.1	+2,531	+37.4
Brighton East	3,896	23.7	5,123	29.2	+1,227	+31.5
Cheltenham	889	23.6	1,535	28.0	+646	+72.6
Hampton	2,811	20.1	3,936	24.5	+1,125	+40.0
Hampton East	1,091	21.5	1,647	25.1	+557	+51.0
Highett	1,333	18.1	2,002	21.8	+668	+50.1
Sandringham	2,734	25.4	3,782	27.3	+1,047	+38.3

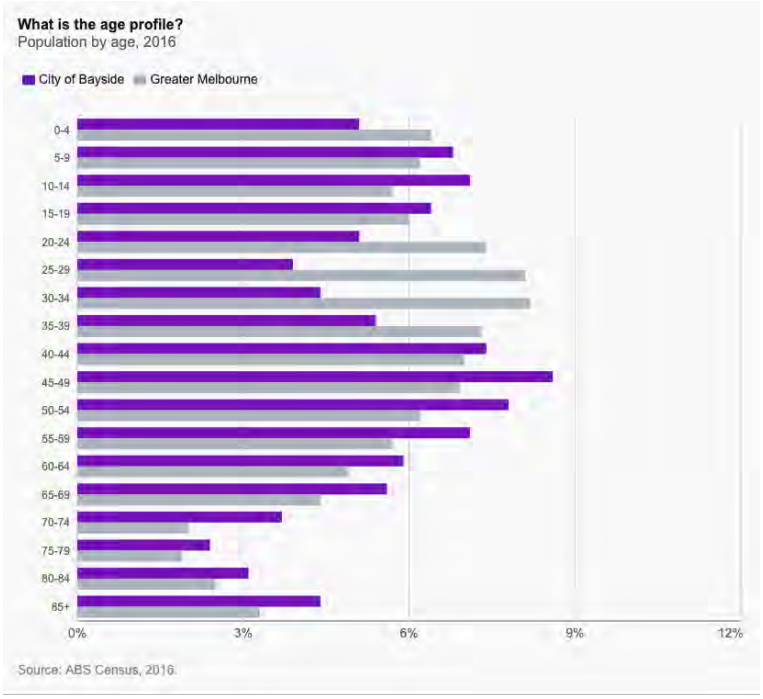
Population and household forecasts, 2016 to 2036, prepared by .id , the population experts, November 2017.

Comparing the population in Bayside between now and 2036 shows there will be a significant increase in the number of residents who are 60 years or over. In total, this increase is projected to be 8,748 residents. Bayside has a higher proportion of people aged 40 years to 85+ than Melbourne.

This older adult market is an important segment for warm water pools – to encourage both social and physical activity and to assist in relief and recovery from common conditions such as arthritis and joint replacement. People outside the workforce tend to be more available during the day, which is a non-peak time for a multi-purpose aquatic service.

The following table shows the 2016 population for the City of Bayside compared to Greater Melbourne in 5-year cohorts.

Table 3. City of Bayside percentage of population compared to Greater Melbourne in 5 year cohorts



5. About warm water/hydrotherapy pools

5.1 What is the difference between hydrotherapy and other pools?

A hydrotherapy pool is a warm water pool designed for clinical aquatic rehabilitation and heated to a minimum of 33.5°C. The term "warm water pool" is typically a pool used for programming, lessons and exercise classes and for therapeutic activities. Warm water pools are generally heated pools to 32°C +. The following table outlines the desirable maximum temperatures of different types of pools.

Table 4. Recommended maximum pool water temperatures [5]

Recommended maximum pool water temperature	Temperature
Competitive swimming and diving, fitness training	28°C
Recreational, adult teaching, conventional main pool	29°C
Leisure pools	30°C
Children's swimming	31°C
Babies, young children, disabled	32°C
Hydrotherapy	35°C
Spa pools	40°C

Warm water pools offer more program flexibility, as they are suitable for swimming lessons, gentle exercise classes as well as rehabilitation activities and programs.

There is an Australian Standard for the development and operation of purpose built Hydrotherapy Pools – AS 3979-2006. Pool water heated to higher temperatures (optimum 33.5°C to 35°C), requires higher turnover (2 hours or less), more frequent filtration and have different chemical dosage rates to normal pools. Alarm systems with accessible points from several positions within the pool and around the concourse are required.

Air temperature around a hydrotherapy and warm water pool are also warmer than a typical swimming pool, maintained at approximately 25-28°C.

The operation of a public pool in the Bayside context is not exclusively for clinical reasons and the cost of building and operating a pool to meet Hydrotherapy standards is much higher than a warm water pool.

[5] Pool Water Treatment Advisory Group (UK). Code of Practice for Swimming Pool Water - Updated to reflect the requirements of Managing Health and Safety in Swimming Pools (HSG179) November 3, 2017

5.2 Annual Heating Costs - Gas Versus Electricity

The table below shows potential costs differences between heating water to different temperatures using natural gas or electricity via heat pumps.

Using natural gas, the cost difference between operating a pool at 32°C compared to 35°C is estimated at $11,046. Using electricity via heat pumps, the additional cost is $13,231 pa.

Using an average cost per megajoule (gas) and kilowatts (electricity), natural gas is currently the cheaper option to heat water. Using the model below, it would cost $8,220 less per year to heat a warm water pool (20m x 11.5m) to 32°C with gas rather than electricity. Council's response to the declaration of a Climate Emergency, replaces natural gas with the use of electricity. Through the use of solar energy and environmentally sustainable design principles the difference in ongoing utility costs can be mitigated.

Rates for both gas and electricity vary widely. In some areas the cost of gas may exceed electricity and therefore it may be more financially viable to use electricity for pool water heating. However what does not change is the higher the water temperature, the higher the operational cost.

The table below shows and an example of cost differences between natural gas and electricity for pool water heating and additional costs per degree, using the assumptions shown.

Table 5. Cost differences between natural gas and electricity for pool water heating and additional costs per degree

Water Temperature	Natural Gas	Heat Pump (Electricity)
32°C	$41,560	$49,780
33°C	$45,162	$54,094
34°C	$48,844	$58,505
35°C	$52,606	$63,011
36°C	$56,451	$67,616

Assumptions:

- Pool size 20m x 11.5m
- Natural gas cost 0.14 $/MJ
- Electricity (average) 0.31 $/kWh
- Assume pool cover is applied 12 hrs. per day
- Above table shows indicative water heating costs only. Air handling, circulation pumps, lighting etc. are an additional cost

6. Bayside Seniors Action Group (BSAG)

BSAG was formed in 2016 (previously Bentleigh Bayside Seniors Action Group). The group recognised an acute need for a publicly accessible hydrotherapy pool within the municipality and have strongly advocated for a facility of this type.

The group presented to Bayside City Council who then recommended that research be undertaken to determine whether there is a need for such a facility. The research was undertaken during 2018, finding that there is a need for a hydrotherapy/warm water pool in Bayside.

Some 900 signatories were gathered in support of a hydrotherapy/warm water pool being provided, mostly from south of the municipality.

The following points were noted in a meeting with a representative from BSAG in December 2019.

Current sites most used by group are Berendale School, Glen Eira Sports and Aquatic Centre ad Connect Health.

1. Berendale School, Hampton East (Department of Education land)
   - Open 6 hours a week to the public (previously 9 hours)
   - Water temperature approximately 32 degrees-but inconsistent
   - Air handling should be 25 degrees. In winter it is 15 degrees
   - Ramps to change room are outside pool hall.

2. Glen Eira Sports Aquatic Centre, East Bentleigh
   - Up to 60 people are in the pool some days
   - The Wellness pool water temperature is good
   - Change rooms are good
   - The pool is roped off for classes, but there is no rail in pool on side that public use
   - Noise is an issue in school holidays
   - Entry cost for non-residents is $6.90. Glen Eira residents pay $2.00

3. Connect Health, East Bentleigh
   - Must be a patient of Connect Health to use the pool
   - Communal bathrooms are not ideal
   - Entry was $7.00 now it is $10.

Ultimately the group would like one pool in the north of the municipality and one in south.

Pool requirements are as follows:

- Water temperature of 34 °C
- Public transport connections –
- Suitable parking
- Preferred location - Council side of Nepean Highway – south
- Pool that physios may use or have other uses to make it viable
- Environmentally aspects e.g. rainwater tanks, solar power
- Spa jets
- Handrail around inside wall of pool
- Café would be great
- Gym – some use from U3A

The new Bendigo centre-Gurri Wanyarra Wellbeing Centre, is considered a good design. It includes a Pool Pod and different wheelchairs.

Other potential users:

- LTS providers for infants and toddlers need a temperature of 34°C
- Physios are most likely to use but not manage the facility e.g. Bluff Rd Physiotherapy
- Group use
- Those who wish to undertake rehabilitation or programs after they have left direct care
- Gentle exercise classes
- Retired people who wish to keep active

Council bus option:

- Costs users $20/30 in taxi to get to the $4 bus
- Would need to pick up at least twice a day from homes.
- Sandringham Leisure Centre is not close to public transport.

7. Facility components

Previous studies and enquiries made in this project suggest the following components and scale for a warm water pool in Bayside:

- Site size required a minimum of 1200 square metres
- A pool of a minimum of 20m x 11.5m in size
- Maximum depth 1.4m, Minimum depth 1.1m. Gradient no steeper than 1:14, preferably 1:20
- Include ramp and step access. (Ramp gradient no steeper than 1:14, preferably 1:20)
- Handrail around inside perimeter of pool shell
- Concourse width-a minimum of 2m (recommended 3m)
- Water heated to 33°C/34°C
- Accessible change and a Changing Places facility, plus additional family change space
- Allied health treatment rooms
- Seating social area
- Storage room (20m square metres minimum)
- Reception/Foyer/Administration
- Staff room
- First aid room
- Equipment storage facilities
- Cleaning storage
- Plant room plus chemical storage
- Services, power, water etc.
- Adequate car parking close to entry (40 spaces min.)
- Accessible path of travel from the street

Additional uses for the pool other than exercise therapy, such as swimming lessons, may require a larger water space and additional change rooms.

There are additional related services and facilities (for example group fitness and gym) that may add considerable value to a warm water pool facility, address the same market and provide opportunities for cost recovery. However different options to service these are not included in this project, other than allied health – largely because of space available.

The previous report found that building a standalone warm water pool was a high-risk project as it duplicates capital cost, labour and services.

8. Potential locations and the surrounding catchments

A large number of sites were considered as options to develop a warm water pool in Bayside. These included sites such as Linacre Private Hospital, Sandringham Hospital and Cabrini Hospital where a market for referral was close by. Landownership and site size precluded these sites from been explored further. Development at Brighton Baths is restricted by foreshore conservation concerns. Other sites were either privately owned, too small or both.

Some six sites were nominated for more detailed investigation. See following table.

Table 6. Sites for a warm water / hydrotherapy pool nominated by Council for investigation

Potential site	Address
Hurlingham Park	1 Palmer Avenue, East Brighton
Brighton Bowls Club	306 Dendy Street, East Brighton
Brighton Golf Course	210 Dendy Street, Brighton East
Dendy Park Tennis Centre	306 Dendy Street, Brighton East
Sandringham Family Leisure Centre	168 – 188 Tulip Street, Cheltenham
Old CSIRO site	37 Graham Road, Highett

8.1 Methods of assessment

8.1.1 Site selection criteria

Site selection criteria were devised to guide the choice of the preferred site.

These criteria were as follows:

- Central to the population it needs to serve – including those 60 years and over
- Size: The site can accommodate required components – a minimum of 1200 sqm and has power/water, space for adequate car parking and with an opportunity to expand
- Land is relatively flat with suitable configuration for a building
- The site is visually prominent, on a main road, and can be seen from some distance
- No planning constraints including flood, heritage, environmental, zoning, drainage, geotechnical, easement, trunk sewer etc.,
- Ownership or management of the land by Council-means no purchase required
- Can complement or replace an existing public service with a better facility
- Can complement any existing private service
- No major competing like facilities within 3kms
- Close to public transport, bus, train, bike paths, accessible vehicles for ease of access
- Close proximity to an activity centre, public health and allied health services-hospital, aged care facility and disability provider etc., to encourage use during the day
- Ability to commence development in the short term (1-2 years)
- Suitable commercial organisations on site or nearby to assist in delivery of operations and services

8.2 The catchment around each site

Each of the proposed sites has a surrounding population large enough to support a warm water pool.

A catchment of 3km (as the crow flies) is estimated as the primary catchment based on the likely distance and time that an average user would travel to use a warm water pool for gentle exercise, swimming lessons and casual use. This is smaller than a typical public swimming pool due to the age of the primary target audience and the demand from people with a disability.

The map following shows that the area with the highest growth in those 60 years and over between 2020 and 2036 is Brighton in the north with an additional 1,824 people aged over 60 years. The area with the least is Black Rock in the south with 261 additional people 60 years and over.

The growth in those aged 60 years is most pronounced in the north of the municipality and becomes less further south. Brighton in the north west will grow from 859 people to 1824, with the least growth in people over 60 years is Black Rock with 261 between 202 and 2036.

Hurlingham Park, Brighton Golf Course and Brighton Bowls Club located in the northern half of the City have the highest proportion of Bayside residents over 60 years of age in the catchment. Sandringham Family Leisure Centre in the south is in an area with a lower proportion.

The following map shows the 6 sites nominated by Council for investigation as potential sites for a warm water pool, the 3km primary catchment radius and the percentage of population 60 years and older. The shaded zones show the areas with the most growth in those 60 years and over between 2020 and 2036.

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PORT PHILLIP
STONNINGTON
GLEN EIRA
BRIGHTON
Hurlingham Park
BRIGHTON EAST
Brighton Golf Club
Dendy Park Tennis Centre
Brighton Bowls Club
HAMPTON
HAMPTON EAST
BAYSIDE
HIGHETT
CSIRO site
SANDRINGHAM
KINGSTON
CHELTENHAM
Sandringham Family Leisure Centre
BLACK ROCK
BEAUMARIS
Legend
Potential warm water pool
3k radius
Population aged 60 years and over
8.8 to 11.3
11.4 to 14.8
14.9 to 19.0
19.1 to 28.5
LGA boundary
Bayside Warm Water Pool Feasibility Study
Map 1. Potential Warm Water Pool Locations and Population Aged 60 Years and Over
N
0 0.5 1 1.5 km
Date 26 02 20
Prepared by NR
DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.
Bayside
leisure

8.3 Proximity to existing and potentially competing or partner facilities

Existing warm water pools and potential associated services and facilities were investigated and mapped as part of this project.

Health services in Bayside

Warm water or hydrotherapy pools are in demand for clinical rehabilitation and therapy and are likely to be sought after by physiotherapist and allied health practices, including disability providers. Some of these businesses may be potential partners in the development of a warm water pool, and facilities in such premises. The over 50's resorts and aged care facilities may provide some competition to a public pool.

There are numerous private health providers in Bayside, in particular physiotherapist practices, offering a range of sport injury, exercise and rehabilitation services. Additional providers service this area. A new pool may encourage others to establish. These services are potential users of a facility that Council may provide in a public setting, however Council is less likely to support a facility within any one of these private facilities.

When a warm water pool is located within an education, health or private facility, access is more restricted due to staff supervision requirements and operating hours are much less than those in public facilities. They are often designed in a way that the pool is not easily accessible for the general public.

There are two hospitals with warm water pools in Bayside, however public access is limited with referrals required for scheduled usage.

Retirement or aged care facilities

Bayside has a relatively high number of retirement homes and aged care facilities.

There are two aged care facilities with warm water pools in Bayside, however public access is limited with referrals required for scheduled usage at one with the other not currently open for use.

Staff from some 19 residential aged care/retirement facilities in Bayside were canvassed in relation to the potential use of a community warm water pool. Six respondents said they might use such a facility, others said that due to the age and health of those in their care and the need for transportation, the use of a warm water pool was unlikely. Those that were likely to use such a facility, said the ideal location would be within their suburb or within a 15 to 20 minute drive. No centres contacted used external warm water pools.

Existing pools in Bayside

There are six privately operated warm water pools, two public swimming pools and four private swimming pools in Bayside. See Table 7. following.

Of the privately operated warm water pools, only Berendale School allows public access. Community access to this pool was recently reduced to 6 hours per week.

Four pools have space leased for limited hours to physiotherapists for classes and rehabilitation. The pool at Elanora Japara Residential Aged Care is closed and awaiting a risk assessment to be completed.

There are no known proposed developments of warm water pools at the existing swimming pools within the City of Bayside. Further development at Brighton Baths are constrained by foreshore development restrictions.

Brighton Swim School is a privately owned and operated as a swim school.

A warm water pool at Sandringham Family Leisure Centre will be considered in a future redevelopment.

Pools in neighbouring LGAs

An environmental scan identified existing facilities in Bayside and neighbouring municipalities that could compete with the development of a new indoor hydrotherapy/warm water pool.

The major facilities that are likely to compete with any warm water pool provided in Bayside are the larger public facilities outside the City, in particular GESAC in the City of Glen Eira. There is also a potential redevelopment of the Carnegie Swim Centre.

The City of Kingston is currently considering the future of the Don Tatnell Leisure Centre following closure due to the identification of age related building issues. The centre has provided programs for people with a disability over many years. A redeveloped facility may include a warm water pool.

A warm water /hydrotherapy pool is proposed for the next stage of the redevelopment of the Moorabbin Oval that will allow community use. It is proposed that next stage will also include a community gym and grandstand.

Facilities with potential to compete with any new warm water pool in Bayside are identified in the following table. These facilities do not all include warm water pool programs but offer swim lessons, aqua classes and general access to water activities.

There may be specific reasons why these different facilities are chosen by users, including referral by a physiotherapist, transport, access to a range of other aquatic programs or specialised services.

The following table shows existing and potential warm water pools in and near Bayside City.

Table 7. Existing and potential warm water pools in and near Bayside City

Facility	Service Offer	Usage	Opening Hours	Management
Warm water pools				
Classic Residences, Brewer Road, East Brighton	Private facility used by residents with some external use via Platinum Physiotherapy	Classes conducted by Platinum Physiotherapy	Offer 24 x 1 hour classes/week –Monday to Saturday between 9am and 8pm weekdays and 9am to 12 noon Saturdays	Private – Lend lease
Caulfield Hospital Hydrotherapy Pool, Caulfield	Pool space leased for physiotherapy and swim lessons	Physio classes conducted by Platinum Physiotherapy and East Brighton Physiotherapy	Platinum Physiotherapy - 3 classes p/wk. East Brighton - Groups of 10-15, Mon, Wed, Fri 1-2.00 and 12.00-1.00	Private - Alfred Health
Epworth Rehabilitation Hospital, Brighton	Pool 34 degrees. Access is provided via wide shallow steps or a hoist	No community use.	Referral only	Private - Epworth Health Care
Berendale School, Hampton East	Warm water pool	Community use via Connect Health and swim lessons	Community access reduced to 6 hours a week from 9	Department of Education
Bentleigh Bayside Community Health Centre, East Bentleigh	Pool 8.3m x 12m. 1m-1.5m depth Pool 34°C	Must be a patient	Monday - Friday 8:45am - 7:00pm Saturday - Sunday 9:00am - 1:00pm	Not For Profit Community Health Service
Elanora Japara Residential Aged Care, Brighton	Not available for public use. Step access with rail and sling hoist	Risk assessment to be completed prior to internal use	Not available	Private-Japara
GESAC	Purpose built, 20m x 11.5m hydrotherapy / warm water exercise pool. Ramp and hoist access. 34-35°C. On site Physiotherapy	Strong local community use, Physiotherapy groups, swimming lessons	Open 104.5 hours per week	City of Glen Eira
Public and Private Pools				
Sandringham Family Leisure Centre	25m indoor pool, gym, café. Swimming lessons, lap swimming	Public use	Open 95.75 hours per week	City of Bayside. Private management Pool - Swim Right, Gym - Goodlife
St Kilda Sea Baths	Indoor sea water pool, spa, steam room, gym, restaurant, bar. Swimming lessons, lap swimming	Public use	Open 110.5 hours per week	City of Port Phillip. Private management South Pacific Health Club
Brighton Baths	Enclosed outdoor saltwater pool, steam room, gym, swimming lessons, swimming groups	Public use	Open 98.5 hours per week	City of Bayside, Private management
Brighton Swim School	Swimming lessons. Lease space to Brighton Spine and Sports Clinic	Referral required from Spine and Sports clinic	Predominantly a swim school 7 days a week	Private

Facility	Service Offer	Usage	Opening Hours	Management
Bayside Aquatics (Mentone Grammar), Mentone	25m pool. Swimming lessons, squads, holiday programs, school carnivals	School and bookings only	No general public access	Private – Mentone Grammar
Mentone Girls Grammar School, Mentone	Indoor heated technique pool (31 degrees) Indoor heated 25m, 8 lane pool (29 degrees) 1m and 3m diving boards. Swimming squad and dive programs	School and bookings only	No general public access	Private – Mentone Grammar
Fitness First, Highett	Indoor 20m x 4 lane pool. Swim Lessons, lap swimming, aqua classes	Casual pool access	Pool open 88 hours per week	Private
Carnegie Swim Centre, Carnegie	Toddler Pool, Wading Pool, 50m Pool, Dive Pool	Public use	Open 61 hours p/w Seasonal Pool (Nov 1 – March 31	City of Glen Eira
Don Tatnell Leisure Centre, Parkdale (CLOSED)	Indoor 25m pool – 32°C gym, group exercise classes	Public use	Open 99 hours per week	City of Kingston
Waves Leisure Centre, Highett	Indoor 50m pool – 28°C, gym crèche, group exercise classes	Public use	Open 99 hours per week	City of Kingston
Planned Warm Water Pools				
St Kilda Football Club, Moorabbin	To be included in Stage 2 of redevelopment. Will include community gym, warm water, grandstand, change rooms, allied health	Likely to include community use	TBC	St Kilda Football Club
Fairway Bayside Aged Care	Warm water pool, open for public use	TBC - Early planning stages	TBC	Internal

The following map (2) shows private and public pools in Bayside and neighbouring municipalities.

9. Site options assessed

Following an assessment of the site options above, Sandringham Family Leisure Centre was assessed as the most suitable site, followed by Brighton Golf Course.

The sites are central to the Bayside population, on land that is relatively flat, owned by Council and of a size that can accommodate the required components and have relatively few constraints.

If agreement to the scope of the project is agreed with the existing lessee, the Brighton Golf Course site has the ability to commence development in the short term, with the SFLC requiring a longer time frame. If agreement can't be met, a construction timeline extends to 2028.

See Appendix 1 for a site context plan, Appendix 2 for site plan, Appendix 3 for floor plan and Appendix 4 for site section criteria, weighting and scoring.

Each site was assessed against the thirteen criteria listed in chapter 8.1.

The sites were ranked for suitability in the following order:

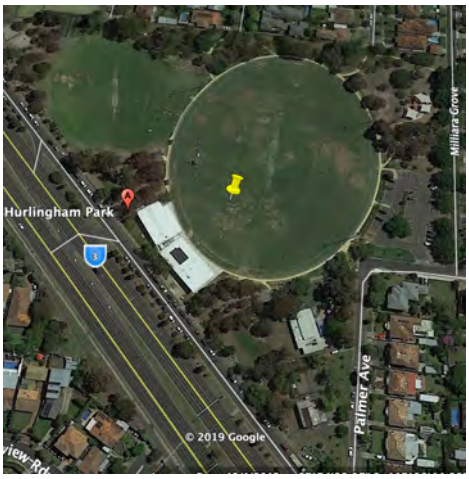
1. Sandringham Family Leisure Centre
2. Brighton Golf Course
3. Brighton Bowls
4. Hurlingham Park
5. Dendy Park Tennis
6. Ex CSIRO site

9.1 Advantages / Disadvantages of the sites reviewed

Following a review of the recommended sites and their advantages and disadvantages, some six sites were reviewed for their potential to accommodate a warm water facility.

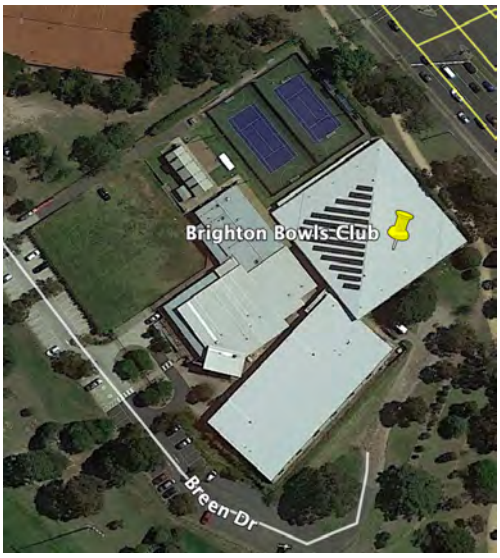
These are listed below and a summary provide below an aerial image.

Hurlingham Park, 1 Palmer Avenue, East Brighton



- Located in area of Bayside with the highest proportion of those aged 60 and older
- Zoned Public Park and Recreation Zone (PPRZ)
- Planning scheme overlays include Design and Development, Development Contributions Plan and Heritage Overlay
- Likely to require significant tree removal before construction
- Plans to upgrade childcare facilities at the site
- Within 3km of hydrotherapy pools at Epworth Brighton and Platinum Physiotherapy Brighton.

Brighton Bowls Club, 306 Dendy Street, East Brighton

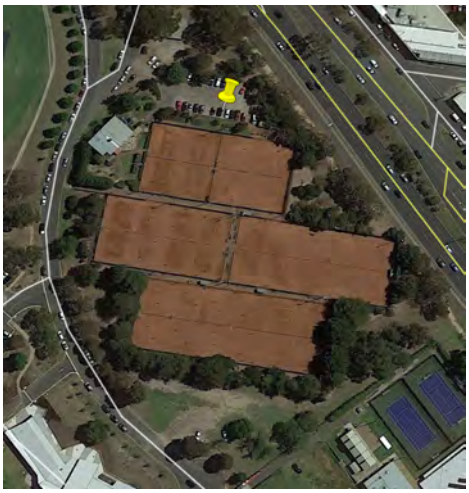


- Located in area of Bayside with the highest proportion of those aged 60 and older
- Zoned Public Park and Recreation Zone (PPRZ)
- Planning scheme overlays include Design and Development, Development Contributions Plan and Special Building Overlay
- Within 3km of Hydrotherapy pools at Epworth Brighton and Platinum Physiotherapy Brighton
- Potential for croquet club to use old bowling green at site

Brighton Golf Course, 210 Dendy Street, Brighton East

- Located in area of Bayside with the highest proportion of those aged 60 and older
- Zoned Public Park and Recreation Zone (PPRZ)
- Planning scheme overlays include Design and Development, Development Contributions Plan and Special Building Overlay
- Within 3km of Hydrotherapy pools at Epworth Brighton and Platinum Physiotherapy Brighton
- Good access by bus
- A site at the entrance to the club has adequate space to accommodate a warm water pool
- A flat site requiring minimal tree removal
- Car parking maybe limited if activities other than warm water rehabilitation are conducted at the site

Dendy Park Tennis Centre, 306 Dendy Street, Brighton East



- Located in area of Bayside with the highest proportion of those aged 60 and older
- Zoned Public Park and Recreation Zone (PPRZ)
- Planning scheme overlays include Design and Development, Development Contributions Plan and Special Building Overlay
- Within 3km of hydrotherapy pools at Epworth Brighton and Platinum Physiotherapy Brighton
- No space on the current leased space for a warm water pool.

Sandringham Family Leisure Centre, 168 – 188 Tulip Street, Cheltenham

- Located in the part of Bayside with the least number of those 60 years and over
- Zoned Public Park and Recreation Zone (PPRZ)
- Planning scheme overlays include Design and Development, Vegetation Protection and Development Contributions Plan
- No other hydrotherapy pools within 3km
- The site with the largest range of complementary services including other pools, gym, and physiotherapy services
- Public access with broader hours of operation
- Expertise of aquatic management
- Synergies with existing services and programs
- Some Council control through lease requirements
- Ability to be cross programmed with other uses such as swim lessons.

Ex CSIRO site,
37 Graham Road, Highett

- Commonwealth land not controlled by planning scheme
- Planning Scheme Overlays include Development Contribution Plan and Special Building Overlay
- No other hydrotherapy pools within 3km.

10. Potential program partners

As warm water/hydrotherapy services typically target people and their range of conditions, programs delivered in hydrotherapy pools are typically those of the peak bodies, health, disability or aged care providers. Examples include:

- Council of The Aging
- Cerebral Palsy Support Network
- Arthritis Association
- Spinal Cord Injury Association
- Berendale School
- Private Exercise Physiologists or Physio therapists (e.g. Connect Health, Platinum Physiotherapy)
- Community Centres (e.g. Connect Health and Community)

10.1 Benefits of providing warm water pools in different settings

The continuum of care from acute disease management to general health and well-being can be aided by an aquatic environment. There are a number of models of provision of hydrotherapy that varies for some public access to full community access in private and public health care facilities.

Aquatic facilities are expensive to build and maintain. At the same time, health care is widely viewed as too expensive. Thus, some people interviewed suggested aquatic therapy should narrow the physical and communication gaps between the health care system and the community pool, to extend the hospital into the community, or the local pool to more of a health related service.

It is argued that patients are likely to do better in a community setting where there is a more “playful” or social atmosphere, as long as those patients who want privacy in the process of getting therapy can be protected and the environment can be managed for patrons with significant disfigurement, on the autism spectrum or with difficult behaviours.

In residential care settings, fewer residents are mobile and can use hydrotherapy as the older adults are being serviced more in the community, however newer aged care facilities that have independent living, commonly provide pools that include lap swimming, spa, warm water or hydrotherapy pools.

More public aquatic facilities than ever before include warm water or hydrotherapy pools to extend their service offer, and in particular to be able to run exercise programs and learn to swim that can generate greater income than other aquatics facilities. These centres also include on-site therapy services.

MYPHYSIO, a physiotherapy provider at GESAC includes treatment space for health professionals to operate at the centre. This colocation provides benefits to both the centre and the health professionals in providing on-site services.

10.2 Possible provision models

There are five common settings where warm water/hydrotherapy pools are typically provided. These are:

- Colocated in combined leisure centres
- Separate Council owned/managed facility
- Hospitals/health services
- Aged care facilities
- Schools
- Private Gym/Heath Clubs

There are different benefits of each. These are described below with examples.

Colocated in combined leisure centres

Management options for these include in-house, external management entity or combined business entity.

Most new aquatic centres, for example GESAC, Melbourne Sports and Aquatic Centre (MSAC), Watermarc, Maribyrnong Aquatic Centre (MAC), AquaPulse, Monash, Ringwood and Splash have a warm water pool as part of the larger combined leisure centre. Some are separated by operable walls such as AquaPulse or in Ringwood, or at the back or removed from the main pool hall such as in Monash, WaterMarc and MSAC, etc.

In these centres there are opportunities for cost reduction through staffing, opportunities to extend use to include swim lessons, fitness programs and casual swims, extend opening hours and programming as these are shared across a range of pools. These in centre pools benefit from professional design and management due to scale and provide an ability for cross subsidisation with staffing and operation (lifeguards, water quality management and chemicals, etc). As a number of support facilities can be shared with other pools, there is a reduced build cost if multiple aquatic facilities are included in the one building.

These centres allow for a diverse use of the facility by programming the warm water pool for (swim lessons/rehabilitation, mums and bubs, aqua fit classes, etc., as well as hydrotherapy) and open up the balance of time for casual use.

These facilities can still attract allied health uses (may have rooms to hire, for example at Monash, and the MAC etc.), as well as well-being services or health/rehabilitation practices such as at MSAC and Peninsular Aquatic Centre, etc. It appears pools that are remote from other activities in the centre are less used. For example, the MSAC hydro pool is upstairs from the main pools, although there is also a warm water pool in the complex with a height adjustable floor.

Hospitals/health services

Examples of the hydrotherapy pools in hospitals inspected, include Caulfield Hospital, Epworth Hospital - Brighton, Brunswick Private and Northwest – Burnie (Tasmania) (2 pools) and Travencore Adolescent Health (Royal Children's Hospital). These provide for inpatients or residents as well as organised users, or swim schools in set times, i.e. private physios.

Typically, these are not programmed by the hospital for community use and hence do not have high usage.

Some small community health services also include warm water pools, for example Ballan District Healthcare and Super GP Clinic Ballan.

Separate Council owned/managed facility

Examples of this type of facility include Kerang and Deniliquin, and multiple locations in WA with small pools.

These separate Council facilities tend to be:

1. Typically located in centres with small populations
2. Separate to Council outdoor pools in the same town
3. Only available for limited times for casual use
4. Able to be hired by professionals for clients (or sports clubs) who provide supervision
5. Reduce staffing costs by providing staffing only on a part time basis and reduce opening hours.

Facilities provided in aged care

Examples of this type of facility include: Classic Residences – East Brighton, OneCare – Barossa Park Wellbeing Centre, Glenorchy. Barossa Park is a large stand-alone centre in a residential aged care facility with public access and programs, managed by YMCA. Subsidised use is available for residents.

Another example is Warramunda Aged Care Facility in Kyabram. This is a community based aged care facility. This facility provides for rehabilitation use for the public limited to classes, or attending with a physio, on fee basis. There is value in opening up such facilities to the community as fewer residents in high support units can use such a facility, as there are more incentives to keep residents in their own home.

In these models, residents benefit as the operational costs are borne by the organisation that runs the facility. However, on occasions due to issues such as flu outbreaks, these types of facilities are sometimes not accessible to the community. They tend not to be designed as public facilities with casual use and a number suffer from domestic scale plant, change rooms being too small and other scale issues when community seek to use them.

The Barossa Park facility in Glenorchy is a good model for a contemporary community pool suitable for older people and people with a disability. It has three lap lanes, large warm water with good accessibility and an integrated spa.

Physiotherapy private practices

Examples of Physiotherapy private practices include Bendigo – Physiotherapy Centre Bendigo and Brisbane Physiotherapy. These facilities tend to be provided in cities with large populations. They tend to serve their own patients, referred outpatients and members and not the general community.

Schools

There are some examples of small warm water pools provided in schools. Examples include Berendale School, Hampton East, Glenallen Specialist School, Seymour College and Fawkner Primary. Private schools have recently started to include warm water pools in addition to competition swimming pools. These are commonly hired by organisations after school hours. Some for example are hired by a swim school.

There are considerable benefits of schools having access to warm water for lessons. However, school pools are unlikely to be able to provide community access to patients during the day, unless designed specifically for this use.

Private Gym/Heath Club/Swim School

Apart from the common health club chains that may have a pool, such as Fitness First, Good Life Clubs, there are many examples of small scale private health club pools, including Wynyard Gym and Fitness (TAS), Infinity Health Club, Kyabram and Dynamic Fitness Centre, Echuca. These each serve different markets and a limited number offer casual use. These are mostly only available to members.

There are a number of swim schools that have warm water pools, such as Jump, Elite, and Paul Sadler Swimland, as well as single private facilities. Several of these have arrangements with physiotherapists but mostly they are not available for community use.

10.3 Potential operators

Throughout the engagement stage of this study, discussions were held with potential operators, both commercial and not for profit. Management of aged care and residential facilities in the area generally were not enthusiastic about the management opportunity. Due to the disadvantages noted above, they are not an ideal partner for a facility that requires broad and frequent public access. However these disadvantages can be negated with a design and management model that considers both public and private use from the early planning stage

The following organisations were identified as potential partners and operators.

Brighton Swim School

The organisation is an experienced operator of swim schools in Victoria and Queensland. They currently operate the Brighton Swim School in Bay Street, Brighton. Although predominately a swim school, the venue leases space to a neighbouring physiotherapy business for water exercise classes.

They are seeking larger premises to expand the business in Bayside and are prepared to offer significant capital for the construction of a facility that includes a warm water pool in return for a long-term lease. The operator would be interested in contributing to this proposal in return for a long-term lease.

Leisure Management Services (LMS) – Managers of Brighton Golf Course

LMS provides management services to local government. Now specialising in golf course management, LMS have had a history of operating public aquatic facilities. Their proximity to the preferred site, experience in aquatic operations and knowledge of the local market would suggest that they maybe a potential operator of a warm water pool in Bayside. LMS have a lease for the site until 2028 so any options to develop the site must include them

In 2018, LMS presented Council with an option to develop the Brighton Golf Course site to include a Warm Water Pool. Subsequently, LMS have submitted a further proposal that considers a Wellness Facility at the site including a mineral hydrotherapy Pool to compliment outdoor mineral spring pools and associated treatment rooms. This proposal does not meet the identified needs of the community, but does provide diversity within the municipality and an experience not available this close to the City. The Wellness Facility proposal is to be funded by LMS.

Discussions to incorporate a warm water pool with the proposed Wellness Facility or at the site entrance should be undertaken.

Swim Right, Sandringham

Swim Right currently lease the aquatic facilities at the Sandringham Family Leisure Centre, predominately for swimming lessons, school swimming and lap swimming. They work closely with Sandringham Sports Physio who access pool space at the venue. Swim Right have experience in pool operations, programming, staffing and venue management. The ability to expand the swim school in conjunction with physiotherapy services and other warm water pool uses would make Swim Right a potential operator of warm water pool in Bayside.

Fairway Bayside Aged Care, Sandringham

Fairway Bayside Aged Care is a not for profit organisation that was built in 1995, which has since been extended to a 65 bed facility. The Board of Fairway Aged Care is to consider a proposal for a further extension to the venue that includes day facilities and a warm water pool for residential and public use. If the proposal is approved, there is an opportunity for Council to assist in the development of the venue that will provide warm water facilities to the local community.

Physiotherapy Practices

A number of physiotherapy practices currently lease space at the existing pools in Bayside, including East Brighton Physiotherapy Centre, Platinum Physio, Connect Health, Brighton Spine and Sports Clinic, Sandringham Sports Physio. A purposed built warm water pool with the appropriate number of treatment rooms to accommodate a large physiotherapy practice would be attractive to local operators.

Commercial Leisure Management Groups

There are a number of leisure management groups that operate aquatic, fitness and sports venues on behalf of local government. These management groups include:

- Aligned Leisure
- Clublinks
- Belgravia Leisure
- Bluefit, and
- YMCA

The groups are experienced in facility management with head office functions that include marketing, risk management, finance and human resources. Management options available may include lease, profit share, lump sum or fee for service. Most leisure management groups will provide a capital contribution in return for a longer-term management agreement.

An expression of interest process for venue management, prior to construction of a new facility, would be recommended to gauge direct interest from relevant groups.

11. Transport Options

Council is now in receipt of State and Federal funding to support eligible residents to maintain their connection to community activities. While the connection to the community activities is the primary source of funding, door-to-door transport is supported to achieve this aim. To be eligible for this program residents must be registered through My Aged Care, be aged 65 years plus, living at home (not residential Care), not in receipt of other Commonwealth funded programs and unable to independently get to the activity.

As part of a broader transport program Council currently provides transport twice weekly to aquatic facilities within Bayside and to Glen Eira Sports and Aquatic Centre.

The following table considers extending the existing transport services to GESAC (or other facilities) for residents who require access to a warm water pool. The proposal, does not suggest the participants contribute to the cost of this services and it provides very generous allowances for operation including:

- Full time band 5 driver;
- Full time band 4 administration; and
- Subsidy of entry cost.

Additional costs are noted in the table below.

With consideration to the current environment regarding Covid restrictions and impact on Councils operating budget it is proposed that this service would not commence until 21/22.

The annual cost for a service five days a week for 52 weeks a year in Scenario 1, is estimated at $215,430. It is estimated that 20 people may participate.

Scenario 2 providing a service for 2 days a week for 50 weeks of the year is estimated at $123,900 per annum. It is estimated that 10 people may participate. In the short term, Council can consider providing transport to GESAC for residents who require access to a warm water pool.

The annual cost for a service 5 days a week for 52 weeks a year in Scenario 1, is estimated at $215,430. It is estimated that 20 people may participate.

Scenario 2 providing a service for 2 days a week for 50 weeks of the year is estimated at $123,900 per annum. It is estimated that 10 people may participate.

	Scenario 1	Annual Cost
1	Bus lease	$23,000
2	Driver	$79,472
3	Administration	$65,992
4	Gesac Entry	$11,440
5	Cab subsidy	$35,526
	TOTAL	$215,430
1	Bus Lease includes operating costs e.g. fuel, servicing, rego etc.	
3	Administration hours includes daily bookings for bus of 8 hours per day	
4	GESAC Subsidy $5.50 per person per visit.	
5	Cab subsidy - Assume 14 people per week – Max 3km per trip	
Assumptions		
Pick up drop off from 3 locations in Bayside to GESAC		
Location 1. 142 Bay St, Brighton.		
Location 2. 106 Highett Road, Sandringham		
Location 3. East Concourse, Beaumaris		
Two trips per day		
5 days per week for 52 weeks a year		
Bus 12 seats		
20 regular participants		

	Scenario 2	Annual Cost
1	Bus lease	$23,000
2	Driver	$17,428
3	Administration hours	$65,992
4	Gesac Entry	$7,720
5	Cab subsidy	$9,760
	TOTAL	$123,900
1	Bus Lease includes operating costs e.g. fuel, servicing, rego etc.	
2	Operates 2 days a week	
3	Administration hours includes daily bookings for bus of 3 hours per day	
4	GESAC Subsidy $5.50 per person per visit.	
5	Cab subsidy - Assume 4 people per week – Max 3km per trip	
Assumptions		
Pick up drop off from 3 locations in Bayside to GESAC		
Location 1. 142 Bay St, Brighton.		
Location 2. 106 Highett Road, Sandringham		
Location 3. East Concourse, Beaumaris		
One trip per day		
2 days per week for 50 weeks a year		
Bus 12 seats		
10 regular participants		

12. Indicative capital and recurrent costs

Based on recently constructed warm water facilities, the likely cost of a standalone warm water pool is likely to be in the vicinity of $7,000,000. The net annual operating cost has been estimated at $336,300.

An integrated facility at Sandringham Family Leisure Centre is estimated to cost $5,058,000 for construction with a net annual operating cost estimated at $3,000.

(Note, construction costs are indicative only. QS costs will be provided once design is completed.)

There are significant savings in the construction costs of a warm water pool at a multi purpose leisure facility. Facilities such as the reception area, change rooms, office/administration, first aid room, café, staffing areas, plant room and storage are incorporated in the design for other pool and fitness facilities.

Similarly there are significant savings in the operations. A stand-alone facility requires its own Manager, Lifeguards and administrative staff, its own cleaning, marketing, maintenance and insurance costs.

A multi purpose leisure centre can cross promote its activities internally and attract more use to a warm water pool improving the overall performance of the centre.

Comparing the two models, the standalone facility would require a subsidy per head of $16.29 per person while the integrated model would require a subsidy of $0.11.

See Appendix 5 below for indicative costs and assumptions.

The subsidy at SFLC has been calculated based on 24,791 visits per year, factoring in the on-site allied health services, connected gymnasium and basketball facilities and existing learn to swim program operating. SFLC also provided extended hours of operation allowing for additional use. This is considered a conservative amount with the numbers extracted from the New Focus report (2018).

The subsidy at Brighton Golf Course has been calculated based on 20,651 visits per year. Also using the figures provided in the New Focus report, the value has been decreased, to reflect the impact of no allied services or supplementary aquatic facilities.

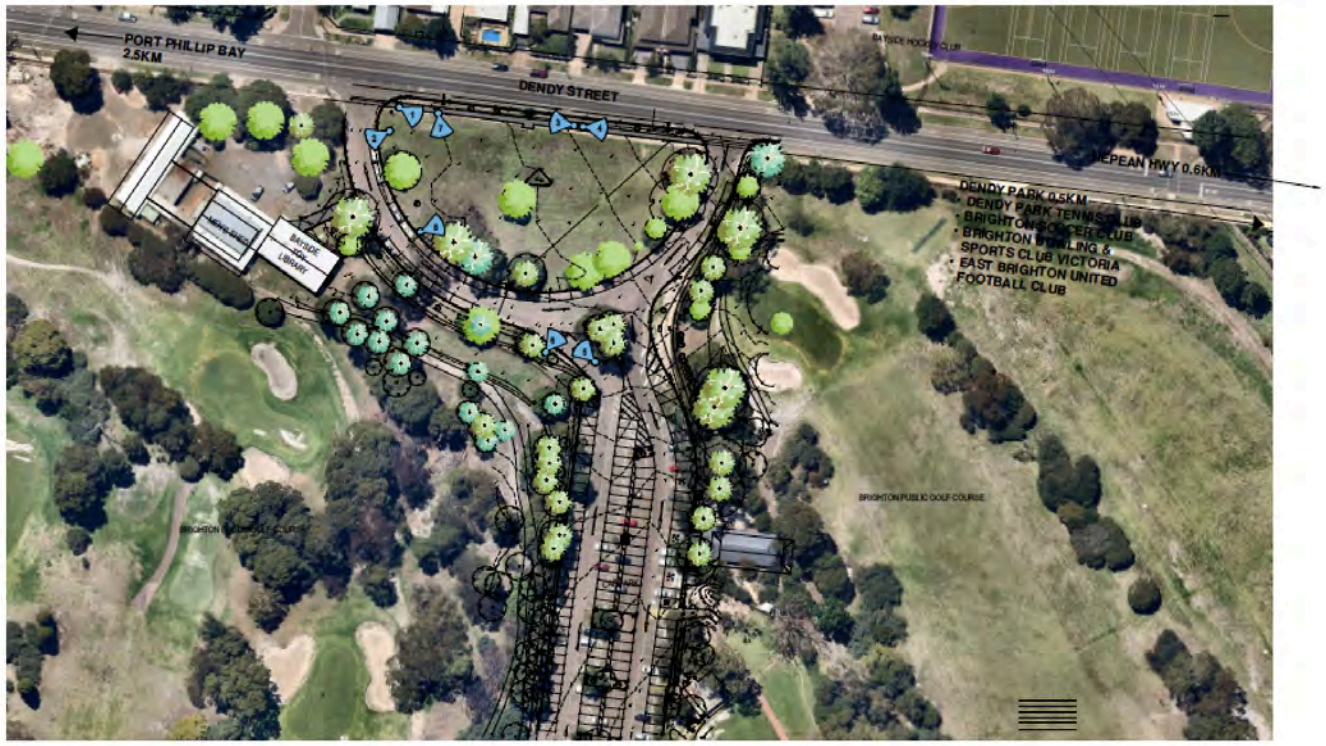
If we consider the following variations the subsidy per person would be:

Site	Visitations (New Focus)	Subsidy	Visitations 20% (increase)	Subsidy	Visitations 20% (less)	Subsidy
SFLC	24,791	$0.11	29,749	$0.10	19,832	$0.15
BGC	20,651	$16.29	24,781	$13.57	16,520	$20.36

These indicative figures demonstrate the economies of scale achieved through colocation within a broader recreation facility that has potential to attract a more diverse and extensive customer base.

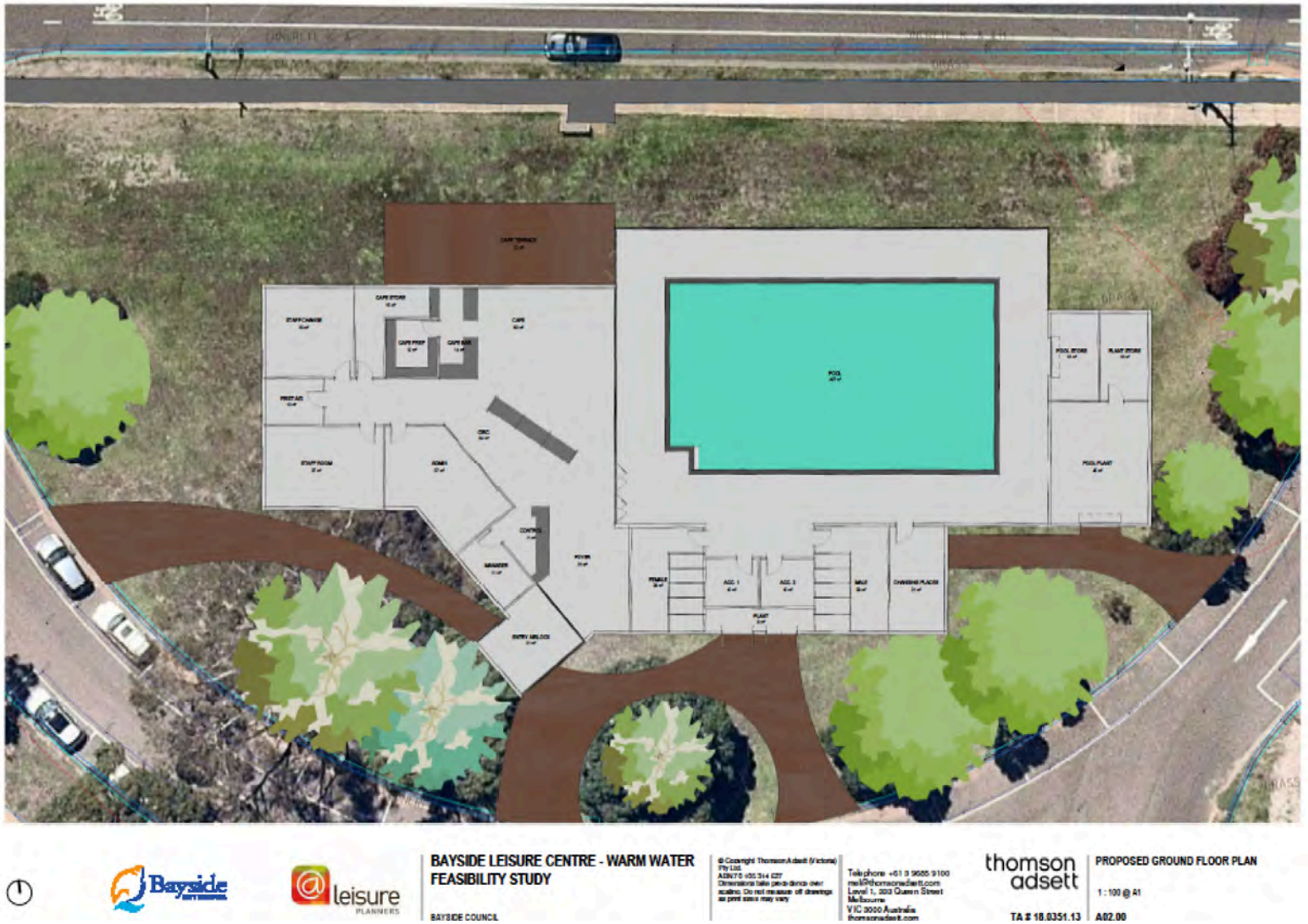
13. Appendices

Appendix 1. Site context plan – Brighton Golf Course



Appendix 2. Proposed site plan – Brighton Golf Course

Appendix 3. Proposed ground floor plan



Appendix 4. Site selection criteria weighting and scoring

No.	Criteria	Weighting	POTENTIAL SITES / OPTIONS											
			Hurlingham Park		Brighton Bowls		Brighton Golf		Dendy Park Tennis		SFLC		Ex CSIRO	
			Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
A	Central to the population it needs to serve - inc those 60 years plus	0.09	5	0.45	5	0.45	5	0.45	5	0.45	3	0.27	3	0.27
B	The site can accommodate required components - 1200 sq mtr including power/water, have adequate car parking and with an opportunity to expand	0.15	4	0.6	5	0.75	5	0.75	1	0.15	4	0.6	5	0.75
C	Land is relatively flat with suitable configuration for a building	0.04	2	0.08	5	0.2	5	0.2	5	0.2	5	0.2	5	0.2
D	The site visually prominent, on main road, can be seen for some distance	0.03	2	0.06	2	0.06	4	0.12	4	0.12	3	0.09	3	0.09
E	No planning constraints inc. flood, heritage, environmental, zoning, drainage, geotechnical, easement, trunk sewer etc	0.12	2	0.24	5	0.6	5	0.6	3	0.36	5	0.6	1	0.12
F	Land ownership or management by Council means no purchase required	0.09	5	0.45	3	0.27	5	0.45	5	0.45	5	0.45	1	0.09
G	Can complement or replaces an existing public service with better	0.06	4	0.24	4	0.24	4	0.24	4	0.24	5	0.3	2	0.12
H	Can complement any existing private service	0.01	2	0.02	2	0.02	3	0.03	2	0.02	5	0.05	2	0.02
I	No major competing like facilities within 3kms	0.01	3	0.03	3	0.03	3	0.03	3	0.03	5	0.05	5	0.05
J	Close to public transport, bus, train, bike paths, accessible vehicles for ease of access	0.14	3	0.42	3	0.42	3	0.42	3	0.42	4	0.56	5	0.7
K	Close proximity to an activity centre, public health and allied health services - hospital, aged care facility to encourage use during the day	0.05	4	0.2	3	0.15	4	0.2	4	0.2	4	0.2	5	0.25
L	Ability to commence development in short term (1-2 years)	0.12	3	0.36	4	0.48	2	0.24	4	0.48	2	0.24	2	0.24
M	Suitable commercial organisation on site or nearby to assist in delivery of operations and services	0.09	2	0.18	2	0.18	5	0.45	2	0.18	5	0.45	1	0.09
•	•	TOTAL SCORE	41	3.33	46	3.85	53	4.18	45	3.3	55	4.06	40	2.99
•	•	RANK		5		3		2		4		1		6

Appendix 5. Indicative capital and recurrent costs

Bayside Warm Water Pool Feasibility Indicative Capital Costs

Stand alone Facility - Brighton Golf Course Site			
	Area m2	Rate per sq metre	Cost
Building			
Entry	20	$2,450	$49,000
Foyer	80	$2,750	$220,000
reception counter	allow	$25,000	$25,000
turnstiles	allow	$75,000	$75,000
Admin	30	$2,850	$85,500
Café Seating	40	$2,250	$90,000
Staff Room	30	$2,750	$82,500
First Aid	26	$2,750	$71,500
Circulation	40	$2,250	$90,000
Male Change	35	$3,250	$113,750
Female Change	35	$3,250	$113,750
Accessible x 2	26	$3,500	$91,000
Pool Hall	455	$2,900	$1,319,500
Store	10	$2,250	$22,500
Cleaners	5	$2,750	$13,750
Pool Store	50	$2,250	$112,500
Plant Room	50	$2,250	$112,500
Signage	allow		$25,000
Sub total			$2,712,750
ESD initiatives	3%		$81,383

Sandringham Family Leisure Centre			
	Area m2	Rate per sq metre	Cost
Building			
Entry	Na		
Foyer	Na		
reception counter	Na		
turnstiles	Na		
Admin	Na		
Café Seating	Na		
Staff Room	Na		
First Aid	Na		
Circulation	Na		
Male Change	Na		
Female Change	Na		
Accessible x 2	Na		
Pool Hall	455	$2,900	$1,319,500
Store	10	$2,000	$20,000
Cleaners	Na		
Pool Store	50	$2,000	$100,000
Plant Room	25	$2,000	$50,000
Signage	allow		$5,000
Sub total			$1,494,500
ESD initiatives	3%		$44,835

Aquatics			
Warm water pool 20m x 11.5m	230	$8,250	$1,897,500
Equipment	allow	$80,000	$80,000
Builders works		$200,000	$200,000
Preliminaries		$500,000	$500,000
Sub total			$2,677,500
External			
Site Preparation and earthworks	allow	$70,000	$70,000
Car park	30	$4,800	$144,000
Landscaping	allow	$80,000	$80,000
Sub total			$294,000
total			$5,765,633
Design contingency	5%		$288,282
Construction contingency	5%		$288,282
Professional fee allowance	8%		$461,251
Fixture fittings equipment			$150,000
Sub total			$1,187,814
TOTAL			$6,953,446
Exclusions			
External services		Allow	$200,000
Footpaths			
Cost escalation to tender			
Authority fees and charges			

Aquatics			
warm water pool 20m x 11.5m	230	$8,000	$1,840,000
Equipment	allow	$80,000	$80,000
Builders works		$75,000	$200,000
Preliminaries		$150,000	$500,000
Sub total			$2,620,000
External			
Site Preparation and earthworks	Na		
Car park	Na		
Landscaping	Na		
Sub total			$0
total			$4,159,335
Design contingency	5%		$207,967
Construction contingency	5%		$207,967
Professional fee allowance	8%		$332,747
Fixture fittings equipment			$150,000
Sub total			$898,680
TOTAL			$5,058,015
Exclusions			
External services			
Footpaths			
Cost escalation to tender			
Authority fees and charges			

Indicative costs only. No design or QS completed
Area m2 - Give or take 30%

Bayside Warm Water Pool Feasibility Potential Income and Expenditure

Brighton Golf	Classes /Hrs pwk	Price	Attendance/ Number per week	Weeks per annum	Base Case Total PA
Income					
Concession Peak	1	$8	260	51	$99,450
Aqua Fitness	5	$19	4	51	$19,380
Aqua Fitness concession	5	$17	8	51	$34,680
Learn to swim	17	$19	6	40	$78,540
Pool Hire per lane	5	$54	1	50	$13,500
Total					$258,861
Expenses					
Wages					
Total					$595,223
Net					-$336,362

Exclusions/Assumptions
Entry costs based on current GESAC fee schedule
Assume operating hours - 78 p/week
Assume no treatment rooms and formal Physio on site for referrals
Casual attendance numbers based on New Focus Research 2018 and @leisure models.
Aqua classes and LTS based on GESAC usage
Expenses based on benchmarks from like aquatic centres

SFLC	Classes /Hrs pwk	Price	Attendance/Number per week	Weeks per annum	Base Case Total PA
Income					
Concession Peak	1	$8	280	51	$107,100
Aqua Fitness	5	$19	4	51	$19,380
Aqua Fitness concession	5	$17	8	51	$34,680
Learn to swim	30	$19	6	40	$138,600
Pool Hire per lane	5	$54	1	50	$13,500
Total					$331,620
Expenses					
Wages					
Total					$334,588
Net					-$2,968

Exclusions/Assumptions
Entry cost based on current GESAC fee schedule
Operating hours - will be longer than stand alone but have no direct impact on costs of warm water pool
On site treatment rooms will increase pool usage and income. Not included above
Casual attendance numbers based on New Focus Research 2018 and @leisure models.
Aqua classes and LTS based on GESAC usage
Expenses based on benchmarks from like aquatic centres
Significant staffing and operating costs reduced due to shared facilities
Assume greater LTS enrolments when promoted with existing swim school
Assume greater casual use from those using other on site services