



Aquarena Outdoor Master Plan

July 2023



Interpreter service

9840 9355

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Acknowledgements

Manningham Council engaged specialist consultants to assist in the preparation of this Master Plan. The contributions from community members and key stakeholders have helped shape the recommendations within the Aquarena Outdoor Masterplan, as has the feedback received from relevant local, state and national sporting associations, as well as other government and aquatic industry agencies.

Executive Summary

In late 2019 Manningham Council engaged specialist consultants to assist in the preparation of this Draft Aquarena Outdoor Master Plan. The plan was developed in response to all five key Council Plan themes which identified a need for Council to adequately plan for liveable places and spaces to assist in the provision of a healthy, safe and resilient Community.

Previous Master Planning for the Aquarena facility has seen several significant developments occur over the previous 12 plus years. As the focus had previously been on the indoor facilities, the opportunity exists to now develop a master plan specifically for the aging outdoor area to ensure its quality is commensurate with the high-quality indoor aquatic and health and fitness areas. Investment in the outdoor areas will provide updated facilities and a quality user experience for the community to enjoy for a long time to come. From an overall perspective upgrading the outdoor area will position Aquarena as arguably the premier centre with both indoor and outdoor aquatic areas.

As part of this project, consultation has been undertaken with the broader community as well as relevant sporting clubs, schools, industry personnel. The COVID epidemic impacted on the methods of early consultation, however critical community feedback was still obtained and formed the basis for the development of the draft Aquarena Outdoor Master Plan.

Critical to this process was the decision not to include the redevelopment of the 50m outdoor pool in the Outdoor Master Plan. The 50m pool will be separately redeveloped as part of the Capital Works asset renewal program.

The Draft Aquarena Outdoor Master Plan was finalised in late 2022, presented to Council in March 2023 and was approved by Council to be presented to the community for feedback and further consultation.

Council's Marketing personnel in conjunction with the Leisure Services Officer developed and implemented in April and May 2023. This included but was not limited to: Resident mail outs, Information displays at Libraries, community and recreation centres, Your Say Manningham feedback, Drop-in information sessions and two focus group sessions where community members could apply to attend. The feedback regarding the Aquarena Outdoor Master Plan was positive and the plan as presented to Council in March is recommended for adoption.

Key recommendations for inclusion in the Master plan are:

1. Additional new Change space & toilet facilities
2. Relocation of and enhanced interactive water play area for children of all ages
3. Relocation of and enhanced café facility, indoor seating, and outdoor decking
4. Replacing the existing outdoor toddler pool with anew 'Quiet pool" for specialized programs
5. Tiered seating for school carnival, swim meets and public recreational use
6. Removal of the dive pool and replacement decking to provide access to new change space facilities and space for event and swim squad marshalling/warm up area

7. Enhanced accessible pathways, weather protection shelters and landscaping

The key rationale for all these components is to maximise the use of the spaces by a diverse range of members and visitors.

The key issues for consideration in the next detailed design phase of the project are:

- Maximizing the extent of shading over the pool, water play area and grounds.
- Ensuring the provision of additional change space for the outdoor pools is maximised.
- The interface between the proposed new cafe and the indoor pool hall and the access points from the pool hall to the café.
- Accessibility to all master plan components

An architect's estimate of probable cost was prepared in late 2021. The architect's estimate of probable cost is not a cost plan rather it is intended to assist initial decision-making to provide a broad indication of cost at the commencement of a design investigation. With continued cost escalation it is anticipated that implementation of the full draft masterplan will see costs increase to above \$13,000,000 by 2024/25.

1 Introduction

The Aquarena Aquatic and Leisure Centre (Aquarena or the Centre) is in the City of Manningham (or the City) in Melbourne's metropolitan area. The City's area is 113 square kilometres and neighbours six other metropolitan local government areas, each with major aquatic and leisure facilities. Aquarena is the only aquatic and leisure centre within the City, servicing a population base of more than 125,000 residents.

The Centre initially opened as the Doncaster Municipal Swimming Pool in 1969 as an outdoor 50m pool to service the community. It was redeveloped in 1991 as an aquatic and leisure centre and renamed Aquarena Aquatic and Leisure Centre.

Since 1969, the Centre has undergone eight upgrades through redevelopments or extensions to the facility, with a six stage Aquarena Master Plan commencing in 2009 and concluding in 2016. The Master Plan included the introduction of a 'pavilion' to support the Centre's user groups and provide additional health and wellness programming opportunities. Various extensions also included an indoor warm water pool, outdoor splash pad, wellness centre, expansion of the gymnasium and the application of a 'sky bridge' to better link the Centre's car parks.

Aside from the inclusion of the splash pad and a café and associated decking, there has been minimal capital investment applied to the outdoor space at Aquarena. Consequently, the outdoor facilities have deteriorated and are well below the quality of the indoor facilities creating a facility quality where the customer experience outdoors is inferior.

2 Project Scope

Council's Active for Life Recreation Strategy 2010-25 (updated in 2019), Manningham City Council identified the need to 'review the Masterplan undertaken in 2006, for the outdoor areas of Aquarena. The purpose of the review is to develop a renewed plan that ensures the outdoor infrastructure is accessible, innovative, sustainable and meets the current and future needs of Council and the community. The Master Plan will align with the Council's strategic plans and policies and guide any future Council planning and investment in the outdoor space.

Manningham Council engaged specialist consultants to assist in the preparation of this Master Plan. They will deliver a Master Plan that includes proposed design elements, business analysis, and an architect's estimate of probable cost to assist Council in determining the future development program.

2.1 50m Outdoor Pool

The project purpose is to develop a plan that provides strategically justified recommendations for sports facility provision, in response to current and future participation in various sports.

Since the project's inception, it has been identified that the 50m outdoor pool has significant structural issues and is likely to fail within the next few years. Consequently, Council commenced a review of the pool as a priority, running concurrently with, but independent of, the Master Plan. As a result of the review being undertaken, no alterations to the 50m outdoor pool have been identified in the Master Plan.

2.2 Overview of Project Methodology

The project was delivered through a detailed methodology involving consultation processes, operational assessments and analysis, and design creativity. However, it should be noted that the COVID-19 implications impacted the timing and implementation of some of the pre-draft stage methodology. These included face-to-face consultation sessions with residents, which were unable to be delivered due to restrictions relating to gatherings.

An industry Visioning Workshop with Council Officers, peak bodies and management groups was proposed. However, due to COVID-19 restrictions, the session was held online with Council Officers and the current management group, Belgravia Leisure. In addition, individual consultation was undertaken with contract management groups, peak bodies, Sport and Recreation Victoria and Council’s operating outdoor swimming pools. The insights, the outcomes of the workshop and the consultation were critical in informing the Draft Master Plan direction. A summary of the Methodology implemented included the following critical tasks.

Once the Draft Aquarena Outdoor Master Plan was approved for community consultation in March 2023, the project methodology consisted of resident mailouts, information displays at Libraries, Community and Recreation Centres, Your Say Manningham feedback, drop-in information sessions at Aquarena and community focus groups sessions that participants could apply to attend. Presentations were also made to the Manningham Gender Equality and LBTQIA+, Disability and Recreation and Sport Advisory Committees.



3 Strategic Context

3.1 Council Plan 2021-25

The Council Plan (2021-25) provides the roadmap for delivering on the Manningham Community Vision 2040 and guides Council to improve the delivery of core services, with a strong focus on community wellbeing, supporting local businesses, and protecting the local environment.

The Council Plan also defines the approach for collaborating with the community, local businesses, key stakeholders, surrounding municipalities, and other levels of Government.

Five key Themes underpin the Council Plan. Supporting the key Themes are the Council's Goals and associated actions, as outlined below:

1. Healthy Community

- Goal 1: Healthy, Safe and Resilient Community
- Goal 2: Connected and Inclusive Community

2. Liveable Places and Spaces

- Goal 1: Inviting places and spaces
- Goal 2: Enhanced parks, open space and streetscapes
- Goal 3: Well connected, safe and accessible travel
- Goal 4: Well utilised and maintained community infrastructure

3. Resilient Environment

- Goal 1: Protect and enhance our environment and biodiversity
- Goal 2: Reduce our environmental impact and adapt to climate change

4. Vibrant and Prosperous Economy

- Goal 1: Grow our local business, tourism and economy

5. Well Governed Council

- Goal 1: A financially sustainable Council that manages resources effectively and efficiently
- Goal 2: A Council that values our customers and community in all that we do

3.2 Health and Wellbeing Strategy 2021-2025

The Health and Wellbeing Strategy is guided by the Victorian Public Health and Wellbeing Act 2008, which requires all local governments to develop a Public Health and Wellbeing Plan every four years.

This Health and Wellbeing Strategy is an extension of Manningham's previous Healthy City Strategy (2017-2021), and it directly aligns with the Council Plan (2021-25) key Theme of 'Healthy City'.

The Strategy defines the seven health and wellbeing priorities for the City of Manningham, developed based on input from the community, health service agencies, Council partners and key stakeholders. The health and wellbeing priorities are:

1. Improved social and emotional wellbeing
2. Increased healthy eating
3. Increased active lifestyles

4. Increase adaptation to the health impacts from climate change
5. Reduce injury and harm
6. Prevention of family violence
7. Increased connection and engagement in community life

3.3 Active for Life Recreation Strategy 2010-25

Initially developed in 2010 and revised in 2019, the Active for Life Recreation Strategy intends to guide and inform future sport, recreation, and leisure provision.

The Recreation Strategy considers three key areas to increase physical activity. These are Active Living, Active Recreation and Organised Sport, as outlined below:

1. **Active Living** - The ability to incorporate physical activity into our daily lives, including walking and cycling for short trips such as to and from school and work, and walking to the park and shops.
2. **Active Recreation** - Encompasses physical activities that are non-competitive in nature, such as walking, riding, playing, swimming, going to the gym, and health and wellbeing classes.
3. **Organised Sport** - Sporting activities that are run under the auspice of a peak body.

The Strategy outlines four Priority areas that Council will focus on to increase sporting and physical activity opportunities. The Priority areas intend to:

1. Provide flexible, multi-use and durable spaces for recreation to meet the needs of a growing community.
2. Enable collaboration with key partners and organisations
3. Foster an environment of inclusion
4. Build capacity for our community.

The Strategy's Action Plan references the requirement to review the Aquarena Master Plan (2006) to assess the outdoor areas of the facility. A review of the Aquarena Master Plan undertaken in 2006 for the outdoor areas of Aquarena to determine future usage and facility provision, including car parking and outdoor pools.

3.4 Aquarena Master Plan 2006

In 2006, Council engaged consultants to develop the Aquarena Master Plan, with the following key project objectives:

- To undertake a demand and needs analysis of the facility
- To identify the optimal mix of facilities in terms of future capital works and return on investment
- To assess the long-term viability of the current site and assess the viability of potential relocation
- To identify state, national and international trends in providing aquatic and leisure facilities, services and opportunities within the municipality

- To recommend a strategy that will underpin the future development of the Aquarena Aquatic and Leisure Centre
- To assess the feasibility of a possible future expansion of the Aquarena car park.

The key recommendations arising from the Master Plan were separated into short, medium, or long-term recommendations for the Council to explore. Outlined below are the recommendations and the suggested staging:

Stage 1 – Short Term Recommendations

- Provision of a Dry program room to increase the level of dry programs, particularly Spin Classes
- Redevelopment of the water slide
- Refurbishment of the wet change rooms
- Development of a change area for schools.

Stage 2 – Medium Term Recommendations

- Demolition of the existing outdoor toddler pool and development of a Water Splash area
- Extension of the gymnasium
- Development of Swim Club Clubrooms with multi-use meeting room
- Upgrade of the existing outdoor diving pool
- Refurbishment and reconfiguration of the entrance, reception and development of a "Change Village" (accessible and family change area)
- Relocation of and greater provision of administrative offices
- Development of additional indoor program pool which can cater for hydrotherapy
- Expansion of the crèche
- Development of a "Wintergarden" enclosure to create more year-round use of proposed outdoor water play facilities.

Stage 3 – Long Term Recommendations

The long-term recommendations outlined an option to create a 'main road frontage and a link to Williamsons Road'.

4 Strategic Framework and Guiding principles

4.1 Manningham Community Vision 2040

The City of Manningham operates under an Integrated Planning Framework, which ensures the relevant strategies, plans, and policies are interrelated and unified in their direction. Outlined below in Table 1 is a Strategic Framework that demonstrates the interrelationship between the essential documents and their associated themes, objectives, or goals.

A set of Guiding Principles was developed to ensure the Master Plan aligns with Council's key strategic plans and policies. The Guiding Principles are based on the themes, objectives and goals from the relevant Council strategies and plans and adapted to best align to the project purpose and intent. The Guiding Principles are outlined at the bottom of the Strategic Framework below:

AQUARENA OUTDOOR MASTERPLAN – STRATEGIC FRAMEWORK

Manningham Community Vision 2040

Manningham is a peaceful, inclusive and safe community. We celebrate life with its diverse culture, wildlife and natural environment. We are resilient and value sustainable and healthy living, a sense of belonging, and respect for one another.

Council Plan 2021-25

1. Healthy Community	2. Liveable Places and Spaces	3. Resilient Environment	4. Vibrant and Prosperous Economy	5. Well Governed Council
<ul style="list-style-type: none"> • Goal 1: Healthy, Safe and Resilient Community • Goal 2: Connected and Inclusive Community 	<ul style="list-style-type: none"> • Goal 1: Inviting places and spaces • Goal 2: Enhanced parks, open space and streetscapes • Goal 3: Well connected, safe and accessible travel • Goal 4: Well utilised and maintained community infrastructure 	<ul style="list-style-type: none"> • Goal 1: Protect and enhance our environment and biodiversity • Goal 2: Reduce our environmental impact and adapt to climate change 	<ul style="list-style-type: none"> • Goal 1: Grow our local business, tourism and economy 	<ul style="list-style-type: none"> • Goal 1: A financially sustainable Council that manages resources effectively and efficiently • Goal 2: A Council that values our customers and community in all that we do

Health and Wellbeing Strategy 2021-25

Priority Area 1: Improved social and emotional wellbeing	Priority Area 2: Increased healthy eating	Priority Area 3: Increased active lifestyles	Priority Area 4: Increase adaptation to the health impacts from climate change	Priority Area 5: Reduce injury and harm	Priority Area 6: Prevention of family violence	Priority Area 7: Increased connection and engagement in community life
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Active for Life Recreation Strategy 2010-25

Key Theme 1: Active Living	Key Theme 2: Active Recreation	Key Theme 3: Organised Sport
Priority 1: Provide flexible, multi-use and durable spaces for recreation to meet the needs of a growing community	Priority 2: Collaborate with key partners and organisations	Priority 3: Foster an environment of inclusion
		Priority 4: Build capacity for our community

Aquarena Master Plan 2006

Short Term Recommendations: <ul style="list-style-type: none"> Provision of a Dry program room to increase the level of dry programs, particularly spin classes Redevelopment of the water slide Refurbishment of the wet change rooms Development of a change area for schools. 	Medium Term Recommendations: <ul style="list-style-type: none"> Demolition of the existing outdoor toddler pool and development of a water splash area Extension of the gymnasium Development of Swim Club Clubrooms with multi-use meeting room Upgrade of the existing outdoor diving pool 	Long Term Recommendations: <ul style="list-style-type: none"> The long-term recommendations outlined an option to create a 'main road frontage and a link to Williamsons Road'.
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	<ul style="list-style-type: none"> • Refurbishment and reconfiguration of the entrance, reception and development of a "Change Village" (accessible and family change area) • Relocation of and greater provision of administrative offices • Development of additional indoor program pool which can cater for hydrotherapy • Expansion of the crèche • Development of a "Wintergarden" enclosure to create more year-round use of proposed outdoor water play facilities. 	
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Aquarena Outdoor Space Master Plan Theme

Based on the requirements and intent of the project, the Consulting Team have developed a central theme for the outcomes of the Master Plan, being:

'Your Backyard'

Ensuring that the outdoor space has a focal point of being welcoming, fun, accessible and safe for all facility users.

Aquarena Outdoor Space Master Plan Guiding Principles

The Guiding Principles have been developed in alignment with the relevant Strategy and objectives/priorities:

Accessible and Inclusive - Provide facilities and services that are accessible to all, regardless of age, cultural background, gender, physical ability or socio-economic status, so that everyone in our community has the opportunity to improve their overall wellbeing

Maximising Social and Health Benefit - Enhance physical, mental and social wellbeing by creating a safe and welcoming environment that facilitates intergenerational interactions, encourage community connectedness and helps reduce social isolation

High-Quality Facilities - Implement creative and innovative design solutions to align with the needs of the community and stakeholder groups

Financial Viability - Ensure the facilities are financially viable and sustainable and support community need

Strategic Alignment - Ensure the facilities directly align to the objectives of the relevant Council strategies, plans and policies.

5 Community Profile

5.1 Demographic Overview

The City of Manningham has a forecasted population base of 134,608 (2022), with an estimated annual population growth rate of 0.98%. By 2036, the forecasted population for the City is expected to be 149,274.

The City has one of the largest multicultural populations of the metropolitan Melbourne municipalities, with over 40% of the population born overseas, compared to 34% for Greater Melbourne. It is ranked 9th on the Socio-Economic Indexes for Areas (SEIFA), demonstrating a high level of 'advantage' for the community.

The median age of the Manningham community is 43, which is considerably higher than Greater Melbourne (36). Approximately 19.9% of the population is aged between 0 and 17, and 27.0% is aged 60 years and over, compared with 21.7% and 19.0%, respectively, for Greater Melbourne. Of the Manningham residents, 5% reported needing help in their day-to-day lives due to having a disability, which is in line with the Greater Melbourne average of 4.9%

5.2 Aquarena Catchment

The Aquarena is in Lower Templestowe and is positioned favourably to attract strong participation numbers. The Consulting Team has assessed the 5km catchment area surrounding Aquarena to inform the financial projections associated with the enactment of the Master Plan. Outlined below is a summary of the catchment areas, based on the 2020 population forecasts:

5km Catchment

Within a 5km catchment of the Centre, there are 143,537 people (based on 2026 data) residing in the area, with 59.05% of the population 35 years or older, approximately 5.39% more than the equivalent age group for Victoria. The table below demonstrates the age comparison within the catchment area.

2016 Age Profile (No. Of Residents, 10 Year Bands)	Lower Templestowe	%	Victoria	%
0 to 14 years	24,537	17.09	1,080,211	18.28
15 to 24 years	18,147	12.64	769,018	13.01
25 to 34 years	16,095	11.21	887,221	15.01
35 to 44 years	18,167	12.66	804,828	13.62
45 to 54 years	20,352	14.18	779,490	13.19
55 to 64 years	16,953	11.81	676,229	11.44
65 to 74 years	14,344	9.99	508,431	8.60
75 to 84 years	10,483	7.30	283,967	4.81
85 years and over	4,459	3.11	119,809	2.03
TOTALS:	143,537		5,909,204	

46.22% of the residents speak a language other than English at home within the catchment area, compared to 32.27% for Victoria. Besides English, the main languages are Mandarin, Cantonese, Greek and Italian. The 5km catchment percentage of people born overseas is approximately 3.1% higher than the remaining areas of the City of Manningham.

The Centre is in an affluent area, with the average household income approximately 15.1% higher than the Victorian average. In addition, 78.7% of the households are owned by residents compared to Victoria, which is 70.1%.

5.3 Implications for Future

The Aquarena catchment provides favourable conditions within which to operate an aquatic and leisure centre. These conditions should give a level confidence to Council that future operations will continue to be sustainable. The factors include:

- Large catchment population (143,000)
- Relatively low competition from other aquatic and leisure centres
- Low levels of disadvantage and high levels of advantage. These conditions area are ideal for maximising use and income
- Continued population growth will provide additional demand and growth in use and income.

Anecdotally communities with high levels of multiculturalism, such as Manningham's, have lower levels of demand for lap swimming facilities. This likely means that demand for shallower, warmer aquatic spaces will be higher than deeper and colder swimming pool.

6 Consultation

A critical component of the Master Plan process is consultation with the broader community, industry experts, other local governments and internal with Council.

Aspects of the consultation proposed were altered due to the COVID-19 restrictions. To counteract this issue, the Consulting Team delivered consultation sessions through alternate mediums, which included online surveying, use of Council's 'Your Say' page and online meetings and workshops.

The Methodology for the consultation included:

- Community Consultation:
 - Online surveys (inclusive of Aquarena existing users and community members)
 - Manningham's Your Say page questionnaire
 - Drop-in sessions at Aquarena
 - Invitation to attend customer focus group
- Online Stakeholder sessions with:
 - Belgravia Leisure (current management group)
 - Doncaster Templestowe Swim Club
 - Doncaster Dolphins Master Swimming Club
- Visioning Workshop with key Council staff, including the Project Working Group and Belgravia Leisure
- Industry Consultation:
 - Facility Management Groups (Clublinks, BlueFit and YMCA Victoria)
 - Local Governments
 - Life Saving Victoria
 - Sport and Recreation Victoria.

6.1 Pre-Draft Community Consultation

An online survey was distributed to existing Aquarena users and the broader community through Council's distribution channels, including:

- Email to Aquarena database
- On the council's website
- QR codes advertised around the centre.

The purpose of the survey was to provide an avenue for the community to give input into the potential improvements to outdoor space.

The survey also sought insights into which existing components are essential, which components are not valued and for what purpose does the community use the outdoor space, if at all.

The survey was open for three weeks in February 2020. There were 210 respondents, with 145 fully completing the survey and 65 people partially completing the survey.

Respondents included current members, casual facility users, key stakeholder groups, including swim clubs, Centre staff, and non-users.

6.1.1 Survey Key Themes

Outlined below are the key themes and insights arising from the community survey:

- Approximately two-thirds of the respondents identified as female, as outlined below:

Gender	% Of Respondents
Female	64.60%
Male	33.30%
Prefer not to say	1.40%
I identify as other	0.70%
Total	100%

- 33.3% of the responses came from people aged between 35 to 49 years of age, as outlined in the table below:

Age Group	% Of Respondents
Under 18	1.40%
18 to 24	4.90%
25 to 34	16.70%
35 to 49	33.30%
50 to 59	20.80%
60 to 69	12.50%
70 and over	8.30%
Prefer not to say	2.10%
Total	100%

- 58.2% of the respondents live within the immediate or surrounding suburbs of Aquarena, as demonstrated in the table below:

Location	% Of Respondents
Doncaster	15.80%
Doncaster East	15.10%
Templestowe Lower	15.10%
Templestowe	12.20%
Bulleen	9.40%
Warrandyte	3.60%
Donvale	2.90%
Wonga Park	0.70%
Nunawading	0.70%
Park Orchards	0.70%
Ringwood North	0.70%
Warrandyte South	0.70%
Other (please specify)	22.30%
Total	100%

- Most respondents (61.1%) travel less than 15 minutes to access the Centre
- 78% of the survey respondents identified as 'current user' of the facility, with 37.7% being members of the Centre
- 11.2% of the respondents stated that their primary reason for using the Centre was the outdoor space
- Of the respondents, 57% stated that they use the outdoor space and 43% do not
- When asked, "what are the requirements that need to be implemented for the development to encourage the respondent to use the space", the top three responses were,
 - An improved café area,
 - Enhanced water play,
 - Further pool space for schools and clubs.

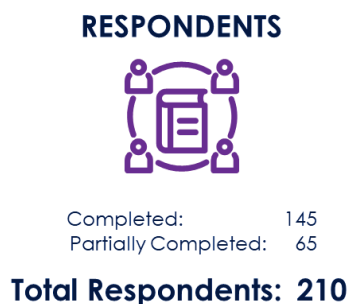
The table below outlines the responses:

Requirement for the Development	% Of Respondents
Improved café area for indoor and outdoor dining	34.20%
Enhanced water play area for children / families	28.40%
Further pool space for schools and clubs	23.90%
Running / walking track	23.90%
Other (please specify)	23.20%
Outdoor fitness equipment	21.30%
Shelters for gatherings	20.60%
Playground	17.40%
Spaces to work / study	12.30%
Barbeques	11.60%
Improved accessibility	9.70%
Rock climbing wall	9.00%
Event space	9.00%
Obstacle course	7.10%
Educative / Interactive trails	3.20%
Skatepark	3.20%
Learn-to-ride bicycle track	0.60%
Total	100%

- Respondents were required to state, '*What words best describe your vision for the future design of the outdoor space at Aquarena*'. Outlined below are the top three responses:
 - 50m pool upgrade
 - Provide further accessibility and inclusive facilities
 - Minimal change - only improvements.

The detailed survey results can be found in Appendix 1 – Community Survey Results.

A summary of the key messages from the online survey are outlined in the following infographic:

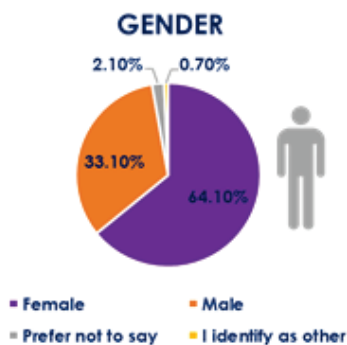


TOP 5 MOST USED OUTDOOR SPACES

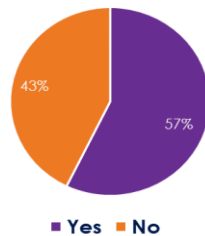


50m Pool	92.0%
Café Deck	55.2%
Grassed Areas	44.8%
Waterslides	25.3%
Barbeques	17.2%

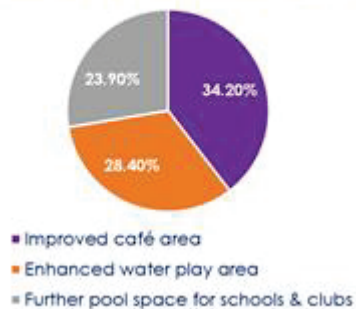
Aquarena Outdoor Space Master Plan Survey Results (July 2021)



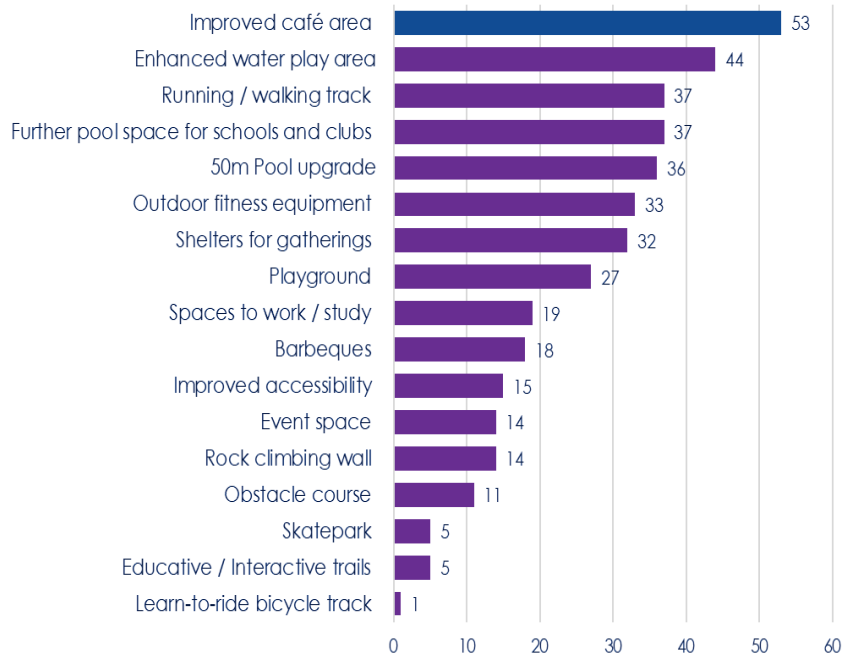
DO YOU CURRENTLY USE THE OUTDOOR SPACE AT AQUARENA?



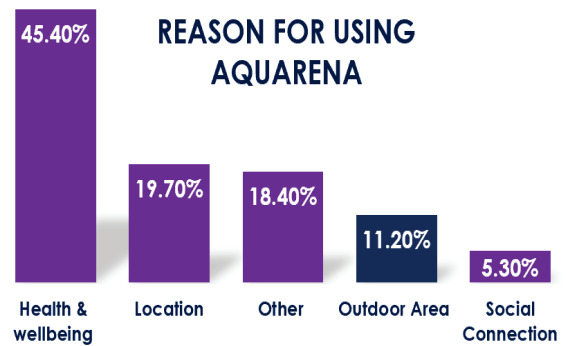
TOP 3 IMPROVEMENTS TO INCREASE USAGE OF THE OUTDOOR SPACE



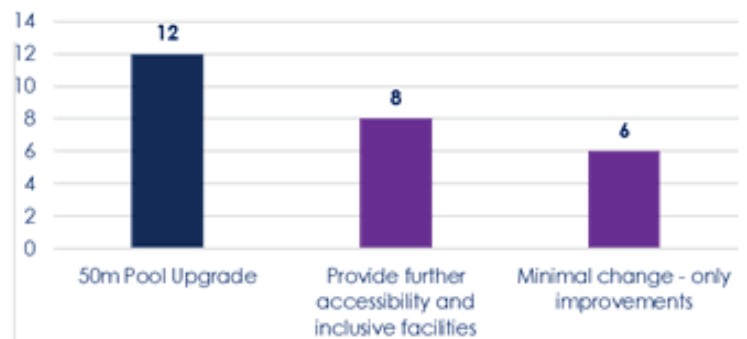
RESPONDENTS RECOMMENDED UPGRADES



REASON FOR USING AQUARENA



TOP 3 VISIONS FOR THE OUTDOOR SPACE

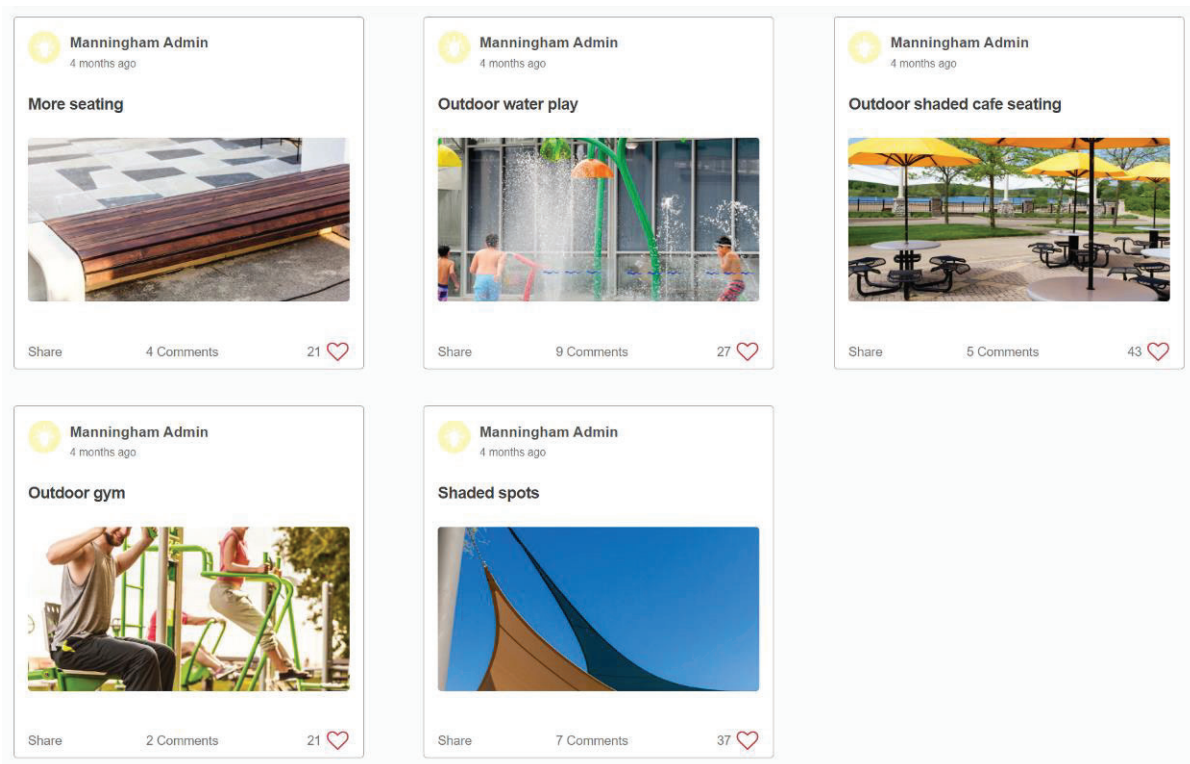


6.1.2 Your Say Feedback

In addition to the survey, the community provided feedback through the Council's 'Your Say' page, based on the question of, 'What do you want to see outdoors at Aquarena?'. Respondents were provided five options with the opportunity to 'like' or place comments against each option. The options and responses are below:

1. Outdoor shaded café seating - 43 likes
2. Shaded spots - 37 likes
3. Outdoor water play - 27 likes
4. More seating - 21likes
5. Outdoor gym - 21 likes.

The images below are the images included in the 'Your Say' page



6.1.3 Industry Consultation

The Consulting Team engaged with industry leaders to obtain further insights and examples of what additions to outdoor spaces at other aquatic and leisure centres have been successful. Those consulted also commented on what components suit the site and local community. The groups interviewed were:

- Facility Management Groups (Belgravia Leisure, YMCA Victoria, BlueFit and Clublinks)
- Other Local Government officers
- Life Saving Victoria

The key feedback was:

- There is a direct need for further water play to be included within Aquarena, increasing the opportunity to attract more families to the facility
- Sufficient car parking needs to be allocated for if there are additional components and offerings introduced, as the current car parking is nearing capacity
- The depth profile of the 50m should be shallower to be more in line with the swimming capabilities of the Manningham community and provide more significant programming opportunities
- The facility currently has 'wasted spaces', particularly the embankment adjacent to the waterslides that could be activated, if it was more accessible to people with mobility issues
- More shading is required to support carnival usage and families
- The current toddler pool, located adjacent to the 'Pavilion', has minimal usage, as does the dive pool
- An increase in change facilities is required to support the schools, swim clubs and recreational swimmers.

Many of the issues raised during the industry consultation sessions mirrored the community's feedback.

6.1.4 Internal Consultation

Consultation with Council officers was undertaken throughout the project, including regular 'check-in' meetings with the Project Leader, presentations to the Project Working Group and a Visioning Workshop delivered online with Council staff and Belgravia Leisure.

The Visioning Workshop reviewed the community consultation and explored various possibilities for the outdoor space under the theme of 'Your Backyard'. The following key insights were identified:

- There are currently minimal components that encourage families and people with a disability to use the outdoor space
- Accessibility throughout the outdoor space is challenging based on the steep topography
- There is a need to continue to maintain a significant level of green space
- Any additional water play should be constructed at the same level as the 50m pool to be more accessible and improve supervision from families
- There is a need to upgrade the 50m pool with the opportunity to separate the pool into two 25m spaces by use of a moveable floor boom or swim
- The lack of changing amenities needs to be addressed
- Activating the western embankment through performances and events needs to be considered
- While the senior community heavily utilises the café, it is poorly located and too small. In addition, there is minimal shade cover for the outdoor deck.
- Environmentally sustainable designs and universal design principles should be considered within the project
- A 'Quiet Pool' to replace the existing toddler pool, which has very low use, was identified as a potential point of difference.

6.1.5 Key Stakeholder Consultation

Consultation sessions were undertaken with the Aquarena's two resident Swim Clubs, the Doncaster Templestowe Swim Club and the Doncaster Dolphins Master Swimming Club.

Their suggested improvements were:

- Upgrade of the 50m pool to be compliant with FINA standards to allow for the hosting of events
- Introduction of a 25m pool to replace the toddlers pool adjacent to the Pavilion to provide increased lane space for training and public access
- Improved changing facilities for the public and the swim clubs
- Introduction of an LED screen with timing capabilities
- Further storage for the Clubs, beyond the current allocation
- Improved water play offerings to be more attractive to families.

6.1.6 Summary Pre-Draft Consultation

Several consistent themes provide a clear framework for the potential development of the outdoor area. The themes include:

- Provide better and accessible water play areas
- Improve change room quality and provide more change space for groups and families
- Provide better spectator amenities for carnivals
- Increase shading throughout with a particular emphasis on the café and spectator areas
- The current cafe, including indoor and outdoor seating areas, is too small, and there is insufficient shade on the deck
- Components need to be introduced that attract more improved accessibility throughout the outdoor area for families and non-traditional users.

There was also a strong desire to ensure that the current community feel is not lost, as this is a strong attraction of the outdoor space and that as much green space be retained as possible.

6.1.7 Pol.is Survey

In addition to the consultation undertaken to inform the Draft Masterplan, Council's Marketing and Communications area undertook a Pol.is survey focused on the Aquarena outdoor area. The consulting team was not involved with this process, and the survey was conducted independently of the project methodology. The questions in the survey were not based on a response to the Outdoor Masterplan and therefore were not informed by the rationale for the improvements identified in the Masterplan.

Over 400 people participated in the survey in February 2023, and some of the key themes identified through the survey were:

- There is a need for more sunshades
- There is a need for improved water play and some support to relocate the waterplay to a more central area and closer to the café. However, there was also support for the toddler pool to remain in its current location.
- There is a desire for more outdoor seating
- The café and decking are suitably located
- Additional toilets and showers should be provided for the outdoor area.

There was also a small number of participants (approximately 10%) that supported retention of the dive pool.

6.2 Post-Draft Community Consultation

6.2.1 Your Say Manningham

The Masterplan was also displayed on the You Say Manningham platform to obtain community feedback. Twenty responses were received. Overall, there was support for the Masterplan with themes listed below evident from the feedback. However, much of the feedback related to the need to replace the outdoor 50m pool, with some respondents expressing dissatisfaction with the overall standard of the 50m pool. The Your Say key themes included:

- There was strong demand for the provision of outdoor change rooms and showers to support the 50m pool, as the change rooms adjacent to the pavilion are seen as inadequate
- There was also a request for the provision of shading for the 50m pool and several suggestions about providing shelter for swimming coaches. (Not part of this project).
- The provision of water play was supported. However, several respondents suggested there was a need for indoor water play to provide year-round use (consideration for future indoor water play upgrades).
- One respondent didn't support the proposed changes to the café or leisure water and wanted to restore the existing diving pool. However, they supported the tiered seating and quiet program pool.

6.2.2 Drop-in information sessions

Two formally advertised sessions were held at Aquarena where a Council officer was available to discuss with patrons or residents the Draft Outdoor Master Plan and the rationale for the proposed changes. Council officers also held additional informal discussions were held with patrons when on-site.

Approximately fifty discussions were held with key commentary being:

- Supportive of the plan overall and its specific components
- Maintaining an outdoor café deck that provided weather protection
- Enhanced changing facilities and overall outdoor shade
- Removal of dive pool was not raised as a concern, with the alternative plans for this space well received
- Support for the quiet pool and water play relocation.

6.2.3 Community Focus Groups

Sport and Leisure Solutions and Council's Senior Leisure Services Officer conducted focus groups on Sunday, 8 May and Monday, 9 May 2023. The focus groups were conducted in the Aquarena Pavilion meeting room. Eight people attended the Sunday meeting, and nine attended the meeting on Monday. The focus groups included the following key components:

1. Welcome and introduction
2. Pre-discussion survey
3. Project background
4. Presentation, including rationale and development benefits
5. Site review to provide clarity on the proposed Masterplan development.

6. Question and answer session (many questions were also asked and answered during the presentation)
7. Post-discussion survey
8. Wrap-up and clarity of the future process.

Pre and post surveys were conducted as part of each session to gauge any changes in participants' views following the discussions and to clarify the reasons behind the proposed components. Below is a summary of the survey outcomes:

- The sixteen participants that supported the draft Master Plan in the pre-discussion survey also supported the draft Master Plan in the post-discussion survey.
- In most cases where a participant responded to aspects of the survey either unsure or no in the pre-discussion survey, responded yes to the post-discussion survey.
- One participant indicated No they didn't support the Masterplan in both their pre and post discussion surveys. However, this participant's views on three components changed from a No to a Yes about including the proposed tiered seating and removing the dive pool. Their opinion also changed from a pre-Yes to a post No for the inclusion of the quiet pool.

Summary Feedback

- Consider installing PV panels to minimise energy use from the grid and reduce carbon emissions
- Consider planting native trees to minimise leaves in pools
- Supported additional outside change rooms and communal showers. It was also suggested that providing change rooms adjacent to the quiet program pool would be valuable.
- Shading should be provided for all outdoor spaces. For example, the shallow end of the outdoor pool should have shading, and the program pool and the water play areas should also be partially shaded.
- Consideration should be given to ensuring the café location does not impact on the opening of swing-up glass doors to the 25m pool, as the pool hall is very hot and stuffy.
- A desire to maintain as much green space as possible. However, there was a broad understanding that the water play area needed to be in the green space adjacent to the existing café.
- Ensure the amphitheatre area has adequate shade, tables, seats and rubbish bins.
- A request to ensure the ends of the quiet program pool are straight to facilitate lap swimming.

6.2.4 Council Advisory Committee presentations

- Gender Equality and LGBTQIA+ Advisory Committee Meeting
 - Supported the Draft Master Plan and the respective proposed components
 - The Committee has requested input into the final design of the change spaces based on non-gender specific principles.

- Manningham Disability Advisory Committee Meeting
 - Supported the Draft Master Plan and the respective proposed components
 - The Committee has requested input into the final design of the change spaces and general accessibility around the outdoor area.
- Recreation and Sport Advisory Committee Meeting
 - Supported the Draft Master Plan and the respective proposed components
 - The Committee has requested input into the overall final design
 - Discussed other local venue options for learning competitive diving.

6.2.5 Consultation implications - Draft Outdoor Masterplan

Based on the review of the Draft Master Plan consultation, it is recommended that no further modifications or additions are necessary. However, the future process of assessing feasibility and conducting detailed design exploration should consider the following considerations:

- Evaluate the potential for shading, if applicable, over the 50m pool, quiet program pool, water play areas and other outdoor areas
- Providing additional change rooms for the outdoor pools, including group change rooms and a potential change room to support the quiet program pool
- Ensure seamless integration between the proposed new cafe, the indoor pool hall, and access points from the pool hall to the cafe
- Prioritise sustainable design initiatives that minimise the environmental impact of any implemented measures.

6.3 Site Assessment

The size and scale of the outdoor space at Aquarena is unprecedented for a metropolitan Melbourne aquatic and leisure facility. A coordinated and considered redevelopment provides Council with a significant opportunity to increase site activation, increase the overall use of the site and diversify use from traditional aquatic and leisure centre users.

Image 1 below depicts the outdoor space at Aquarena:



Image 1: Aerial View of Aquarena's Outdoor Space

Although most of the outdoor space is largely unutilised, various factors inhibit the design processes and require consideration. The factors are outlined below:

- **Topography and 50m pool** - the steep slope of the outdoor space impacts universal access. It also somewhat limits options for redevelopment without the need for major excavation. For example, there could be a substantial increase in the water play area if the 50m pool could be relocated to the west. However, this would require substantial excavation and retaining wall development which would come at a prohibitive cost. Therefore, all development has occurred under the assumption that 50m pool would remain in its current location.
- **Existing Infrastructure** - the outdoor space has the existing plant room to the north of the 50m pool and the Pavilion to the south of the pool. Although essential to the operations, both structures impact the design of the outdoor space, most notably because they are at the pool concourse level.

- **Significant Tree** - located next to the existing café is a heritage-listed tree. Although the tree provides a significant level of natural shade, it inhibits design opportunities and poses operational challenges, primarily falling leaves.
- **Car Parking** - Belgravia Leisure highlighted that the car park is at full capacity on hot days and cannot meet demand. Additional car parking will need to be considered to meet future customer demand from centre improvements and population growth.
- **Existing Café Location** - The current location of the Centre's café presents challenges with introducing new outdoor components due to its positioning adjacent to the grassed area, which is the preferred location for a new water play area. If the café is not relocated, there are no feasible options for introducing a new water play area.

Traditionally, café operations are located towards the entrance of the facilities, often adjoining or near the reception space.

6.4 Recommended Developments

Considering the key theme of 'Your Backyard', the guiding principles, the insights and inputs received through the various consultation processes, and the alignment to Council's strategies and plans, various development opportunities have been identified.

The table below outlines the recommended developments, highlights the targeted cohorts, and identifies the impact each of the components or service offerings will have:

Proposed Components or Service Offerings	Targeted Cohorts	Impact of Components or Service Offerings
Café	Whole of community	The Café will be relocated to increase seating, further shading, and improved access to the pool concourse.
Water play features and outdoor splash pad	Children Young people Families	The development of water play options will increase usage by targeted users. This will enhance opportunities for social connection and contribute to improved financial viability.
Universal design principles applied to the layout and design	People with disabilities Older adults Families People with mobility issues	This will impact all aspects of the design and improve accessibility for targeted users, therefore delivering greater opportunities for improved health and wellbeing and social connection.
Seating	Families Schools People with mobility issues	Including a tiered seating structure adjacent to the 50m pool will provide greater comfort for schools and additional seating spaces for families and people with mobility issues. It will also provide a formal space for people to socialise and spend time in the sun when carnivals are not being conducted. Further removable seating will also be provided throughout the outdoor area.
Shade Structures	Whole of community	The addition of fixed shade structures will offer the community increased comfort levels. In addition, removable shade structures, such as umbrellas, will also be provided.
Change facilities	Whole of community	The addition of outdoor features will necessitate additional change facilities due to increased patronage.
Amphitheatre	Whole of community	The addition of an Amphitheatre will allow events and performances and further activate the embankment at the rear of the site.

Quiet Programmable Pool	Whole of community	The inclusion of a quiet program pool offers the community a quiet retreat space when the pool is not programmed for programs such as swimming lessons and aqua aerobics.
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Table 2: Impact of development requirement

Quiet Program Pool

Unlike other recommended improvements, the 'Quiet Program Pool' provision was not identified in the community or industry group consultation sessions. However, its inclusion was recommended by Council officers at the Visioning Workshop to provide a point of difference for the Centre and attract new users to the centre. This will need to be tested in future planning and feasibility.

7 Concept Development

7.1.1 Design Development Framework

In developing the proposed concept plan, the design team considered the following factors to ensure that the Aquarena outdoor space will meet the needs of the community:

- Accessibility of the outdoor space for all users, regardless of mobility level
- Safety and comfort of users, particularly relating to supervision and climatic conditions
- Ensuring the facilities are inclusive, catering for all sectors of the community
- The interrelationship between the internal building and the outdoor space
- Providing components that are fun and innovative
- Maintaining valued existing assets or spaces for the community
- Deliver innovative and sustainable components in line with industry trends
- Alignment to the theme of 'Your Backyard'.
- Enhancing customer experience
- Activating existing "dead" spaces
- Increasing usage of the site.

7.1.2 Design Review Process

As part of the Master Plan, two design options were considered. The designs were shared with the Project Leader and Project Sponsor, and a preferred option was identified.

The preferred design option was then presented to the Project Working Group and endorsed as the recommended Master Plan design.

The proposed concept plan will deliver maximum benefit to users, the broader community and Council by delivering on the project's guiding principles.

The design reflects the community and user feedback and positions Aquarena as 'Your Backyard' - a welcoming, fun, accessible, and safe space for all users.

7.1.3 Concept Plan Highlights

The concept plan includes the following components:

- Relocation and improvements to the café, offering increased shading and seating
- Increased site accessibility through DDA compliant pathways
- Inclusion of a new water play area
- Introduction of an amphitheatre to provide events and performances, in addition to further shaded space
- Increase in vegetation and shade structures throughout the outdoor space
- Inclusion of a tiered seating structure, with a shade structure for carnivals and family use
- Replacement of the toddler's pool with a quiet programmable pool
- Raised seating and shaded space over the existing dive pool.

7.1.4 Concept Plan Highlights

To ensure the required components are practically and functionally fit for purpose, the Consulting Team have undertaken an adaptive approach that will require the following relocation or removal of several existing components, as outlined below:

Water Play Area and Cafe

The existing water play area, located adjacent to the café is underutilised and is not appropriate for a facility of the scale of Aquarena. As such, the Consulting Team have chosen to relocate the café to between the existing plant room the internal building, this will allow for a new, larger, and improved water play area to remain on the same level as the 50m pool and be a key feature of the outdoor space.

Equally, the relocation of the café will allow for increased seating capacity, enhanced shaded spaces, and improved accessibility to the internal pool hall and the outdoor pool concourse.

Dive Pool

The exiting dive pool is also underutilised and inhibits the opportunity to introduce further change spaces outdoors as well as improve the seating and shaded options for the community. The Consulting Team has proposed the implementation of an additional change space behind the dive pool, with the intention of introducing a raised platform over the dive pool that will offer further shade and seating for the community.

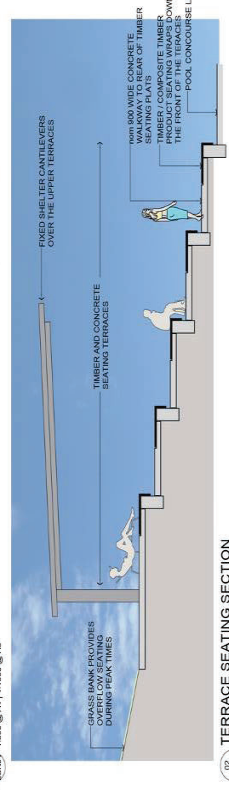
8 Concept Plan

8.1.1 Concept Plan Highlights

Outlined below in image 2 are the proposed concept plan and associated landscape architect's notes for the Aquarena outdoor space:



- LEGEND**
- PROPOSED EVERGREEN TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED FEATURE TREE
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED PEBBLE AGGREGATE
 - PROPOSED WATER PLAY AREA
 - PROPOSED AGGREGATE CONCRETE
 - PROPOSED AGGREGATE CONCRETE WITH PEBBLES
 - PROPOSED AGGREGATE CONCRETE WITH PEBBLES AND HANDRAILS TO BOTH SIDES
 - PROPOSED MILL LEVEL DECK WITH HANDRAILS
 - PROPOSED NEW BUILDING
 - PROPOSED REMOVABLE UMBRELLAS
 - PROPOSED RETRACTABLE UMBRELLAS
 - PROPOSED SEATING
 - PROPOSED SOLID SHADE
 - PROPOSED SOLID SHADE WITH RETRACTABLE UMBRELLAS
 - PROPOSED SOLID SHADE WITH RETRACTABLE UMBRELLAS AND SEATING
 - PROPOSED SOLID SHADE WITH RETRACTABLE UMBRELLAS AND SEATING AND HANDRAILS TO BOTH SIDES
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- STAGE 1**
- 1 RELOCATE AND ENLARGE CAFE, INCLUDE A SEVERITY TO THE MET AREA
 - 2 PROTECT THE EXISTING TREE FROM THE DRAINAGE SPILL OUT SPACE
 - 3 INDICATIVE WATER PLAY AREA AT POOL CONCOURSE LEVEL
 - 4 ACCESSIBLE PEDESTRIAN WALKWAY CONNECTIONS WITH 1:15 GRADE AND RAMP (4H) AT EXPOSED AGGREGATE CONCRETE AT POOL CONCOURSE LEVEL
 - 5 CONCRETE STAIRS PROVIDE ACCESS TO WATER PLAY AND FABRIC SHADE STRUCTURE OVER WATER PLAY AREA
 - 6 INCLUDES RETRACTABLE / REMOVABLE UMBRELLAS AND SEATING THAT PROVIDE MULTI USE FUNCTIONALITY
 - 7 PLANTED GARDEN BEDS WITH TREE PLANTING FOR AMENITY
 - 8 POOL HALL WITH TREE PLANTING FOR AMENITY
 - 9 SERVICE OF NEW AQUATIC FEATURES
 - 10 DEMOLISH EXISTING DIVE POOL STORAGE AREA PLATFORM PROVIDES MULTIPLE OPPORTUNITIES SUCH AS FITNESS CLASSES AND MARSHALLING AREA FOR TWO LEVELS OF TIERED SEATING PROVIDE ADDITIONAL SPECTATOR CLEAR VIEWS THROUGHOUT CHANGE ROOMS
 - 11 REMOVE FURNITURE TO BE COMOV FOR FLEXIBLE USE OF THE SPACE
 - 12 REMOVABLE UMBRELLAS / LOUNGERS
 - 13 TUBER TERRACE SEATING AND INFORMAL SEATING SEATING WITH BACKS AND ARMRESTS AND SPACES FOR CONCRETE WALKWAY ACCESS TO THE TERRACE SEATING
 - 14 CANTILEVERED SOLID SHADE PROVIDES AMENITY TO THE TERRACES
 - 15 LARGE FIXED FABRIC SHELTERS (WITH 6.0M) PROVIDE SHADED ON CARNIVAL DAYS AND OTHER BUSTY DAYS AND RE GRASS BANK AS REQUIRED
 - 16 PROVIDE ADDITIONAL TREE AROUND WATER SLIDES AND TERRACE SLIDES
 - 17 INSTALL AN ACCESSIBLE CONCRETE PATH CONNECTION, EXISTING SECOND TERRACE (AND EXISTING CHANGE ROOMS) TO THE QUIET PROGRAMME POOL TO TERRACING AND RESHAPING OF THE GRASS BANK WILL BE
 - 18 LARGE SHELTER / SOUND STAGE (WITH 6.0M) PROVIDE SHARED FLEXIBILITY IN THE DESIGN WITH CONCRETE BASE AND PICNIC THERE IS POTENTIAL FOR THESE EVENTS OR AT PEAK TIMES DURING EVENTS OR AT PEAK TIMES PROVIDE ADDITIONAL FURNITURE THROUGHOUT THE SPACE
 - 19 WHEELCHAIR ACCESSIBLE UMBRELLAS / RETRACTABLE UMBRELLAS AND STACKABLE SUN
 - 20 PLANT ADDITIONAL CANOPY TREES THROUGHOUT THE AMPHITHEATRE SPACE FOR EXTRA AMENITY
 - 21 ENLARGE EXISTING POOL TO NEW CONCRETE PAVEMENT
 - 22 PROPOSED CONCRETE STAIR LEVEL ACCESS FROM POOL CONCOURSE SETTINGS
 - 23 PRIVATE EVENTS OR AT PEAK TIMES THROUGHOUT THE SPACE
 - 24 BARBECUE / RETRACTABLE UMBRELLAS
 - 25 REMOVABLE STACKABLE SUN CANOPY TREES FOR EXTRA BOUNDARY SITE BOUNDARY
 - 26 PLANT ADDITIONAL ADDITIONAL ACCESSIBLE PATH CONNECTION
 - 27 INVESTIGATE PATH CONNECTION (NON COMPLIANT)
 - 28 RETAIN EXISTING ACCESS PATH TO EXISTING BUILDING
 - 29 RETAIN EXISTING (NON COMPLIANT) ACCESS PATH TO REAR OF EXISTING BUILDING
- NOTES**
- 1. INVESTIGATE PATH CONNECTION (NON COMPLIANT)
 - 2. RETAIN EXISTING ACCESS PATH TO EXISTING BUILDING
 - 3. RETAIN EXISTING (NON COMPLIANT) ACCESS PATH TO REAR OF EXISTING BUILDING



DONCASTER AQUARENA

Image 3 (below) outlines the outdoor space concept plan and the integration with the existing pool hall and leisure centre:

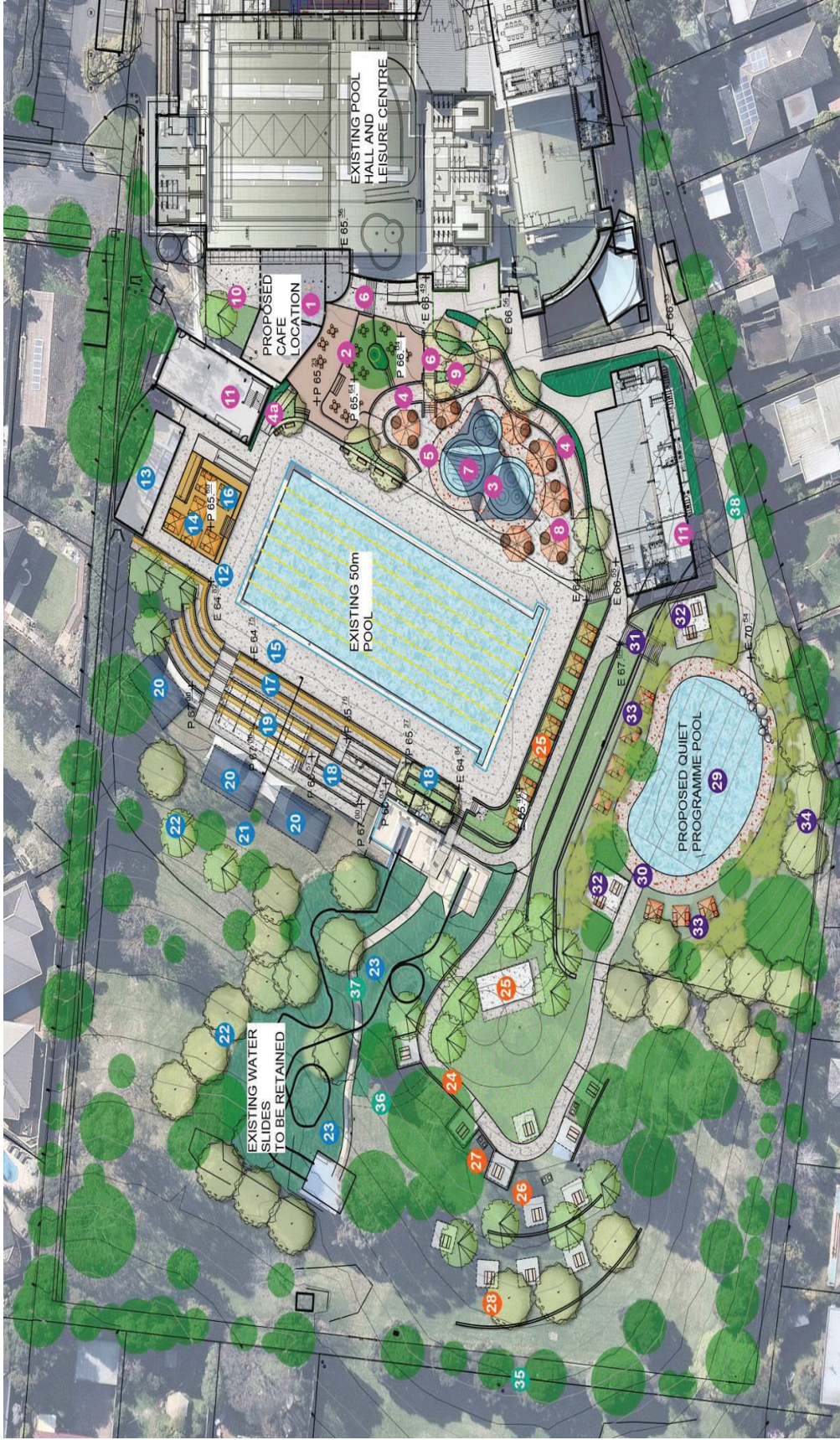
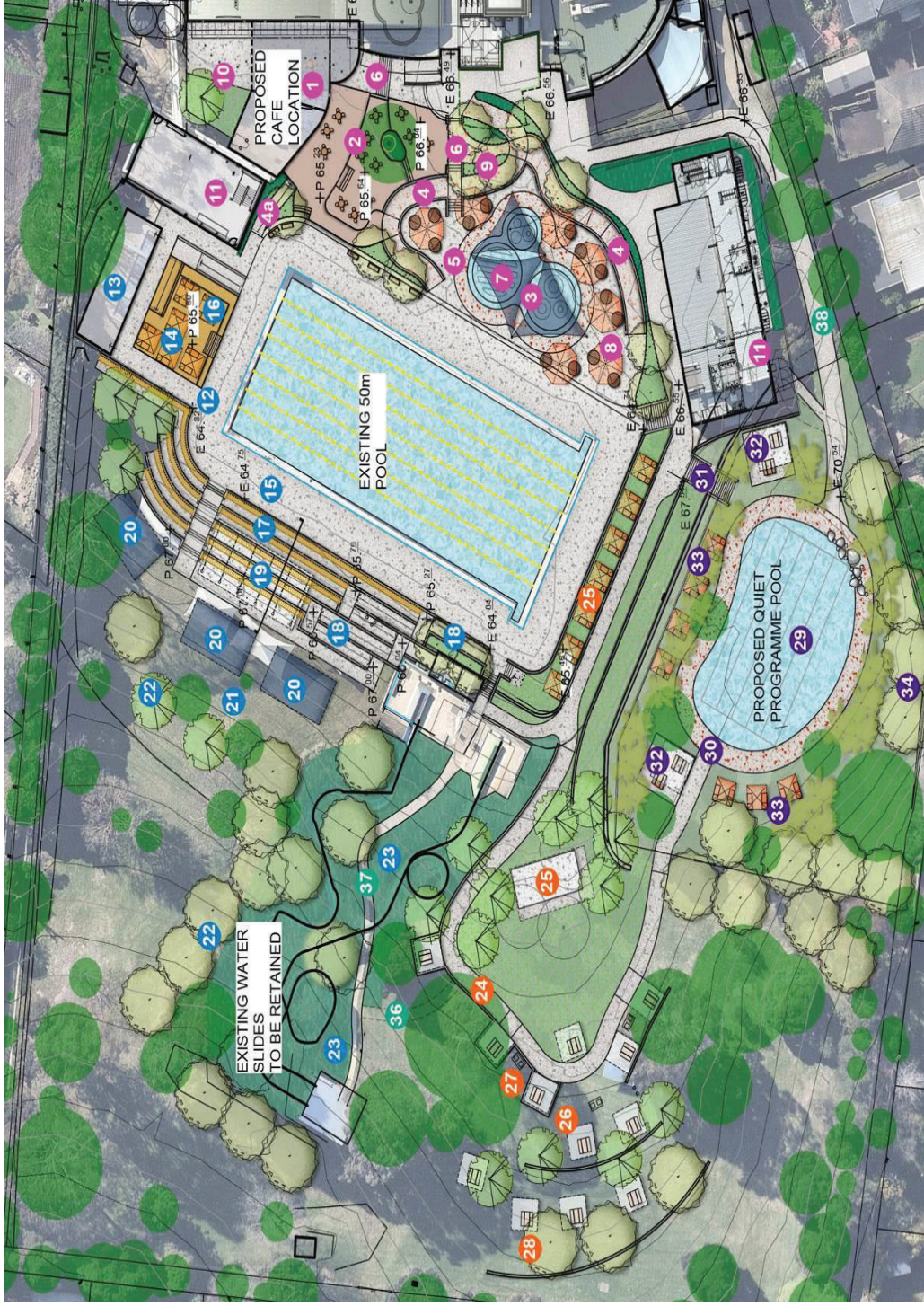


Image 4 (below) depicts just the outdoor space of the proposed concept plan:

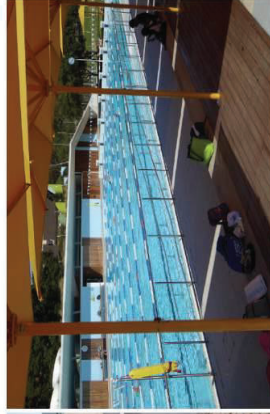


8.1.2 Images of Potential Components

Outlined below are precedent images of comparable projects with similar proposed components to the Master Plan. These images are examples only and may differ from the Master Plan solution.



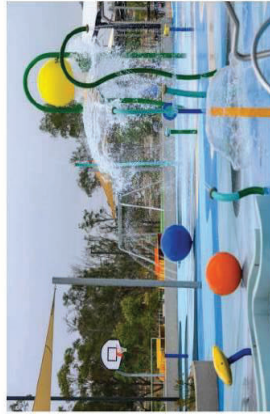
Concrete and timber seating terraces



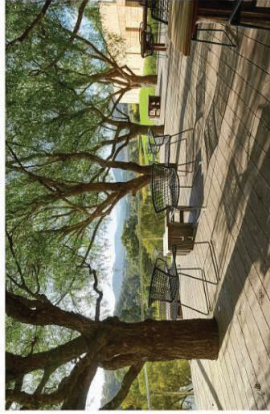
Concrete and timber seating terraces



Water play



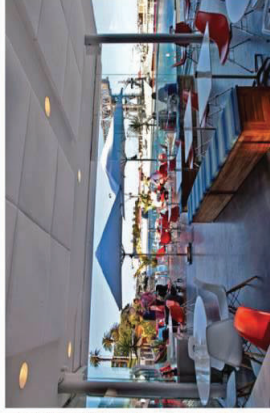
Water play



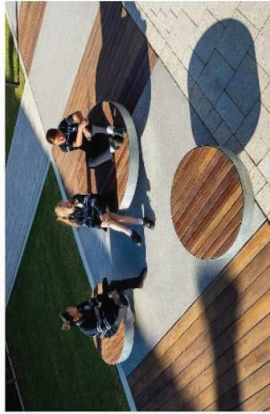
Trees within decking



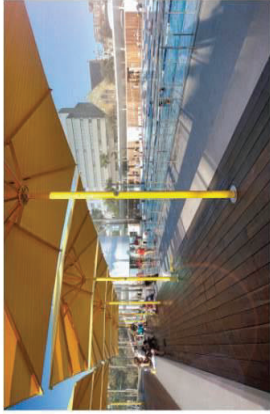
Trees in timber deck



Cafe with deck spill out area



Circular platform benches



Retractable umbrellas



Fixed structure over seating terraces



Small fixed shelter



Multi-use sound shell / shelter

8.1.3 Architect Design Notes

The architect's design notes are outlined below from the concept plan (corresponding numbering). The areas have been separated to allow for future staging of the project.

Cafe relocation and new water play

1. Relocate and enlarge café, provide covered access from the main building, including a servery to the wet area
2. Install multi-level deck area protecting the existing tree and providing spill out space from the café
3. Indicative water play area at pool concourse level nom 20x15m
4. Accessible pedestrian walkway connections nom 1:21 grade and ramp (4a) at nom 1:15 grade
5. Exposed aggregate concrete pavement around water play at pool concourse level
6. Concrete stairs provide access to water play and pool concourse
7. Fabric shade structure over the water play area
8. Furniture in the water play area includes retractable/removable umbrellas and circular platform benches that provide multi-use functionality
9. Mulched and planted garden beds with tree planting provide additional amenity
10. Spill out space for café and pool hall with tree planting for amenity
11. Investigate further expansion of plant room capacity and servicing of new aquatic features.

Tiered seating, amenities and storage

12. Demolish existing dive pool
13. New change facilities and storage area
14. Raised deck platform provides multi-use opportunities such as shades sun loungers, outdoor fitness classes and marshalling area for swimming carnival days, two levels of tiered seating area whilst allowing clear views through to change rooms
15. Replace pool concourse pavement
16. Removable furniture to be provided on new deck to allow for flexible use of the space: • Removable umbrellas • Removable, stackable sun lounges
17. Multi-level concrete and timber terrace seating nom 450 high provides spectator seating for event and informal seating/lounging at other times, ensure there is a provision of seating with backs and armrests and spaces for wheelchairs
18. Concrete walkway access (nom 1:21 grade) provides all abilities access to the terrace seating
19. Cantilevered solid shade structure (nom 16 x 7.5m) provides an amenity to the terraces
20. Large, fixed fabric shelters (nom 10 x 6m) provide shaded overflow seating and shelter on carnival days and other busy days

21. Re-shape and re-grass bank as required
22. Provide additional tree planting to grass bank and around water slides
23. Provide mass planting around water slides.

Amphitheatre, shelters, BBQs and accessible paths

24. Install an accessible concrete path connection, nom 1:21 grade, from the existing second terrace (and existing change rooms) through the amphitheatre to the quiet programme pool area. Reshaping of the grassed bank will be required
25. Large shelter / sound stage nom 10 x 5m. Ensure there is multi-use flexibility in the design
26. Small, fixed shelters nom 4 x 4m with a concrete base and picnic setting. There is potential for these to be bookable spaces during events or at peak time.
27. Provide additional furniture throughout the space:
 - Barbecues, including wheelchair accessible
 - Removable / retractable umbrellas
 - Removable and stackable sun lounges.
28. Plant additional canopy trees throughout the amphitheatre space for extra amenity.

Outdoor Program Pool

29. Enlarge existing pool to create a flexible program pool in a quiet, natural setting
30. New concrete pavement
31. Proposed concrete stair access from the pool concourse level
32. Large, fixed shelters with a concrete base and picnic settings. There is potential for these to be bookable spaces for private events or at peak times
33. Provide additional furniture throughout the space:
 - Barbecues
 - Removable / retractable umbrellas
 - Removable and stackable sun lounges
34. Plant additional canopy trees for extra amenity and screening to the boundary site boundary.

Notes

35. Consider emergency entry access gate
36. Investigate path connection (non-compliant)
37. Retain existing access path to water slide tower
38. Retain existing (non-compliant) access path to the rear of the existing building.

8.1.4 Staging Strategy

Four distinct Master Plan zones provide a broad framework for the staged redevelopment of the outdoor areas. The zones are:

- Cafe relocation and new water play
- Tiered seating, amenities and storage
- Amphitheatre, shelters, BBQs and accessible paths
- Outdoor Program Pool.

The staging map below (Image 6) highlights the potential zones.

The Consulting Team recommends implementing the water play area and the relocation of the café first, along with the redevelopment of the 50m pool. These were the highest priority for the community and are most likely to improve the financial performance.

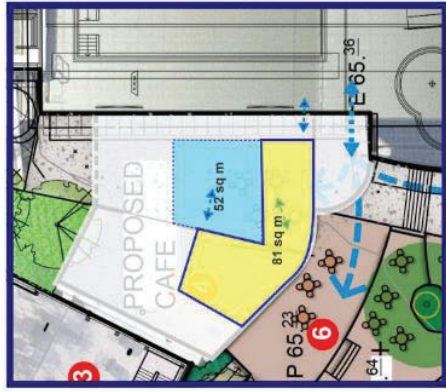
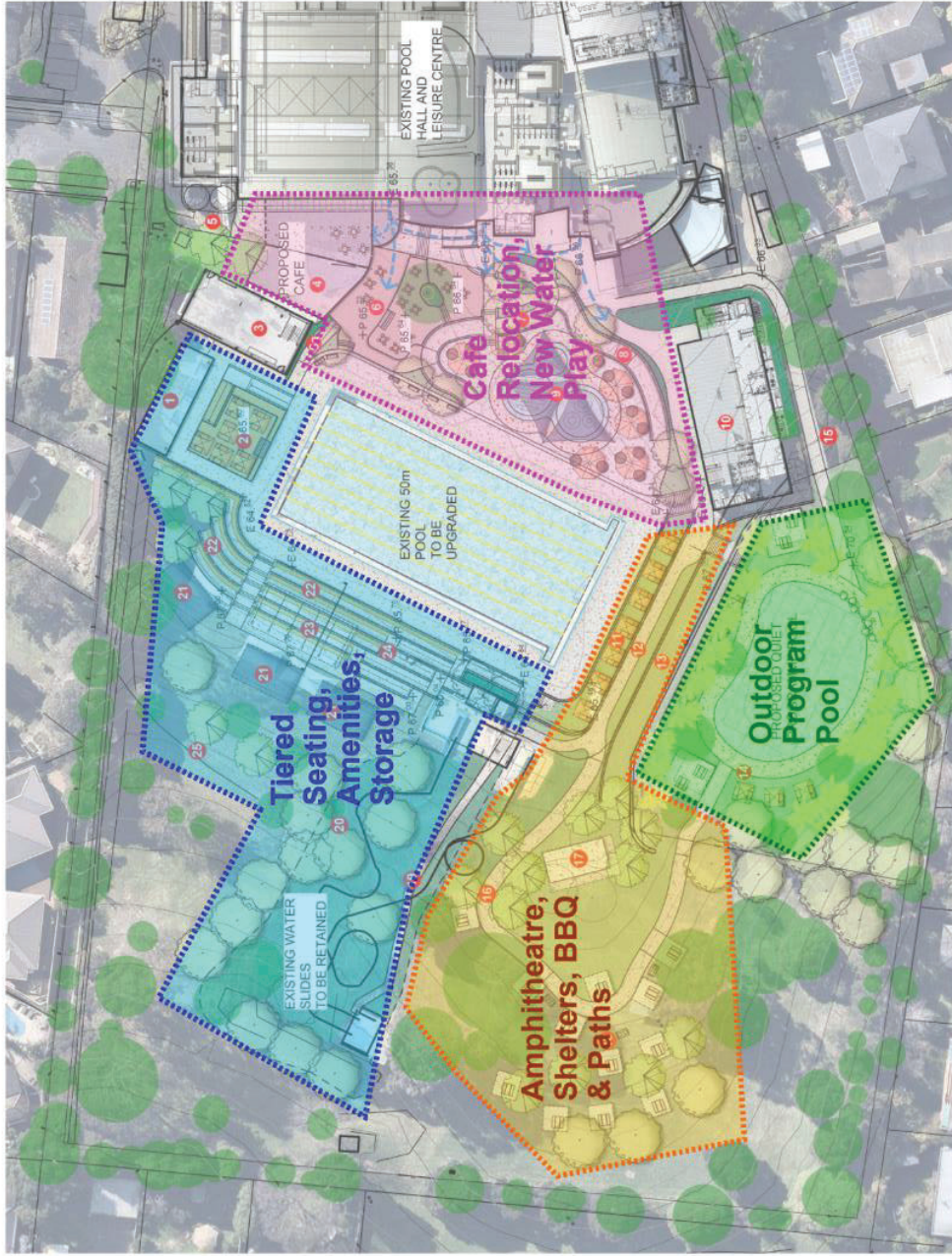


Image 6 – Potential Staging Plan

9 Estimate of Probable Cost Plan

9.1.1 Draft Estimate of Probable Cost

Outlined below is the estimate of probable cost for the Master Plan. The architect's estimate of probable cost is not a cost plan. It has been developed using recent project data, where available, and approximated square meter rates. It is intended to assist initial decision-making to provide a broad indication of cost at the commencement of a design investigation. Further investigation and design analysis are required to verify this opinion. A suitably qualified Quantity Surveyor should undertake a more detailed analysis during the feasibility phase for each of the proposed developments.

The costs have been separated into zones to assist Council in future decision-making:

ITEM	DESCRIPTION	COST
Cafe relocation and new water play		
1	Relocate and enlarge café	\$ 720,000.00
2	Multi-level deck area	\$ 200,000.00
	• allow for change in level management	\$ 30,000.00
	• allow for feature lighting	\$ 30,000.00
3	New water play nom 20 x 15m	\$ 920,000.00
4	Accessible concrete pedestrian connections including retaining walls	\$ 250,000.00
5	Concrete Pavement	\$ 200,000.00
6	Concrete Stairs	\$ 50,000.00
7	Large fabric shade structure to water play area	\$ 50,000.00
8	Furniture: • circular platform benches • umbrellas	\$ 150,000.00
9	Soft Landscape: • mulched and planted garden beds • tree planting	\$ 20,000.00
10	Spill out space: • Lawn (Pavement and tree planting included above)	\$ 3,000.00
11	Investigate expansion of plant room capacity and servicing of new aquatic features	
	Services reticulation contingency 2-3%	\$ 30,000.00
	Construction contingency 5-8%	\$ 85,000.00
	TOTAL	\$ 1,098,000.00
		\$ 2,738,000.00

Note: New water play includes \$500K of equipment

ITEM	DESCRIPTION	COST
Tiered seating, amenities and storage		
12	Demolish existing dive pool	\$ 50,000.00
13	New change facilities and storage	\$ 450,000.00
14	Multi-use deck platform with 2 levels of tiered seating along southern edge	\$ 75,000.00
15	Replace pool concourse pavement	\$ 200,000.00
16	Furniture: • Removable umbrellas nom 3 x 3m • Removable, stackable sun loungers	\$ 70,000.00
17	Multi-level concrete and timber terrace seating	\$ 500,000.00
18	Concrete walkway access to terrace seating	\$ 200,000.00
19	Large, fixed cantilever shelter nom 16 x 7.5m over terrace seating	\$ 225,000.00
20	Large, fixed fabric shelters nom 10 x 6m to provide overflow seating and shelter on carnival days and other busy days	\$ 150,000.00
21	Reshape and re-grass bank as required	\$ 10,000.00
22	Additional tree planting to grass bank and around water slides	\$ 5,000.00
23	Mass planting around water slides	\$110,000.00
	Services reticulation contingency 2-3%	\$40,000.00
	Construction contingency 5-8%	\$110,000.00
	TOTAL	\$ 1,470,000.00
		\$ 2,195,000.00

ITEM	DESCRIPTION	COST	
Amphitheatre, shelters, BBQs and accessible paths			
24	Accessible concrete path connection through amphitheatre to quiet programme pool area, including retaining wall and reshaping the bank	\$	150,000.00
25	Large shelter / sound stage nom 10 x 5m with power	\$	100,000.00
26	Small, fixed shelters nom 4 x 4m with concrete base and picnic setting	\$	250,000.00
27	Furniture: • Barbecues • Removable / retractable umbrellas nom 3 x 3m • Removable, stackable sun loungers	\$	60,000.00
28	Additional tree planting to amphitheatre area	\$	5,000.00
	Services reticulation contingency 2-3%	\$	15,000.00
	Construction contingency 5-8%	\$	45,000.00
	TOTAL	\$	525,000.00
		\$	625,000.00

Outdoor Program Pool			
29	Enlarge existing pool to provide flexible programme pool in a quiet, natural setting	\$	1,600,000.00
30	Concrete pavement	\$	40,000.00
31	Concrete stair access from pool concourse	\$	25,000.00
32	Large, fixed shelters nom 5 x 5m	\$	64,500.00
33	Furniture: • Removable / retractable umbrellas nom 3 x 3m • Picnic settings • Sun Lounges	\$	70,000.00
34	Additional tree planting	\$	10,000.00
	Services reticulation contingency 2-3%	\$	7,000.00
	Construction contingency	\$	18,000.00
	TOTAL	\$	234,500.00
		\$	1,834,000.00

Total Estimated Probable Cost: \$7,392,000

EXCLUSIONS

Design contingencies

Permit applications

Geotech reports

Consultant fees

Landscape lighting

Escalation contingencies (historically 3% per annum)

9.1.2 Revised Estimate of Probable Cost March 2023

The probable cost estimate supplied by the Consultant in May 2022 for all components of the Draft Aquarena Outdoor Master Plan, was \$7,392,000 (GST exc).

In allowing for construction price escalations experienced in the industry post-COVID, the probable cost estimate as of March 2023 is estimated as being \$9,011,865.

With continual increase in construction costs, it is estimated this project cost would rise to \$13,200,000 by 2024/25.

Any endorsed future works from the plan will be added to the capital works program for budget consideration.

10 Master Plan Implications and Benefits

The implementation of the Master Plan will be transformational for the outdoor space, the centre and the community. The development of the outdoor space will create arguably the most complete aquatic and leisure centre in metropolitan Melbourne. It will ensure the quality of the outdoor offering is consistent with the centre's indoor quality and deliver a centre with a range of services and facilities unmatched by any other aquatic and leisure centre in Victoria. It will maximise the use of an incredibly valuable and rare outdoor space and deliver to the community indoor and outdoor facilities that provide variety and quality unsurpassed by any aquatic facility provision. The combination of indoor and outdoor facilities, services and programs will be unique and will provide the local community with a centre that has something for everyone.

More specifically, it will achieve the following:

- **More fun for families** - creation of extensive outdoor leisure opportunities for families, young people, and people with a disability through the inclusion of significantly improved water play offerings
- **A place for everyone regardless of physical capability** - through significant improvements in accessibility throughout the outdoor space for the community and particularly for people with mobility issues
- **Protection from the sun** - improved and increased shaded spaces throughout the outdoor area, increasing the comfort levels for all users
- **A better place to hold school carnivals** - the improved spectator area, group change areas, and marshalling area at the northern end of the pool vastly improves the level of service to schools
- **Somewhere to hold community events** - the inclusion of an amphitheatre with a stage will provide a space for families and the broader community to experience events and performances in a picturesque setting. This means the outdoor space isn't just a place for aquatic users.
- **Better services for key stakeholders** - providing improved amenities to service clubs, schools, specific population groups and the broader community
- **A better place for everyone to connect** - the new cafe is larger and directly connects to indoor and outdoor aquatic spaces
- **A quiet aquatic space to relax and exercise** - the inclusion of a quiet programming pool that will provide a space for water-based exercise, women's/men's only swimming and a quiet space for people when the pool is not programmed
- **An outdoor area for swim lessons** - the outdoor program pool provides an alternate space for swimming lessons. This could be particularly valuable for adults that have low levels of water confidence and skills and who may be uncomfortable learning to swim in a more private location.

Once completed, the components and design of the Master Plan will create a sense of civic pride and have a notable point of difference from other metropolitan Melbourne aquatic and leisure centres. The outdoor space will be unique in its scale, purpose and design and will likely attract visitors from beyond the City of Manningham

11 Financial Projections

11.1.1 Financial Assessment and Overview

A high-level financial assessment of the outdoor space's projected performance has been completed. While it is envisaged, there will be minor operational impacts on the Centre's financial performance during the construction phase; this has not been considered at this early planning stage.

To establish a base level for comparative purposes, the Consulting Team has reviewed the past three years of financials to ascertain the costs attributable to the outdoor space and applied consumer price index (CPI) to derive a projected 2023/24 outdoor space budget.

11.1.2 Budget Assumptions

The following assumptions have been utilised to develop the three years of financial projections for the full activation of the Master Plan:

- 2018/19 and 2019/20 financial data has been used to inform the financial projections
- The financial projections are identified to commence in the 2023/24 financial year and is assumed to be completed by then as a base level
- CPI of 3% has been allocated to both the income and expense areas to calculate future years
- The financial projections assume that all components and services of the Master Plan are completed together and not stage
- A conservative approach to the financial projections has been undertaken
- Staff wages are based on the Fitness Industry Award
- Operational hours of the facility are assumed to remain the same
- The suggested uplift in income areas based on the redevelopment is as follows:
 - 25% increase in recreational swimming
 - 15% uplift in Café sales
 - 10% increase in water-based group fitness
 - 25% increase in events and programs
 - 10% increase in school lessons
- The financial projections do not include the following:
 - Any allocation of management costs
 - Sinking funds
 - Depreciation
 - Establishment costs.

11.1.3 Financial Modelling (Budget)

The table below is the projected financial improvement of the outdoor space (only), based on all components of the Master Plan being enacted.

The three-year financial projections are based on the commencement year of 2023/24 and demonstrate the potential changes in income and expenditure that will flow from implementing the Master Plan. The table below (Table 5) separates each income and expenditure line item and demonstrates the financial improvement by enacting the Master Plan. The estimates assume the Master Plan was completed before the 2023/24 financial year.

2023/24 Income (CPI on Current Components)	2023/24 Outdoor Space Additional Income	2024/25 Outdoor Space Additional Income	2025/26 Outdoor Space Additional Income
\$382,196	\$76,439	\$90,198	\$104,370
\$30,560	\$4,584	\$5,638	\$6,724
\$297,498	\$89,249	\$100,852	\$112,802
\$71,368	\$2,141	\$4,346	\$6,618
\$371,297	\$37,130	\$57,551	\$78,994
\$67,214	\$13,443	\$17,476	\$21,710
\$8,052	\$4,026	\$4,388	\$4,761
\$86,211	\$8,621	\$11,466	\$14,396
\$1,314,397	\$235,633	\$291,916	\$350,376

2023/24 Expenditure (CPI on Current Components)	2023/24 Outdoor Space Additional Expenditure	2024/25 Outdoor Space Additional Expenditure	2025/26 Outdoor Space Additional Expenditure
\$362,250	\$22,544	\$34,088	\$45,978
\$95,429	\$7,765	\$10,861	\$14,050
\$231,177	\$41,763	\$49,951	\$58,385
\$51,811	\$1,554	\$3,155	\$4,804
\$17,484	\$5,000	\$5,675	\$6,369
\$23,528	\$2,353	\$3,129	\$3,929
\$127,304	\$26,003	\$30,602	\$35,339
\$29,422	\$1,471	\$2,398	\$3,352
\$13,943	\$418	\$849	\$1,293
\$76,609	\$3,830	\$6,244	\$8,729
\$53,479	\$8,022	\$9,867	\$11,767
\$64,050	\$12,810	\$15,116	\$17,491
\$633,515	\$63,352	\$84,258	\$105,791
\$25,908	\$1,000	\$1,807	\$2,639
\$6,494	\$3,247	\$3,539	\$3,840
\$1,812,403	\$201,132	\$261,538	\$323,756

-\$498,006	\$34,501	\$30,378	\$26,620
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Table 5: Projected Financial Performance – Outdoor Space

Outlined below in Table 6 is a summary of the income, expenditure, and net improvement compared to the current components:

2023/24 Outdoor Space Projected Performance (CPI on Current Components)	2023/24 Outdoor Space Performance Improvement (Master Plan Enacted)	2024/25 Outdoor Space Performance Improvement (Master Plan Enacted)	2025/26 Outdoor Space Performance Improvement (Master Plan Enacted)
\$1,314,397	\$235,633	\$291,916	\$350,376
\$1,812,403	\$201,132	\$261,538	\$323,756
-\$498,006	\$34,501	\$30,378	\$26,620

Table 6: Summary Financial performance

Summary

Although the operational result is projected to be similar for the Master Plan being enacted against no change to the outdoor space (existing components), as previously outlined, there is likely to be significant physical, social, and mental wellbeing outcomes for the community by implementing the Master Plan.

The variance between the Master Plan being delivered upon and the existing facility components remaining equates to an estimated financial improvement to the operational performance by approximately \$34K for the first year.

12 Next Steps

Subject to Council endorsement of the Aquarena Outdoor Masterplan, the next step would be to move to the detailed design phase of the project.

Community consultation feedback on the draft masterplan will be used to assist in fine tuning the specific design of the components from which detailed design drawings will be developed in preparation for the tender phase of the project.

The detailed design phase will also examine and recommend to Council the preferred timing for the delivery of the construction phase, be it at the same time as the outdoor area closure for the redevelopment of the 50m pool, or staged post this development.

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