



Civic Centre, 10 Watson Terrace  
Mount Gambier SA 5290

PO Box 56  
Mount Gambier SA 5290

Telephone 08 87212555  
Facsimile 08 87249791  
[city@mountgambier.sa.gov.au](mailto:city@mountgambier.sa.gov.au)

[mountgambier.sa.gov.au](http://mountgambier.sa.gov.au)

**I hereby give notice that a Confidential Special Council Meeting will be held on:**

**Date: Monday, 3 June 2019**  
**Time: 5.30 p.m.**  
**Location: Council Chamber**  
**Civic Centre**  
**10 Watson Terrace**  
**Mount Gambier**

# **AGENDA**

## **Confidential Special Council Meeting** **3 June 2019**

**Andrew Meddle**  
**Chief Executive Officer**

**31 May 2019**

### 4.3 COMMUNITY AND RECREATION HUB - AQUATIC FACILITIES SCOPE – REPORT NO. AR19/27170

#### CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Mayor L Martin, Councillors K Amoroso, M Bruins, B Hood, P Jenner, C Greco, S Mezinac, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, P Lee, N Serle, S McLean, H Gajic and A Lavia be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 4.3 AR19/27170 Community and Recreation Hub - Aquatic Facilities Scope.

The Council is satisfied that, pursuant to section 90(3) (b) and (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is
  - conducting business; or
  - proposing to conduct business; or
  - to prejudice the commercial position of the Council
- tenders for the:
  - supply of goods, or
  - the provision of services, or
  - the carrying out of works

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information contained in the report and to be discussed includes information relevant to the specification and assessment of a tender submission which, if disclosed, is considered to reasonably confer an advantage on tender respondents and accordingly prejudice the commercial position of Council and therefore not be in the public interest as tender submissions may be unduly influenced and detrimental to achieving best value for the community.

**4.3 COMMUNITY AND RECREATION HUB - AQUATIC FACILITIES SCOPE – REPORT NO. AR19/27170**

<b>Committee:</b>	<b>Council</b>
<b>Meeting Date:</b>	<b>3 June 2019</b>
<b>Report No.:</b>	<b>AR19/27170</b>
<b>CM9 Reference:</b>	<b>AF13/64</b>
<b>Author:</b>	<b>Heidi Gajic, Community Development and Engagement Officer</b>
<b>Authoriser:</b>	<b>Barbara Cernovskis, General Manager Community Wellbeing</b>
<b>Summary:</b>	<b>Recommendation for preferred aquatic configuration presented to Council for consideration.</b>
<b>Community Plan Reference:</b>	<b>Goal 1: Our People</b> <b>Goal 3: Our Diverse Economy</b> <b>Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage</b>

The Council is satisfied that, pursuant to Section 90(2) & (3) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (b) information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; or proposing to conduct business; or to prejudice the commercial position of the Council
- (k) tenders for the: supply of goods, or the provision of services, or the carrying out of works.

**REPORT RECOMMENDATION**

1. That Council Report No. AR19/27170 titled 'Community and Recreation Hub - Aquatic Facilities Scope' as presented on 03 June 2019 be noted.
2. That Council accept the final indoor aquatic configuration and endorse Option 2 as presented to be included in the detailed design of the Community Recreation Hub.



## BACKGROUND

On 29 April 2019 architects DesignInc and Co-Op Studios visited Mount Gambier for discussions on the scope of the aquatic facilities in preparation for completion of the detailed design for the Community and Recreation Hub.

Following this meeting DesignInc and Co-Op Studios produced the Pool Return Brief further refining the specifics of the aquatic facilities.

## DISCUSSION

Knowledge gained through visiting similar facilities, projected usage of the facility and consideration of the whole of life for the facility have informed and shaped the scope for the aquatic facilities within the Community and Recreation Hub.

Two (2) options have been presented for consideration.

### OPTION 1

#### 25 Metre Pool

- Dimensions: 25m long x 20m wide  
The pool can be divided into 8 x 2.5m wide lanes.
- Depth: 1.2m – 2.1m  
The shallow end of 1.2m will extend for 4 metres to cater for older learn to swim age groups. i.e. 6-12 years-old and adult swim classes.
- Temperature: 28C
- Compliant ramp and stair access additional to the footprint of the main water body.
- The pool end walls will have raised pediments 300mm above water level and 700mm wide. Demountable starting blocks of a type that will be selected during the design process will be required at the deep end only. A pediment end wall will be provisioned at the shallow end for supervised diving by qualified coaching staff only. Diving from both ends will better cater for short course championships.
- The pool will accommodate 125 patrons based on a rate of 1 bather per 4.0m<sup>2</sup> of water surface calculated by depth range (maximum recommended). NCC allows 1.5m<sup>2</sup> per person but this is unrealistic.

The design of the 25m pool is suitable for the following activities:

- Casual swimming and recreational uses
- Club swimming events
- 25m short course championships (State and National level)
- Competition Swimming
- Swim squad
- School Swim Carnivals
- Learn to Swim (shallow end)
- Casual Lap swimming
- Aquatic education / training
- Aquatic group exercise - deep water running, aqua aerobics, aqua zumba, etc
- Water walking
- Recreation - including inflatable toys, etc.
- Scuba diving training
- Canoe Polo
- General community use

#### Learn to Swim Pool (Standalone)

- Dimensions: 10m long x 15m wide



By industry standard this is considered to be a reasonable learn to swim pool allowance within a regional location. The pool could be divided into 5 separate teaching lanes, each 1.7m wide, or into 3 zones lengthways

- Depth: 0.7m – 0.9m  
A teaching step is proposed on the east side of the pool so that children can rest on while taking instruction. The step will sit 300mm below the water level.
- Temperature: 32C
- Compliant ramp and stair access additional to the footprint of the main water body.
- Learn to swim will accommodate 50 students
- The learn to swim pool and the leisure pool (splash play area) are separate water bodies with their own filtration plants for the containment of a contamination scenario to one pool to maximise the number of pools in service at any one time. In order to separate the pools, two filtration and circulation systems are required, and the water bodies need to be physically separated. A 3.0m concourse has therefore been proposed between the learn to swim pool and leisure pool in compliance with RLSSA guidelines and to negate the requirement for a barrier between the two pools.

The design of the learn to swim pool is suitable for the following activities:

- Learn to Swim programs
- Rehabilitation programs, aqua therapy and disability programs where warmer water is required
- Leisure and recreational uses
- Cannot be used for lap swimming due to the shallow depths. Minimum depth for lap swimming is 1.1m.

#### Leisure Pool (Splash Play Area)

- 150m<sup>2</sup>  
The size of the leisure pool is small at ~150m<sup>2</sup> compared to other major aquatic centres which have on average between 300 – 400m<sup>2</sup> of leisure water space.
- Depth: Beach entry 0m – 0.3m  
The shallow end of 1.2m will extend for 4 metres to cater for older learn to swim age groups. i.e. 6-12 years-old and adult swim classes.
- Temperature: 32C
- An aquatic play structure is proposed as the centrepiece. Given space constraints, the play structure or tower would only have one slide, few periphery water toys and a tipping bucket (optional). Some standalone features and sprays are recommended to the perimeter of the pool and on the beach entry to provide a greater variety of play experiences that caters for a broader range of age groups. ie. smaller tactile sprays for babies and toddlers, to cannons and interactive features for 5-12 year-olds.
- Based on the size of 150m<sup>2</sup>, 65 children could be accommodated in the leisure pool, however, this is based on an unencumbered pool with no water play structure or toys. Accounting for this the actual capacity of the pad will be approximately 30% less, which translates to 40-45 children at any one time.

#### Warm Water Program Pool

- Dimensions: 13m long x 6.4m wide
- Depth: 1.05m – 1.4m
- Temperature: up to 34C
- Compliant ramp and stair access additional to the footprint of the main water body. The ramp will go down to a depth of 0.9m and a step will be provided at the base to 1.05m. The average person is generally buoyant in 0.9 depth of water, so a level difference is not uncommon between the bottom of a ramp and pool floor and it is usually delineated using a contrasting coloured tile.



- A spa area is located at the base of the ramp to give patrons the option of a spa experience or hydrotherapy depending on the placement and type of jets used. There could also be neck massaging sprays in this area. A separate HHW coil could be provided to this area of the pool to boost the water temperature of this section locally at a minimal additional expense.

The design of the warm water program pool is suitable for the following activities:

Aquatic group exercise - deep water running, aqua aerobics, aqua zumba, etc.

- Aquatic education - infants
- Water walking
- Therapy / rehabilitation / wellbeing treatments
- Recovery
- Sensory treatment
- Recreation / Leisure
- Spa / relaxation where jets provided
- General community use
- Culturally / Disability specific programs where able to be isolated

OPTION 2 – refer to attachment AR19/27232

This option increases the size of the leisure pool area without extending the footprint of the facility by altering the configuration of the 25m pool slightly.

#### 25m Pool

- Dimensions: 25m long x 18m wide  
The pool can be divided into 8 x 2.25m wide lanes.
- All other specifications remain the same as option 1.

#### Leisure Pool (Splash Play Area)

- 220m<sup>2</sup>
- This will allow for a larger aquatic play structure as well as periphery water toys, tipping buckets and standalone features and sprays to be incorporated in the area.
- All other specifications remain the same as option 1.

Specifications for the warm water pool and learn to swim pool remain the same as option 1.

### **CONCLUSION**

Significant concern has been expressed by Elected Members in relation to the size and capacity of the Leisure Pool. Considerable cost would be incurred should the envelope of the building be extended. Therefore the configuration presented in Option 2 represents an efficient solution that does not compromise the proposed uses of the aquatic offering and delivers the focus on recreation sought by the community and visitors.

### **ATTACHMENTS**

1. Pool Return Brief [↓](#)
2. Pool Hall Option 2 [↓](#)



**DesignInc**

**CO-OP**



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## **Pool Configuration Return Brief**

### **Mount Gambier Aquatic Centre**

10.05.2019



## DesignInc CO-OP

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For further information or clarification please contact:

Clinton Wyner, Principal  
c.wyner@co-opstudio.com.au / M + 61 432 894 264

Level 7, 176 Wellington parade, East Melbourne, Victoria 3002  
T +61 452 281 614

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## DesignInc CO-OP

### Introduction

Following on from our meeting on Monday the 29<sup>th</sup> April with Mount Gambier Rural City Council, CO-OP / DesignInc have put together this DRAFT Return Brief document for the pools that are proposed for the new Mount Gambier Aquatic Centre. The Return Brief is based on the pools that were designed at Schematic Design Phase and incorporates Council feedback from the meeting on the 29<sup>th</sup> April with regards to pool configurations and pool water temperatures.

### Water Bodies

#### 25m Pool x 20m wide excluding ramp and stairs

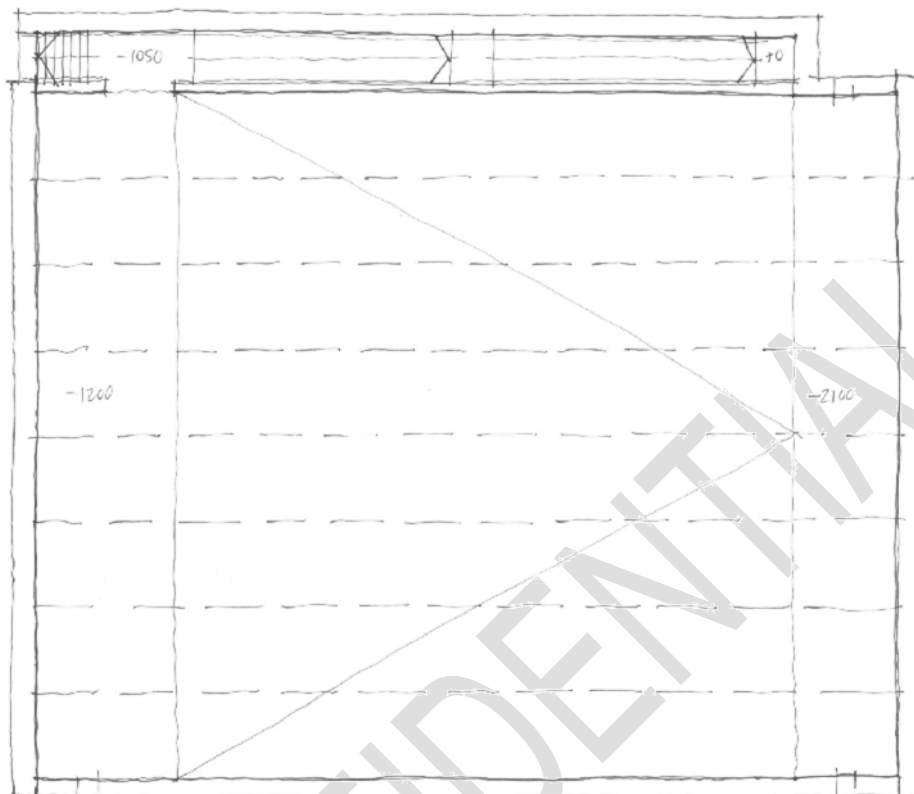
##### 25m Pool Design features

- 25m Pool dimensions: 25 metres long x 20 metres wide.
- The pool is to be divided into 8No. lanes, each with a lane width of 2.5m. Royal Life minimum lane width is 2.0m lanes, but 2.5m is the preferred / adopted generally across the industry, especially if competition swimming is conducted in the pool.
- Pool water depths will be 1.2 metres at the shallow end for a distance of 4 metres from the shallow end wall. The floor will grade down 1:20 to 2.1 metres over the next 18 metres with the remaining 3 metres adjacent to the deep end wall a constant 2.1 metres deep. Royal Life Guidelines specify a grade of 1:16 down to 1.6m so as to avoid sudden changes in grade that may unsettle inexperienced swimmers. A 1.2m depth at the shallow end has been requested to cater for older learn to swim age groups. i.e.. 6-12 years-old and adult swim classes.
- Compliant ramp and stair access are to be provided into this pool outside the footprint of the main water body. The ramp will be a maximum grade of 1:14, with the bottom of the ramp being in a depth of approximately 1.05m.
- The ramp is to be 1200mm wide internally (1400mm wall-to-wall); intermediate landings 1200mm wide and bottom landing 1550mm x 1550mm to allow an aquatic wheelchair to turn 90 degrees into the pool.
- The pool will have a flush wet deck gutter down both long sides of the pool with a 300mm wide polypropylene grating set between a finger grip tile on the pool side and a matching ribbed tile on the concourse side.
- The pool end walls will have raised pediments 300mm above water level and 700mm wide. Demountable starting blocks of a type that will be selected during the design process will be required at the deep end only. A pediment end wall will be provisioned at the shallow end for supervised diving by qualified coaching staff only. Diving from both ends will better cater for short course championships.
- Competition water polo cannot be accommodated in this pool. A minimum floor depth of 1.8m is required over the entire length of the 25m of pool as opposed to having a shallow and deep end.
- Pool water temperature is proposed to be at 28C.



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Diagram of 25m Pool:



### Aquatic Programs for the 25m pool:

- Casual swimming and recreational uses
- Club swimming events
- 25m short course championships (State and National level)
- Competition Swimming
- Swim squad
- School Swim Carnivals
- Learn to Swim (shallow end)
- Casual Lap swimming
- Aquatic education / training
- Aquatic group exercise - deep water running, aqua aerobics, aqua zumba, etc
- Water walking
- Recreation - including inflatable toys, etc.
- Scuba diving training



## DesignInc CO-OP

- Canoe Polo
- General community use

25m x 20m pool will accommodate 125 patrons based on a rate of 1 bather per 4.0m<sup>2</sup> of water surface calculated by depth range (maximum recommended). NCC allows 1.5m<sup>2</sup> per person but this is unrealistic.

### Learn to Swim Pool (Standalone)

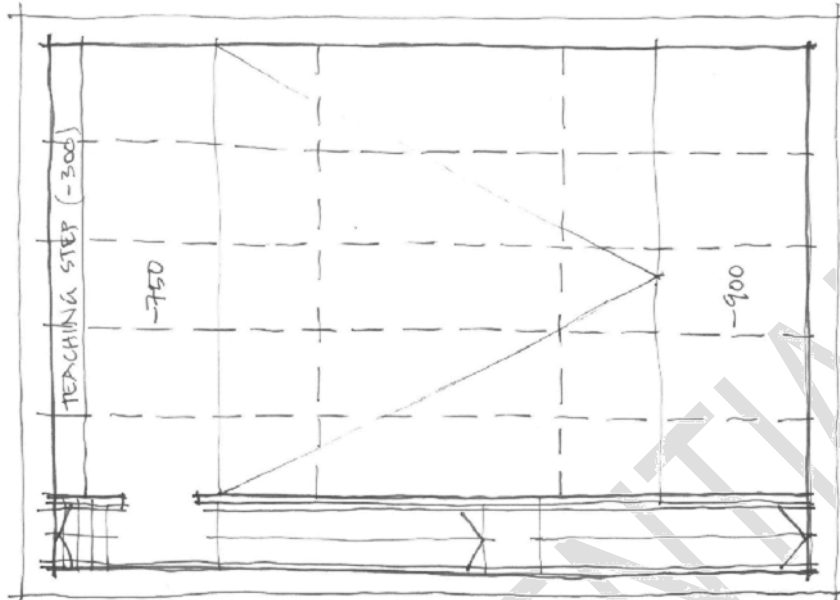
#### Learn to Swim Pool Design features

- Learn to Swim Pool dimensions: 10m x 14m. By industry standard this is considered to be a reasonable learn to swim pool allowance within a regional location.
- Water depths – 0.75m to 0.9m for learn to swim classes. A teaching step is proposed on the east side of the pool so that children can rest on while taking instruction. The step will sit 300mm below the water level.
- The pool could be divided into 5 separate teaching lanes, each ~1.7m wide, or into 3 zones lengthways.
- The ramp is to be 1200mm wide internally (1400mm wall to wall) without an intermediate landing. The bottom landing will be at 0.75m depth, and be 1550mm x 1550mm to allow an aquatic wheelchair to turn 90 degrees into the pool.
- Intended uses: Water familiarisation activities, swim lessons for children, children play and adult participation, leisure activities, etc. For most Centres the Learn to Swim water body generates the most revenue of any other facility component including the sports courts on a per m<sup>2</sup> basis. Every municipal pool facility over the last 10 years has incorporated a Learn to Swim program to generate revenue and to offset the running cost of larger pools, such as the 50m and 25m.
- Pool water temperature is proposed to be at 32C, which is in line with standard industry practice for this type of pool. The temperature of the pool also lends itself to water aerobics, recovery exercises / activities due to therapeutic temperature of the water, however, the depth of the pool will limit this type of use and it should be considered as a secondary activity.



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### Diagram of Learn to Swim Pool:



### Aquatic Programs for the LTS pool:

- Learn to Swim program
- Rehabilitation programs, aqua therapy and disability programs where warmer water is required
- Leisure and Recreational uses
- Cannot be used for lap swimming due to the shallow depths. Minimum depth for lap swimming is 1.1m. Any less and your hands would be striking the bottom of the pool.

Learn to swim will accommodate around 50 students based on a rate of 1 bather per 2.2m<sup>2</sup> of water surface area calculated by depth range (maximum recommended).

Based on 1 instructor per 5 children for learn to swim classes (industry standard) and a teaching area of ~120m<sup>2</sup> it may be possible to have 50 children in the pool under instruction at any one time. The pool can be divided into 5 lanes or 3 zones lengthways as explained above to facilitate separate instruction.

For water babies the ratio is 1 instructor to 12 due to the parents being in the water with their children – this program is often provided within warm water pools.

A demographic analysis and review of demographic profile of catchment area is required to determine potential demand for Learn to Swim. Revenue will depend on competition in the area, quality of instructors, length of term, programming (older and younger kids concurrently), number of lessons per term and financial model (i.e. how the classes or membership is charged). We note that it is vital for the Council to strike the right balance between facility components to ensure the facility is commercially viable. It is also important to consider the effect the size of a larger learn to swim pool will have on the building footprint or size of the pool hall and therefore cost of the development.



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### Existing 50m Pool

#### 50m Existing Pool Design features

- 50m Pool dimensions: 50 metres long x 18 metres wide with 8 lanes. Depths are 1.2m at the shallow end to 2.4m in the deep end.
- The pool has a wet deck with grate that is likely to have been added following original construction, given the age of the pool. The surrounding concourses are approximately 250mm lower than the top of the wet deck surround.
- This pool has no ramp access. It therefore does not comply with BCA 2016 for pools with a perimeter of greater than 70m. Given the entire facility is being redeveloped (more than 50% by volume), the 50m pool is required to be brought up to compliance. We understand that there is no intention of adding ramped access, however, a Pool Pod could be considered as an Alternative Solution with support from our Access Consultant. Please see below some information for pool access options using a pool platform.
- Pool water temperature is proposed to be at 27C, which is typical for outdoor 50m pool.

#### 50m Pool Access Options

##### a. Poolpod

'Poolpod' provides dignified, independent access to swimming pools. It is designed for any swimmer who finds using a pool ladder inappropriate, is confined to a wheel chair, or has mobility issues.

Poolpod is powered by a rechargeable battery, allowing approximately 20 cycles per charge. Ascent, descent and depth are user defined using a button-free RFID proximity wristband. Swimmers can choose to use the Poolpod with a custom designed submersible wheelchair or alternatively can remain standing while they descend to a comfortable water depth.

Installing a Poolpod necessitates two anchors for the Poolpod and one for the Poolside Control Station. Anchor installation requires drilling 20mm diameter holes 200mm into the concourse and fitting wedge type anchors and extenders. Stainless steel bolts are used to fix the Poolpod to the anchors. Poolpods can be easily removed and stored remotely by facility staff when not required.



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Figure 1: image of pool pod

**b. LM10**

An alternative to the Pool pod above is the LM10 which is manufactured in France and locally distributed by SR Smith. The unit is portable however, can be provided as a permanent fixture to the pool. The unit operates on water pressure and has two built in hydraulic rams; hence no power is required to operate the lift. The unit can be controlled from the concourse or from within the water, which provides independence for those who do not generally require assistance to be able to enter and exit the pool. The unit is large enough to take an aquatic wheelchair or can be used by simply standing on the platform.



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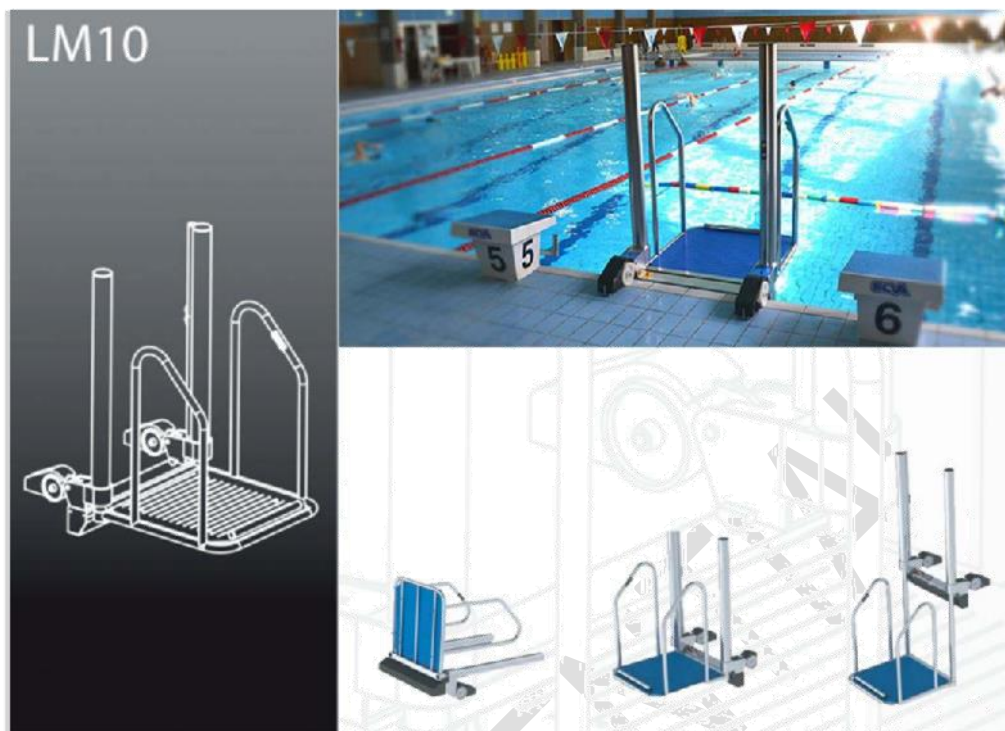


Figure 2: Image of LM10 platform lift

Cost estimates for the LM10 are about \$40,000 AUD. The unit is portable and hence can be used on more than one pool.

#### Key Features of LM10 Platform Lift:

- Mobile platform lift with in-deck mounting points
- Electro-polished 316L stainless steel and high-density polyethylene construction
- Allows the user, using an in-built dual pressure control panel to independently descend into the pool
- It functions with the help of a hydraulic drive connected to the water supply (Minimum pressure 3 bars)
- Easy and quick to install
- Simple user controls (from deck or on platform)
- Includes protective cover
- Foldable for storage
- Manufactured in France
- Guaranteed for 2 years



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### Both platform lifts are compliant with:

Disability (Access to Premises — Buildings) Standards 2010 (Australian Standard) – Design Team to confirm compliance.

Extracts from the Australian Standard have been provided below.

#### D5.4 Platform swimming pool lift

*A platform swimming pool lift must be:*

- a. *capable of being operated from the swimming pool surround, within the swimming pool, and on the platform;*
- b. *located where the water depth is not more than 1300 mm; and*
- c. *designed to withstand a weight capacity of not less than 160 kg and be capable of sustaining a static load of not less than 1.5 times the rated load.*

*Accommodates a compliant wheelchair:*

#### D5.6 Aquatic wheelchair

*An aquatic wheelchair must comply with the following:*

- a. *the height of the top surface of the seat must be not less than 430mm*
- b. *the seat width must not be not less than 480mm;*
- c. *a footrest must be provided; and*
- d. *armrests must be located on both sides of the seat and must be capable of being moved away from the side of the chair to allow a person to transfer on and off the seat.*

### 50m Pool Condition

The pool shell is painted. Painting is not a long term solution and requires re-application every 5-7 years minimum. In our experience, pool painting contractors will only provide a maximum two (2) year warranty on painted pools. There is the option of tiling or installing a Myrtha RenovAction system that uses stainless steel wall panels and a vinyl liner. The latter would come with a 10 year warranty on the vinyl liner and 25 years on the underlying stainless steel panels. An example of the use of this system can be found at Northcote Aquatic Centre in Victoria. This system was installed in 2008 and is still in good condition today. When the vinyl liner needs to be renewed, which is typically 15+ years, a new liner is installed in-situ and another 10 year warranty provided. Tiles are another option, however, will be more costly initially to install and renew in the future.

### We have provided some information below regarding the Myrtha RenoAction System adopted at the Northcote Aquatic Centre in 2008:

The Myrtha Renovation System was used to reline an existing 50m Olympic pool dating from the early 1950's. Darebin City Council went through a tender process and it was determined that the Myrtha system was best value for money at the time.

The Myrtha system for refurbishing pools is called RenovAction, which utilises a modular panel system incorporating three main items – the pool walls, the pool base and the scum gutters. The pool walls are modular panels of AISI 304 grade stainless steel, laminated at high temperature with a hard PVC surface on the inner swimming pool face. The lamination process permanently bonds the PVC to the steel at a high temperature and forms a product with the strength and integrity to be mechanically processed and bent in excess of 180 degrees without affecting the integrity of the PVC membrane. The panels are attached to the existing pool walls by anchor clamps and expansion screws.

As the pool floor covering is not subjected to the same stresses as the walls it is more economical and practical to use a specially reinforced PVC membrane with high density and tensile strength. This is supplied in rolls and heat welded on site. The installed lining is heavy and fixed to the concrete floor by expansion nails where the floor sloping requires. The floor covering is guaranteed not to bubble or tear under normal use, and repairs can be made under water if necessary.





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Once the pool is completely sealed, ceramic pool tiles are applied to the overflow gutter. As there is no possibility of water seepage from behind the tile, and the gutter surface is perfectly smooth, Myrtha Technology claim greatly improved long term adhesion and a superior, more consistent finish.

- The Northcote project commenced in June 2008 and was completed in December 2008 taking approximately 6 months.
- The total cost was just over \$1M including the provision of pool blankets which have a cost of approximately \$50K. We note that this cost included extensive demolition works to the existing shell at Northcote, including the removal of the overflow gutter system at the top of the wall. At Mount Gambier Aquatic Centre, the 50m pool already has a wet deck system, therefore the extent of demolition and concrete work is much reduced. We expect the cost to be greatly reduced and are sourcing a quote from Myrtha. We will also request a price for tiling to provide a means of comparison.



*Figure 3: The above image shows the completed pool refurbishment at Northcote Aquatic Centre. Note the two flush wet deck sides and the pediment end walls. The existing 50m pool had a hob to the full perimeter that was removed as part of the refurbishment. At Mount Gambier Aquatic we propose to raise the concourse level to avoid expensive concreting works.*



**DesignInc CO-OP**

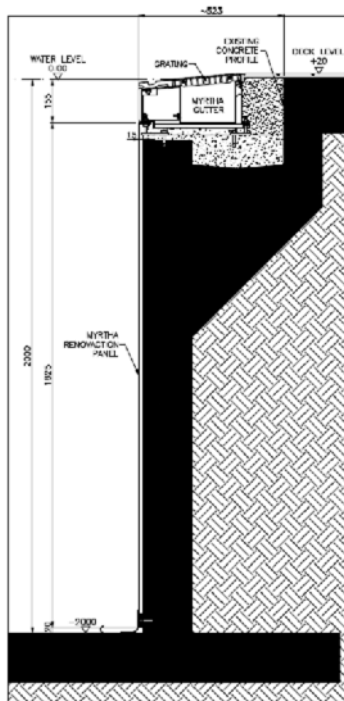


Figure 4: the above shows a section through 50m meter pool at Northcote in its final condition. The thin wall panels are shown and a Myrtha wet deck gutter over the existing concrete pool wall.

With regards to condition of the existing 50m pool shell, please refer to the pool audit undertaken by SCP Consulting (attached). The audit revealed that the current pool turnover rate is non-compliant with SA Health Standard for the Operation of Swimming Pools and Spa Pools. The filtration plant is undersized and the central sparge through the middle of the pool is not conducive to providing good water circulation within the pool, leaving dead spots or areas that are more stagnant. The recommendation from SCP is to provide new filtration plant and house this within a combined pool plant room with the indoor filtration plant. With regards to the central sparge, this could be decommissioned, and new side-wall inlets installed to provide superior mixing of water and allow for the upgrade of in-ground pipework at the same time. The upgrade of pipework is a must if the filtration plant is being upgraded.

In order to make a decision with regards to the extent of upgrading the 50m pool, Council has asked the design team to review options and provide an approximate capital value for the works. The design team is working on a paper to provide this detail to Council.

The current heating hot water system (HHW) uses a wood chip boiler. We understand that wood chips are readily available in Mount Gambier, however, the chips themselves need to make them suitable for use. To cater for the quantity required to heat the existing outdoor pools, a storage facility is being used to house the wood chips while they dry out.

The design team has been asked to look at the size of wood chips boiler(s) that would be required to cater for the proposed pools in the new development, as well as, the expected volume / consumption rate.



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### Aquatic Programs for the 50m x 18m pool:

- 50m casual swimming and recreational uses
- Club swimming events
- Competition Swimming
- Swim squad
- Deep Water Fitness
- School Swim Carnivals
- Water walking
- Recreation - including inflatable toys, etc.
- Scuba diving training
- General community use
- Water Polo

### Leisure Pool

#### Leisure Pool Design features

- It was agreed in our meeting with Council on the 29<sup>th</sup> April that the splash pad would have a beach entry that would ramp down into approximately 300mm of water to provide a better sensory experience for babies and toddlers.
- An aquatic play structure is proposed as the centrepiece of the splash pad / leisure pool. Given space constraints, the play structure or tower would only have one slide, few periphery water toys and a tipping bucket (optional). Some standalone features and sprays are recommended to the perimeter of the pool and on the beach entry to provide a greater variety of play experiences that caters for a broader range of age groups. ie. smaller tactile sprays for babies and toddlers, to cannons and interactive features for 5-12 year-olds.
- It was agreed in our meeting that the leisure pool and learn to swim pool be separate water bodies with their own filtration plants for the containment of a contamination scenario to one pool to maximise the number of pools in service at any one time. In order to separate the pools, two filtration and circulation systems are required, and the water bodies need to be physically separated. A 3.0m concourse has therefore been proposed between the LTS and leisure pool in compliance with RLSSA guidelines and to negate the requirement for a barrier between the two pools.

If there was a contamination event (ie. a brownout), the pool would need to be shut down, super-chlorinated and the operators would need to wait until the pool water has been fully turned over before allowing the pool to be used again. The turnover rate for a leisure pool according to SA Health Guidelines is 2 hours, subject to calculation, hence the operator would need to allow at least 2 hours of down time.

- The size of the splash pad / leisure pool is small at ~150m<sup>2</sup> compared to other major aquatic centres which have on average between 300 – 400m<sup>2</sup> of leisure water space. The ratio of children per m<sup>2</sup> is typically 2.3, or 1 child for every 2.3m<sup>2</sup> of leisure water area. There is no local standard in SA that dictates this ratio. The WA Health Guidelines are the only guidelines that provide this ratio and are typically adopted.

Based on the above ratio and a leisure pool size of 150m<sup>2</sup>, 65 children could be accommodated in the leisure pool, however, this is based on an unencumbered pool with no water play structure or toys. Accounting for this the actual capacity of the pad will be approximately 30% less, which translates to 40-45 children at any one time.

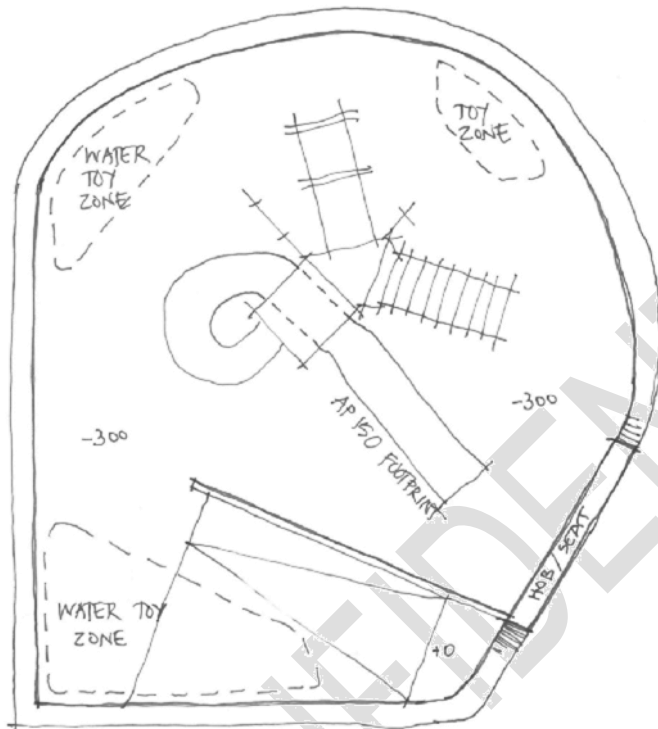


## DesignInc CO-OP

This is a very low capacity in our opinion, however, if demographics indicate that the percentage of couples with children is low, then this number may well be justified.

- Pool water temperature is proposed to be at 32C.

### Diagram of Leisure Pool:



### Warm Water Program Pool

#### Program Pool Design features

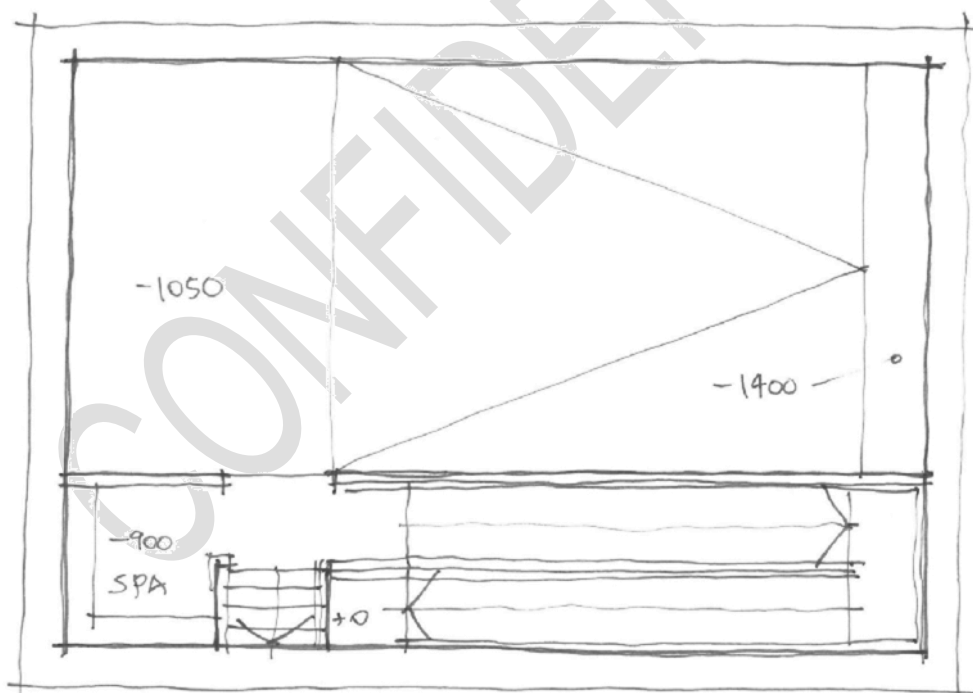
- Program Pool dimensions: 13m metres long x 6.4 metres wide excluding the ramp and spa area. Depths are 1.05m at the shallow end to 1.4m in the deep end.
- The ramp will go down to a depth of 0.9m and a step will be provided at the base to 1.05m. The average person is generally buoyant in 0.9 depth of water, so a level difference is not uncommon between the bottom of a ramp and pool floor and it is usually delineated using a contrasting coloured tile.
- A spa area has been provided at the base of the ramp to give patrons the option of a spa experience or hydrotherapy depending on the placement and type of jets used. There could also be neck massaging sprays in this area. A separate HHW coil could be provided to this area of the pool to boost the water temperature of this section locally at a minimal additional expense.
- Recessed handrails should be considered around the full perimeter of the pool to provide the elderly with a grabrail for stability. This is typical for these types of pools.



## DesignInc CO-OP

- Pool water temperature is recommended to be at 34C, however, in our meeting Council indicated a preference for 29C. By and large nearly all new aquatic Centres for the last 10 years have warm water program pools with temperatures set no less than 32C; 34-35C is typical especially for the southern States. The following Centres that were built in the last 10 years have a pool water temperature of 34C:
  - o Cockburn Aquatic and Recreation Centre, WA
  - o Fleurieu Aquatic Centre, SA
  - o ARC Campbelltown
  - o Aquapulse Aquatic Centre, VIC
  - o Aquanation Aquatic Centre, VIC
  - o Oak Park Aquatic centre, VIC
  - o Sunbury Aquatic Centre, VIC
  - o Gunyama Park Aquatic Centre, NSW (under construction)
  - o Stromlo Leisure Centre, ACT (under construction)

Diagram of Warm Water Programme Pool:



## DesignInc CO-OP

### Aquatic Programs for the Warm Water Program pool:

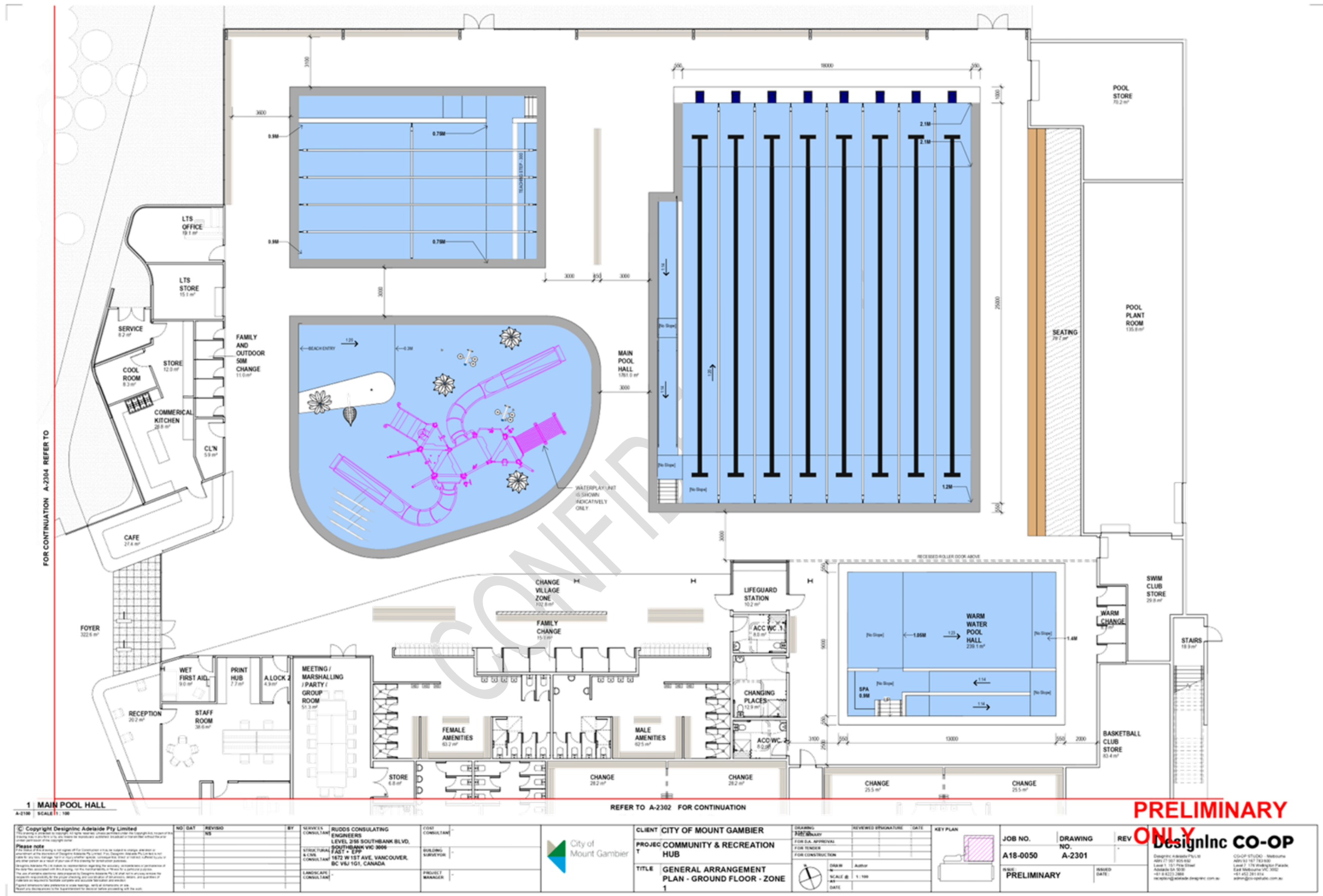
- Aquatic group exercise - deep water running, aqua aerobics, aqua zumba, etc
- Aquatic education - infants
- Water walking
- Therapy / rehabilitation / wellbeing treatments
- Recovery
- Sensory treatment
- Recreation / Leisure
- Spa / relaxation where jets provided
- General community use
- Culturally / Disability specific programs where able to be isolated

### Discussion

The next step is for the Council to review this desk top paper and provide the design team with some feedback on the aquatic activities and functionality they wish to achieve as an outcome of the project. We recommend a meeting with the Council's project team and stakeholders, if appropriate, to discuss this paper and discuss project requirements and priorities in more detail.

We recommend that if a business case around the aquatic components and programming template have not been developed, we highly recommend the Council engage an operations business case expert familiar with these types of facilities to assist the Council in the development of a business plan and robust financial model.





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**CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL**

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 4.3 AR19/27170 Community and Recreation Hub - Aquatic Facilities Scope and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (b) and (k) be kept confidential and not available for public inspection until until a contract has been executed in relation to the matter..
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CONFIDENTIAL



**MINUTES OF CONFIDENTIAL SPECIAL COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE,  
10 WATSON TERRACE, MOUNT GAMBIER  
ON MONDAY, 3 JUNE 2019 AT 5.35 P.M.**

**PRESENT:** Mayor Lynette Martin (OAM), Cr Kate Amoroso, Cr Max Bruins, Cr Ben Hood (arrived at 5:52 pm), Cr Sonya Meziniec, Cr Frank Morello, Cr Steven Perryman (arrived at 5:39 pm)

**OFFICERS  
IN ATTENDANCE:**

Chief Executive Officer	-	Mr A Meddle
General Manager Community Wellbeing	-	Ms B Cernovskis
General Manager Council Business Services	-	Mrs P Lee
General Manager City Infrastructure	-	Mr N Serle
Manager Executive Administration	-	Mr M McCarthy
Community Development and Engagement Officer	-	Mrs H Gajic
Executive Administration Officer	-	Ms A Lavia

**4.3 COMMUNITY AND RECREATION HUB - AQUATIC FACILITIES SCOPE – REPORT  
NO. AR19/27170**

**RESOLUTION 2019/131**

Moved: Mayor Lynette Martin  
Seconded: Cr Kate Amoroso

**CONSIDERATION FOR EXCLUSION OF THE PUBLIC**

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Mayor L Martin, Councillors K Amoroso, M Bruins, B Hood, S Mezinec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, P Lee, N Serle, H Gajic, M McCarthy and A Lavia be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 4.3 AR19/27170 Community and Recreation Hub - Aquatic Facilities Scope.

The Council is satisfied that, pursuant to section 90(3) (b) and (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is
  - conducting business; or
  - proposing to conduct business; or
  - to prejudice the commercial position of the Council
- tenders for the:
  - supply of goods, or
  - the provision of services, or
  - the carrying out of works

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information contained in the report and to be discussed includes information relevant to the specification and assessment of a tender submission which, if disclosed, is considered to reasonably confer an advantage on tender respondents and accordingly prejudice the commercial position of Council and therefore not be in the public interest as tender submissions may be unduly influenced and detrimental to achieving best value for the community.

**CARRIED**

Cr Ben Hood entered the meeting at 5:52 pm

**RESOLUTION 2019/132**

Moved: Cr Steven Perryman  
Seconded: Cr Max Bruins

1. That Council Report No. AR19/27170 titled 'Community and Recreation Hub - Aquatic Facilities Scope' as presented on 03 June 2019 be noted.



2. That Council accept the final indoor aquatic configuration and endorse Option 2 as presented to be included in the detailed design of the Community Recreation Hub subject to confirmation that reduced lane width of the 25m pool still meets FINA requirements for regional level competitions.

**CARRIED**

**RESOLUTION 2019/133**

Moved: Cr Steven Perryman

Seconded: Cr Sonya Mezinec

**CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL**

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 4.3 AR19/27170 Community and Recreation Hub - Aquatic Facilities Scope and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (b) and (k) be kept confidential and not available for public inspection until a contract has been executed in relation to the matter.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

**CARRIED**

