



THE CITY OF
GREATER GEELONG

AQUATICS AND LEISURE

SOCIAL INFRASTRUCTURE PLAN
GENERATION ONE: 2020-23

Council acknowledges Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander people who are part of the Greater Geelong community today.

ACKNOWLEDGEMENTS

The preparation of this Report has been a collaborative effort of our Council, all relevant Council departments, partner organisations, our community clubs, groups and associations, and the Greater Geelong community.

We would like to thank the involvement of all our key stakeholders for their collaboration, insight and commitment to the future of our community infrastructure and to a new way of working.

This plan was endorsed by council on 28 July 2020.

DISCLAIMER

This Report is prepared by the City of Greater Geelong. The Report is solely for the use of the City of Greater Geelong and is not intended to, and should not be used, or relied upon by anyone else. The City of Greater Geelong does not accept any duty of care, to any other person or entity other than itself.

The information contained in this document has been developed through an assessment of the current known state of the City's infrastructure, rigorous analysis of the available evidence, existing strategic guidance, plans and strategies, and extensive stakeholder and community consultation over the course of 2.5 years 2017 - 2020.

Information contained in the Report is current as at the relevant dates stated in the Report and may not reflect any event or circumstances which occur after the stated date. It has been prepared in good faith and neither the City of Greater Geelong, nor its servants, consultants, agents or staff shall be responsible in any way whatsoever to any person in respect to the report, including any errors or omission therein.

THE POLICY

The Social Infrastructure Planning and Investment Policy aims to provide Council and the City of Greater Geelong with a guide to fair and equitable decision making, and to provide our community with a clear understanding of Council's role and how decisions are made.

THE PLAN

The Social Infrastructure Plan will outline the needs of our community, investment priorities and the way forward to ensure that people know what is planned in the place that they live.

The plan is intended to provide Council and the community with a single, simpler and more integrated strategic summary of Council's investment priorities over the next 1-3 years.

The plan will be closely monitored and updated each year in line with the realisation of transformational elements identified in the document and as our understanding of social infrastructure continues to mature and grow.

THE NETWORK REPORT

The network reports provide a summary of social infrastructure needs and requirements for each specific network over the next 1-3 years, understanding that the plan component identified in each will be updated annually, as new information becomes available.

The identified projects within the summary plan for each network are broken down into five key streams:

- New
- Renew
- Maintenance
- Planning
- Services / People

This network report specifically relates to Aquatics and Leisure - Aquatic and Leisure Centres, Swim Schools, Swimming Pools (outdoor) and Ocean Pools.

For a complete overview of all the social infrastructure needs and priorities across the City of Greater Geelong, please refer to the Social Infrastructure Plan - Generation One: 2020 - 2023.

NETWORK PROFILES

There are 13 individual network reports covering a diverse range of community places, spaces and services.

Generation One: The Networks Covered



Early Years



Youth Spaces



Libraries



Community Meeting and Program Spaces



Arts and Culture



Open Space



Play Spaces



Aquatics and Leisure

(THIS NETWORK REPORT)



Indoor Sport and Recreation



Outdoor Sport and Recreation
(including sports pavilions)



Golf



Cycling and Trails



Public Toilets

WHAT CAN YOU FIND IN EACH NETWORK PROFILE AND PLAN

Overview of the network + Map

Each network consists of an introduction including background context and a map of known facilities, an overview of what the network is, what it is made up of, it's value and what some of the emerging issues and opportunities are, in addition to any related plans, community insights and key considerations.

Our guiding documents

A summary of related documents including strategies, plans, policies, needs assessments and technical reports.

What our community told us

A summary of relevant community feedback and insights.

Generation One – Things we considered

A summary of key considerations relating to each network (i.e. legislative changes, emerging issues and trends).

Current State - Snapshot

A snapshot of what we know about the network so far including, known provision, condition, travel accessibility and service provision.

A gap analysis based on existing industry benchmarks compared with today's provision.

Indicators of need by planning area

Provision, population, social and health indicators by each planning area to help inform any relevant areas of need and opportunities.

Strategic focus areas and directions

In response to the needs and opportunities identified, this section outlines the strategic focus areas and directions for each network, including a high-level mantra to guide planning and investment for the next three years.

The Plan: 2020 - 2023

Generation One of the plan provides a summary table of identified projects by 'Network' broken down into five streams – New, Renew, Maintenance, Planning, and Services / People.

AQUATICS AND LEISURE



SCOPE

Aquatic and Leisure Centres, Swim Schools, Swimming Pools (outdoor) and Ocean Pools.

Aquatics and leisure facilities play an important role in providing health, wellbeing, water education and safety programs for our community.

The aquatics and leisure network can be characterised by a mix of indoor pools and aquatics spaces located across a number of aquatic and leisure centres, outdoor pools for seasonal use, private learn to swim centres and an iconic ocean pool.

While the City provides a range of infrastructure that supports access to aquatics and leisure across Greater Geelong, services and facilities are provided by a mix of public, private, and education providers, and most privately owned centres designed around the provision of learn to swim programs.

The industry accepted level of provision is one aquatic and leisure facility for every 60,000 people and recent planning for Greater Geelong identified that aquatics spaces should be within a 10-minute drive or public transport trip. Given the size and geographical spread of Greater Geelong and according to the population projections; our current provision benchmarks indicate that we will not require any additional aquatic facilities for the next 20 years. However, the carrying capacity, condition and connections to aquatic and leisure facilities will require some improvement and/or replacement.

There will also be a need to keep track of other aquatic and leisure providers given our reliance on the private and education sector to provide some community access and learn to swim programs.

The focus will need to be on providing more capacity at existing centres along with more warm water exercise and program space in the short to medium term.

The City of Greater Geelong Aquatic and Leisure Infrastructure Strategy Plan (2017) outlines a realistic and service-centric approach to the planning and development of aquatics and leisure infrastructure across the municipality over the next ten years.

The Plan outlined five guiding principles to guide future provision and operation of aquatics and leisure infrastructure:

- Enhance community health, wellbeing and social connection
- Equitable access to facilities
- Sustain high quality facilities
- Affordable development and sustainable operations, and
- Maximise the use of existing and future assets.

The Plan included a comprehensive review of facilities and services at a site-specific level and a number of broad themes relative to the network of facilities was identified:

- Facility quality across the network is inconsistent. Leisurelink and BASC are comparable with industry leading aquatic and leisure facilities. Splashdown and Waterworld are in comparatively poor condition and lack facility elements included in contemporary aquatic and leisure facilities. They are also not consistent with customer expectations and aspects of the centres are at the end of their effective life.
- Provision for people living with disabilities and mobility issues is poor across the network and facilities generally do not comply with DDA requirements. There are varying issues of non-compliance at a number of centres including non-compliant change rooms, an adequate number of change rooms, and a lack of compliant access points to aquatic spaces. Specifically, Splashdown, Waterworld, Kardinia Aquatic Centre and Lara Swimming Pool do not currently meet disability access requirements of the Disability (Access to Premises – Buildings) Standards 2010. Further, accessibility within health and fitness areas does not always reflect universal design requirements.
- The travel analysis undertaken suggests that service provision and accessibility in terms of travel time to the aquatic and leisure centres across the municipality is adequate; except for north Bellarine where travel accessibility is an issue for growing communities.

The aquatics plan indicated that in line with current usage patterns, expected population growth and given current facility designs, there will be capacity issues in the short to medium term at both BASC and Leisurelink, and that these facilities would be unable to accommodate future projected usage without some investment. It is for this reason the plan recommended that Leisurelink be further developed to accommodate associated future demand.

In 2019, the City also commissioned a scoping study to explore the costs and benefits of investing in a 50m outdoor pool in the Drysdale catchment area to service the growing needs of the north Bellarine community; including consideration of potential locations, capital costs and financial performance. The scoping study identifies the north Bellarine as a catchment that is lacking equitable access to aquatic services when compared to most other areas within the municipality.

Specific recommendations for high priority facility development are outlined below (from high to medium priority):

- Waterworld Redevelopment – replacement of the old leisure and aquatic centre as part of the Northern ARC precinct development.
- Spalshdown Redevelopment – achieve DDA compliance, redeveloped health and fitness area, modify 25m pool to three lanes and provide a new learn to swim pool.
- Leisurelink Redevelopment – indoor leisure water area, replacement of the 50m pool, develop a large multi-purpose program pool and additional change space.
- BASC Redevelopment – new warm water pool.
- Drysdale Development – new outdoor 50m pool.
- BASC – expand health and fitness, and administration areas.
- Kardinia Aquatic Centre – refurbishment and renew.
- Lara Swimming Pool – renewal.

OUR GUIDING DOCUMENTS:

The following related documents were used to inform this Plan (including strategic plans, policies, legislation and infrastructure plans):

- Council Plan (2018 - 2022)
- Aquatics and Leisure Infrastructure Strategy Plan (2017)
- Bellarine Peninsula 50m Outdoor Pool Scoping Study (2020)

WHAT OUR COMMUNITY TOLD US:

- **Aquatic Services:** Swimmers, learn to swim and surf lifesavers make use of Council's existing pools however, travelling to access existing aquatic services was seen as possible but not desirable for people living in outer and rural areas. Travel accessibility is seen as an increasing issue for people living in northern Bellarine communities.
- **Access to Bay:** The Bay is seen as a playground for those who like to be out on, in or near water for fishing, boating and swimming. A limitation was raised around water access and the need for jetties and launch ramps to be maintained and/or developed over time.

THINGS WE CONSIDERED:

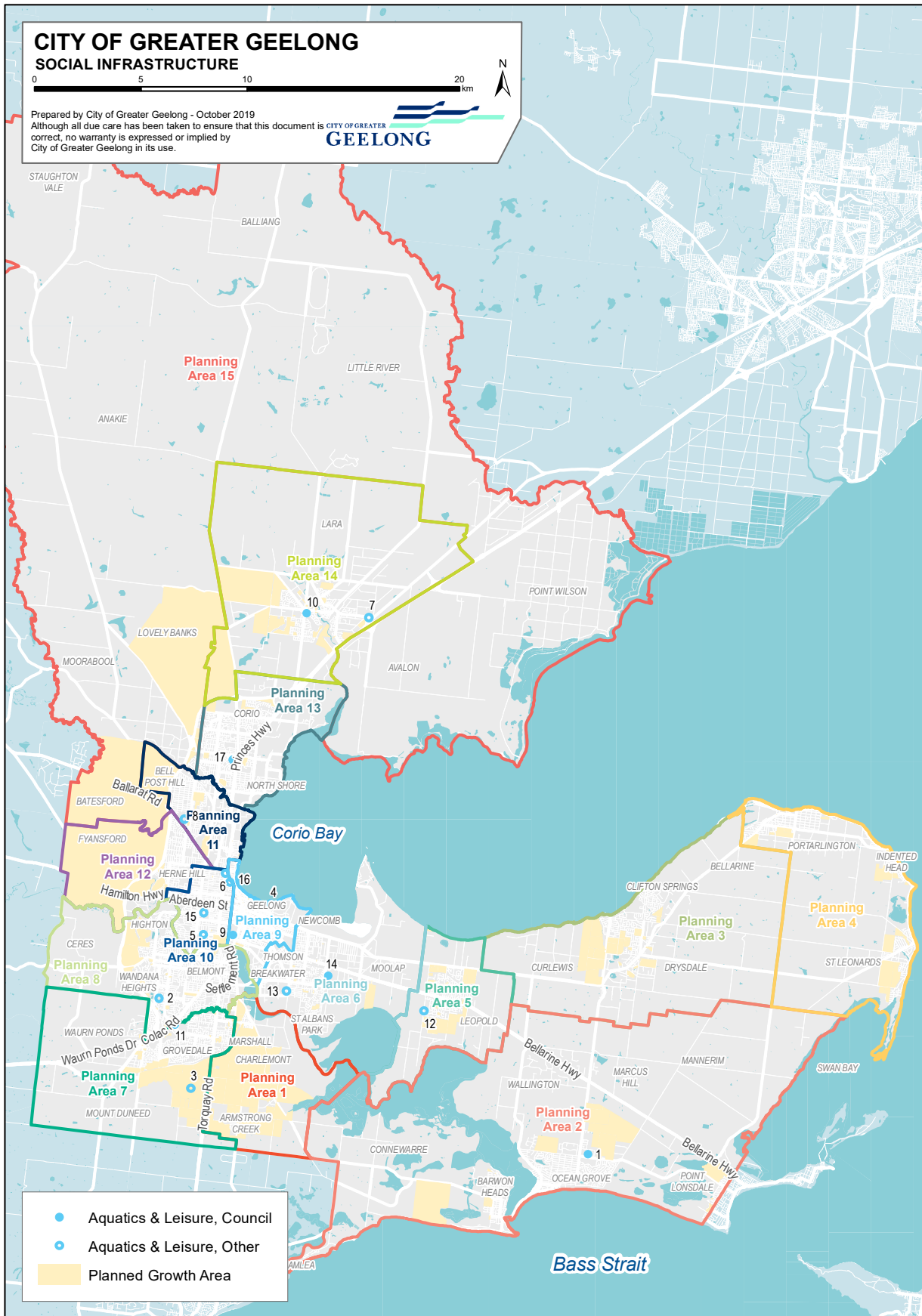
- There are a large number of aquatics and leisure providers across the municipality given the relative size of the population.
- The Northern ARC development in Corio is a major priority for aquatics and leisure development for the City, with a particular focus on improving the health and wellbeing of the community.
- Focus needs to be given to the renewal of existing facilities, building capacity across the network and diversifying aquatic offerings (i.e. warm water exercise and water play spaces). This includes greater use of technology to improve access, use, experience and sustainability of aquatics and leisure facilities.
- Travel accessibility is a key barrier for some coastal communities on the Bellarine; a review of services, public transport and other connectors will be required.
- Accessibility for all abilities will be a key focus for public swimming pools and aquatic spaces.

MAP 9 – AQUATICS AND LEISURE

MAP REFERENCE	NAME
------------------	------

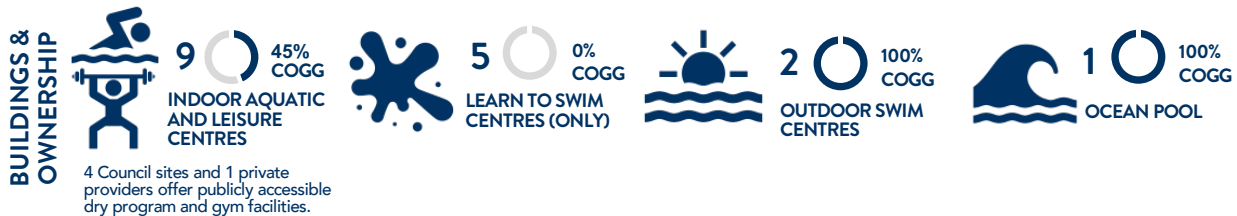
1	Bellarine Aquatic and Sports Centre
2	Christian College - Middle School Campus
3	Club Armstrong
4	Eastern Beach Swimming Enclosure
5	Geelong Aquatic Centre
6	JUMP! Swim School - Geelong West
7	JUMP! Swim School - Lara
8	Kardinia College - H2O Swimming Works
9	Kardinia Park
10	Lara Public Swimming Pool
11	Leisurelink Aquatic & Recreation Centre
12	Leopold Swim School
13	Splash Swim School Geelong
14	Splashdown Leisure Centre
15	The Geelong College
16	Tri Swimming
17	Waterworld Aquatic Centre

MAP 9 - AQUATICS AND LEISURE



AQUATICS AND LEISURE

Aquatic and Leisure Centres, Swim Schools, Swimming Pools (outdoor) and Ocean Pools.



SERVICE	CURRENT PROVISION STANDARDS	TODAY	BENCHMARK	DIFFERENCE
Aquatic and Leisure Centre	1 Facility per 60,000 Persons (all ages)	8	4.3	3.7
Learn to Swim Centres	No parameters	5	N/A	N/A
Swimming Centres (Outdoor)	No parameters	2	N/A	N/A
Ocean Pool	No parameters	1	N/A	N/A

Data Notes:

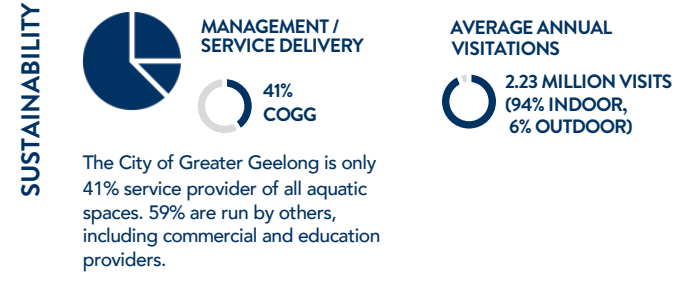
DISTRIBUTION



TRAVEL ACCESSIBILITY



USAGE / OCCUPANCY



FELT NEED

Our Community Places and Spaces engagement found that swimmers, learn to swim and surf lifesavers make use of Council's existing pools however, travelling to access existing aquatic services was seen as possible but not desirable for people living in outer and rural areas. Travel accessibility is seen as an increasing issue for people living in northern Bellarine communities.

'Access to the Bay' was also raised as a limitation and the need for jetties and launch ramps to be maintained and/or developed over time.

Survey respondents we asked, "Is there a place, space or service that you need, or you can't easily access at the moment?". 38.1% of respondents indicated 'yes, there was something they needed or that they couldn't easily access at the moment'. Some clear themes emerged, including access to aquatic spaces, the top themes were:

- Parks and gardens
- Play spaces
- Walking tracks
- Aquatic spaces
- Buses and public transport, and
- Universities

AQUATICS AND LEISURE

INDICATES A METRIC THAT IS OF SIGNIFICANCE TO ASSESSING NEED

BY PLANNING AREA

DESCRIPTION OF SMALL AREAS	BY PLANNING AREA														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
KNOWN PROVISION	Armstrong Creek - Marshall - Charlemont	Barwon Heads - Ocean Grove - Rural Bellarine Peninsula	Clifton Springs - Curlew - Drysdale - Bellarine	Portarlington - St Leonards - Indented Head	Leopold	Newcomb - Moolap - Thomson - Breakwater - Whittington	Grovedale - Mount Duneed - Waurin Ponds	Belmont - Highton - Wandana Heights - Ceres	East Geelong - Geelong - South Geelong - Drumcondra	Geelong West - Manifold Heights - Newtown	Bell Park - Bell Post Hill - North Geelong - Ripplside	Hamlyn Heights - Herne Hill - Fyansford	Corio - Norlane - North Shore	Lara	Lovely Banks - Batesford - Moorabool - Rural North
Aquatic Spaces (All)	0	1	0	0	1	2	2	1	2	4	1	0	1	2	0
Indoor Aquatic and Leisure Centre	0	1	0	0	0	1	2	1	0	2	0	0	1	0	0
Learn to Swim Centre (only)	0	0	0	0	1	1	0	0	0	2	1	0	0	1	0
Outdoor Swim Centre	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
Ocean Pool	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
PROVISION GAP	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Aquatic Spaces (All)	0.2	0.5	0.2	0.2	0.2	0.3	0.5	0.6	0.2	0.4	0.3	0.2	0.5	0.3	0
OTHER INDICATORS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Condition by area * CoGG Facilities Only	N/A	Good	N/A	N/A	Good	Good	Good	Good	Good	Good	N/A	N/A	Very Poor	Good	N/A
Public Access	To be determined in 2020 / 21														
Access by area	To be determined in 2020 / 21														
SOCIAL INDICATORS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Households with Families	1974	4023	2666	936	2358	2895	3765	6314	1619	3425	2512	1747	4504	3056	826
Vulnerability* *% of children surveyed who are deemed vulnerable on one of more domain in their first year of school	N/A	19.5%	15.1%	30.8%	17.1%	35.2%	13.4%	16.4%	22.0%	16.4%	19.3%	15.1%	35.7%	17.8%	17.4%
SEIFA - Average of local area scores	1030	1064	993	945	987	891	1020	1024	1037	1050	937	968	793	1000	1001
Workforce Participation % of Planning Area population	67.9%	59.7%	54.9%	39.6%	61.2%	53.0%	60.2%	61.7%	62.8%	64.9%	53.7%	60.9%	45.9%	60.6%	62.2%
Car Ownership % of households without access to a car	2.3%	2.3%	3.0%	4.1%	2.3%	9.1%	4.7%	5.2%	8.2%	7.9%	8.2%	7.5%	12.2%	2.9%	1.4%
Lowest - Medium Lowest Income % of Planning Area population	41.2%	47.0%	55.8%	63.3%	51.3%	58.9%	54.8%	49.8%	45.4%	44.3%	56.9%	51.2%	67.4%	48.6%	52.3%
HEALTH INDICATORS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Self-rate health (%) - rated their health as fair or poor	9.5%	5.2%	8.8%	15.3%	11.4%	18.4%	11.9%	7.3%	10.1%	11.5%	6.6%	6.3%	21.2%	14.0%	9.5%
Physical activity (%) - Classified as sedentary	10.4%	5.1%	11.9%	8.3%	9.1%	14.1%	14.3%	6.7%	2.8%	8.0%	8.8%	4.1%	22.6%	13.1%	11.7%
Overweight (%) - Based on Body Mass Index	50.6%	29.4%	35.1%	31.6%	35.8%	47.0%	34.7%	34.4%	39.1%	37.4%	30.9%	28.2%	25.9%	45.4%	35.9%
Obese (%) - Based on Body Mass Index	15.4%	21.6%	18.9%	31.6%	26.6%	29.5%	19.5%	10.9%	12.9%	12.5%	30.9%	23.9%	28.4%	31.1%	19.8%
Psychological distress (%) - High / Very high distress rates	9.1%	6.8%	7.1%	12.0%	13.8%	12.0%	10.1%	10.6%	3.7%	8.7%	6.5%	4.1%	21.3%	8.5%	11.0%
Life satisfaction (%) - Rated their life satisfaction as high or very high.	82.6%	95.8%	84.8%	90.4%	86.8%	83.2%	85.7%	87.0%	88.6%	88.6%	80.3%	95.1%	68.1%	88.9%	84.9%

AQUATICS AND LEISURE



IN THE NEXT 3 YEARS WE WILL FOCUS ON:

ADAPTING THE NETWORK

STRATEGIC FOCUS AREAS



DEVELOP THE NORTHERN ARC

Enhance community health, well-being and social connection in the North.



ADAPT TO NEW TECHNOLOGIES

Adapt and integrate new technologies for efficient, effective and sustainable operations.



SUSTAIN HIGH QUALITY FACILITIES

Develop a detailed understanding of facility requirements to meet the changing needs of the community.



UNLOCK EXISTING MARKET POTENTIAL

Maximise use of existing facilities and work with local private and education providers.



DIRECTIONS

REF	DIRECTION	POLICY / RESPONSE ALIGNMENT
1.	Develop the Northern ARC as a priority. The Northern ARC development in Corio is a major priority for aquatics and leisure development for the City, with a particular focus on improving the health and wellbeing of the community.	In response to the need to improve the health and wellbeing of the community. In response to the need for equity of access to facilities and services in the North.
2.	Embrace and encourage greater use of technology to improve access, use, experience and sustainability of aquatics and leisure facilities.	In response to the need for greater accessibility to information, experience and sustainability in operations.
3.	Focus on achieving compliance against the Disability Discrimination Act (DDA) standards and providing accessibility for all abilities to all public swimming pools and aquatic spaces. Work in partnership with the sector and public transport providers to improve travel accessibility to aquatic and leisure facilities across the municipality.	In response to equity and access requirements for all. In response to the need to maximise use of existing facilities.
4.	Develop an in depth understanding of the network's condition, quality, capacity, criticality and compliance requirements. Expand existing facilities and reduce barriers to access with focus on building capacity across the network and diversifying aquatic offerings (i.e. warm water exercise and water play spaces) to meet the changing needs of the community.	In response to building capacity across the network. In response to the need to maximise use of existing facilities. In response to the changing needs of the community.

IDENTIFIED PROJECTS

SUMMARY OF INFRASTRUCTURE DEVELOPMENT OVER THE NEXT 3 YEARS (2020-23)

AQUATICS AND LEISURE

HARD INFRASTRUCTURE			SOFT INFRASTRUCTURE	
NEW	RENEW	MAINTENANCE	PLANNING	SERVICES / PEOPLE
<p>New:</p> <p>Waterworld, Corio – Replace Waterworld and develop new Health and Wellbeing Hub as part of the Northern ARC precinct development.</p> <p>New facility, Drysdale – Consider the development of an aquatic and leisure facility to service the needs of the north Bellarine community.</p>	<p>Minor refurbishment:</p> <p>Bellarine Aquatic and Sports Centre Learn to swim office upgrade and replace waterplay structure.</p> <p>Concourse renewal and replacement program across all sites.</p> <p>Gym equipment annual replacement program.</p> <p>Aquatic play equipment upgrades across all sites.</p> <p>Locker replacement at Leisure Centres with RFID capability for members.</p> <p>Major Refurbishment:</p> <p>Bellarine Aquatic and Sports Centre Redevelopment – new warm water pool and expansion of health and fitness facilities.</p> <p>Splashdown, Moolap – DDA compliance, redeveloped health and fitness area, review the 25-metre pool design for additional lap lanes and a new warm water pool added to the facility.</p> <p>Leisurelink, Waurm Ponds - replacement of the failing Astral 50m pool with an insitu concrete design. Must be done 2021/22 based on engineering assessments of current pool shell structure.</p> <p>Kardinia Aquatic Centre, refurbishment of pools, replace waterslide, DDA compliance and move the café to the entrance foyer area.</p> <p>Lara Swimming Pool, ensure DDA compliance to change rooms.</p>	<p>Based on Asset Management Plan – develop annual maintenance program(s).</p> <p>Implement Aquatic and Leisure Upgrade Programs.</p>	<p>Develop Asset Management Plan in line with asset condition, fit-for-purpose and criticality audits.</p> <p>Conduct Access and Inclusion audits at all sites.</p> <p>Develop a detailed capacity and feasibility study relating to the future development of Leisurelink, Splashdown and BASC.</p> <p>Complete detailed design and costings for the development of a 50m outdoor pool in Drysdale.</p> <p>Leisurelink Pool 50m Pool Replacement - Detailed design and business case.</p> <p>Armstrong Creek Aquatics and Leisure needs assessment.</p>	<p>Work in collaboration with private and education providers to ensure reasonable access to aquatic spaces and programs across the municipality.</p> <p>Contemporise systems to include a software upgrades across all aquatic and leisure centres.</p> <p>Implement Smart City Technology assessing existing service performance and future requirements.</p>

CITY OF GREATER GEELONG

PO Box 104

Geelong VIC 3220

P: 5272 5272

E: contactus@geelongcity.vic.gov.au

www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

100 Brougham Street


Geelong VIC 3220

8.00am – 5.00pm

© City of Greater Geelong 2018

LATEST NEWS:

 [@CityofGreaterGeelong](#)

 [@GreaterGeelong](#)

 [@CityofGreaterGeelong](#)

 [CityofGreaterGeelong](#)