



Mildura Rural City Council

Aquatic Facilities Redevelopment Strategy 2014 to 2020

Final Report

June 2014



Prepared by SGL Consulting Group Australia Pty Ltd in association with Aurecon and Field Works



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Executive Summary

1. INTRODUCTION

Mildura Rural City Council completed aquatic facility strategic plans in 1997 and again in 2006 for all its swimming pools. These reports have provided a long-term planned approach for Council to undertake maintenance and improvement work at these community facilities as well as provide strategic direction for funding support for priority works.

SGL Consulting Group Australia Pty Ltd (SGL) was appointed in 2012 to complete the Aquatic Facilities Re-development Strategy. As part of this commission SGL appointed Aurecon to complete technical reviews and asset condition reports for each of the facilities.

The consultant team collectively developed a three-stage methodology to complete the study and a draft report was completed in mid 2013 which identified a range of issues requiring more detailed technical investigation.

It was agreed due to the uncertainty of a number of the facilities future operational life due to possible pool tank or pipework or plant room water leakages more detailed technical reports had to be completed. This was a major task and involved a range of leak detection tests over the next 6 months

The testing was completed by Aurecon in association with Commercial Pool Constructions Pty Ltd and has now allowed the project team to better understand the major issues associated with the life of a range of the facilities and the remedial works and budgets required to keep many of these facilities operational.

This information was combined with the original Aurecon Facilities Assessment Condition Report in December 2013 and SGL has utilized this information in the final draft report and made note of it in the associated strategies and recommendations.

1.2 Key Strategy Findings

Section four of the report summarises the strategies key findings. Key issues covered that have guided the strategies recommendations include:

- MRCC operates eight swimming pools which is a very high provision of facilities for the areas population compared to other LGAs. This is one swimming pool per 6,833 people.
- The facility network has aged assets with three facilities built before the 1940s (75 years+ old), three built in the 1940s (70 years old) and two built after the 1980s.
- Aquatic facility visitations to these facilities are dropping at local urban and rural pools and increasing at Mildura Waves Aquatic Leisure Centre. MWALC on average attracts 455,000 annual visits which represents 89% of total aquatic facility visits whilst the other seven pools attract on average 60,000 annual visits (11% of network facility visits).
- Aquatic facility operational costs are increasing and require more that \$1M annual funding.
- Aquatic facility maintenance and asset renewal costs are increasing and have required more than \$300,000 annually to keep facilities operational. This excludes one of capital funding for asset replacement (i.e. Merbein Swimming Pool Replacement \$1.3M 2009).
- The past investment in the last 13 years in operating and maintaining the MRCC aquatic facility network is estimated to have cost \$14.750M (\$9.5M in operating subsidies/\$5.5M in maintenance and asset renewal works).
- The annual operating subsidy cost per visit is now \$2.00/visit across the aquatic network but these change significantly by facility withfor example MWALC being the lowest subsidy at \$0.88/visit to Colignan Swimming Pool the highest at \$32.16/visit.

- The consolidated maintenance and leak repair program identified for the next five years will require \$1.144M Council funding.
- The consolidated operating costs based on Councils current eight facility provision model will cost in the order of \$5.5M to \$6M to fund over the next five year period.
- Council does not have a recognized facility classification system and therefore all facilities are being treated the same though they have different catchments, purposes, user markets and facility components.

2. AQUATIC STRATEGY RECOMMENDATIONS

Detailed strategy initiatives are listed in sections 4.3 to 4.5 and the next five years MRCC aquatic strategy recommendations are detailed as follows:

2.1 MRCC Aquatic Facility Classification System

Recommendation One: That Council reviews and adopts the MRCC Aquatic Facility Classification system as listed in section 4.3.1 of this report.

2.2 Community and Cost Benefit Analysis of Local Rural and Urban Facilities

Recommendation Two: That Council completes community and cost benefit reviews as suggested in section 4.3.1 (item 5) on the three local urban and local rural swimming pools to determine if any of these facilities should be highlighted for operational changes or facility closure.

2.3 Five Year Facility Maintenance and Technical Strategy

Recommendation Three: That following review of the local urban and rural pools and final decisions on which facilities will continue to operate that Council adopts the five year facility maintenance and asset improvement strategy listed in section 3.2 to 3.5 of this report, as the facility maintenance strategy for the next five years.

Recommendation Four: That as a guide Council adopts the notional indicative five year maintenance budget at \$1.144M as listed in section 3.5 as the budget allowance for these works

Recommendation Five: That Council adopt the three priority levels of work as a guide to prioritising works over the next five years as detailed in section 3.2 to 3.5 of this report.

2.4 Aquatic Development Strategy

Recommendation Six: That Council request relevant Council Departments to review and investigate the proposed Aquatic Development Strategy Initiatives and recommendations listed in section 4.4 of this report. These to include consideration of priority of these improvements and action plans for:

- Development of water play/splash parks at Mildura Waves Aquatic Leisure Centre and Ouyen Swimming Pool.
- Adding fun into swimming pools
- Adding more natural shade at swimming pools
- New warm water program pool at Mildura Waves Aquatic Leisure Centre
- Water conservation program initiatives
- Health and Fitness extensions at Mildura Waves Aquatic Centre

Recommendation Seven: That Council develop project timelines and funding support strategies (including State Government Better Pools Grant applications) for the proposed priority Aquatic Development Strategy initiatives and this be summarised in an updated report to Council

Recommendation Eight: That the updated strategy report be further considered by Council and a final Aquatic Development Strategy be adopted for the next five years.

2.5 Management and Community Support Strategies

Recommendation Nine: That Council investigate the recommended management option of changing management of the Ouyen Swimming Pool from contract management to management by a local community committee (as currently offered at the three local rural swimming pools).

Recommendation Ten: That Council investigate the recommended combining of management contracts for all urban area swimming pools and market test this when the next management tender is due to offered.

Recommendation Eleven: That Council approve the recommended strategies in section 4.5 of the report in relation to:

- Training and excellence initiatives
- Life guarding ratios



1 PROJECT AREA OVERVIEW

1.1 Study Background

Mildura Rural City Council completed strategic plans in 1997 and again in 2006 for all its swimming pools. These reports have provided a long-term planned approach for Council to undertake maintenance and improvement work at these community facilities as well as provide strategic direction for funding support for priority works.

The reports indicate between 1999 and 2006 Council had committed the total works completed in excess of \$1.075M in facility improvement and maintenance works at these facilities, which clearly indicated Council has been regularly investing in facility upgrades and improvements.

Swimming Pools in Mildura Rural City Council have been identified as key “Community Infrastructure” and local provision of facilities in identified key locations has been a long-term service Council and residents have supported. Council’s current provision of swimming pools that it directly supports includes:

a) Urban Area Swimming Pools

- Mildura Waves Aquatic Leisure Centre – Indoors built 2001/outdoors 1955
- Irymple Swimming Pool – Built 1954
- Red Cliffs Swimming Pool – Built 1938
- Merbein Swimming Pool – Built 1930 (new buildings 1979 and new pool shell 2009)

b) Rural Area Swimming Pools

- Ouyen Swimming Pool – Built in 1930s
- Underbool Swimming Pool – Built 1941
- Murrayville Swimming Pool – Built 1941
- Colignan Swimming Pool – Built 1981

As can be seen from the age of construction Council is currently operating and maintaining an network of swimming pools with three built before in the 1940s (65 years plus old) and three built in the 1940s (60 plus years old) whilst only two were built after the 1980s.

The user surveys completed at each facility validate and support that the community highly values the ongoing operation and improvement of its network of swimming facilities.

1.1.1 Project Outputs

This project brief required the consultant team to:

- Develop a five-year strategy for Council’s eight swimming pools, which considers the Council’s corporate goals, asset plans, recreation study, risk management and technical advice.
- Develop a strategy that considers the lifecycle of Council’s swimming pools and provides costing’s for future upgrading.
- Develop a strategy that considers community building and the current and future community needs in relation to swimming pools.

- Develop a strategy that considers upgrades to ensure access for all and ensuring facilities are compliant under the Disability Discrimination Act.
- Develop a strategy that examines innovative new design or upgrades for the facilities, particularly activities that are aging.
- Develop a strategy that considers and promotes innovative, environmentally friendly practice for swimming pool management (for example consider the use of recycled water from pool back wash).

1.1.2 Project Methodology

SGL Consulting Group Australia Pty Ltd (SGL) was appointed in 2012 to complete the Aquatic Facilities Re-development Strategy. As part of this commission SGL appointed Aurecon to complete technical reviews and asset condition reports for each of the facilities.

The consultant team collectively developed a three-stage methodology to complete the study and a draft report was completed in mid 2013 and identified a range of issues requiring more detailed technical investigation.

The study involved a broad range of community consultation including:

- Swimming Pool user surveys
- Key informant interviews
- Focus groups and public submissions
- Review of previous documents and needs analysis studies

The study methodology was broken up into three separate stages of review and consultation with a range of integrated tasks. These are listed in the following project methodology model:

Mildura Rural City Council Aquatic Facilities Redevelopment Strategy 2014 to 2020 Project Stages and Associated Tasks Methodology



1.1.3 Leak Detection and Asset Condition Reports

A draft report was completed in mid 2013 and the technical reviews completed by Aurecon indicated significant issues with some of the pool shells. The reports highlighted a range of maintenance issues and associated budget allocation priorities.

It was agreed due to the uncertainty of a number of the facilities future operational life due to possible pool tank or pipework or plant room water leakages more detailed technical reports needed to be completed. This was a major task and involved a range of leak detection tests over the next 6 months at:

- Mildura Waves Outdoor Pool;
- Irymple Swimming Pool;
- Red Cliffs Swimming Pool;
- Underbool Swimming Pool;
- Ouyen Swimming Pool;
- Murrayville Swimming pool

This extensive testing completed by Aurecon in association with Commercial Pool Constructions Pty Ltd has now allowed the project team to better understand the major issues associated with the life of a range of the facilities and the remedial works and budgets required to keep many of these facilities operational.

This information was combined with the original Aurecon Facilities Assessment Condition Report in December 2013 and SGL has utilized this information in the final draft report and made note of it in the associated strategies and recommendations.

1.1.4 Project Report

This final project report is developed in four sections being:

- Section One: Project Area Overview
- Section Two: Aquatic Facilities Overview
- Section Three: Swimming Technical and Pool Leak Detection and Asset Condition Reports
- Section Three: Future Aquatic Facilities Redevelopment Strategy 2014 to 2020

It should be read in association with the following Aurecon reports:

- Mildura Rural City Council Aquatic Facilities Technical Report November 2012
- Mildura Rural City Council Swimming Pool Leak Detection and Asset Condition Assessment Report December 2013.

1.2 Project Area Demographic Profile

The Mildura Rural City Council is located in North West Victoria and serves a population across a geographic area of 22,330 square kilometers. In 2011 (most current ABS Census Data) the Council's area population was estimated at 54,666 people.

In relation to swimming pool and community service provision the majority of the residents live in the urban area of Mildura and the surrounding townships of Red Cliffs, Irymple, Merbein and Mildura South. The remaining population is dispersed throughout the municipal district in small townships and rural farming properties with key population areas all having a local swimming facility including Ouyen, Murrayville, Underbool and Colignan.

1.2.1 Demographic Profile

The following statistics in the table on the next page provides a snapshot of the population makeup of the Mildura Rural City Council.

Table 1.1 MRCC Population Trends 1991 to 2011

Mildura Rural City Council Area	1991	Increase from 1981	2001	Increase from 1991	2011	Increase from 2001
Estimated Resident Population	44,588	N/A	49,616	5,028	54,666	5,050

Source: Victorian Government DPCD: Victoria In Future 2012

The population review indicates the trend of an ongoing growth in residents from 44,589 in 1991 to 54,666 in 2011. This is an increase of 10,077 residents (+22.6%) in the 20-year review period.

This represents an annual increase of 504 residents annually or a growth rate of 1.13% annually which is well above state regional population area averages.

1.2.2 Area Population Age Profile

The population age profile statistics are important as industry trends indicate younger people use swimming pools nearly twice as often as older people. The 2011 population age profile indicates:

Table 1.2MRCC Population Age Profile (2011)

Age Group (persons)	2011	% Of Total Population
0-4	3,651	6.7%
5-14	7,933	14.5%
15-24	7,055	12.9%
25-34	6,592	12.1%
35-49	11,248	20.6%
50-59	6,998	12.8%
60-69	5,148	9.4%
70-84	4,966	9.1%
85+	1,074	2.0%
Total	54,666	100.0%

Source: Victorian Government DPCD: Victoria In Future 2012

The latest ABS Census data (2011) indicates there were a total of 66.8% of residents were 49 years or younger whilst 33.2% were 50 years and older. This age profile indicates the highest concentrations of people are aged and in their more active years (0 to 49 years old).

1.2.3 Population Distribution by Main Township Areas

The main population distribution by the cities main townships as at 2011 compared with 2001 population distribution is listed in the table on the next page:

Table 1.3MRCC Population by Main Townships 2001 to 2011

Town/Area	2011 Population	2001 Population
Mildura City *	30,647	23,893
Irymple *	6,477	3,511
Red Cliffs *	5,405	7,477
Merbein*	4,641	4,693
Nichols Point/Koorlong *	1,923	7,267
Ouyen	1,082	1,624
Underbool	202	326
Murrayville	548	422
Cowangie	N/A	95
Walpeup	416	117
Other areas	3,325	1,91
Total Estimated Population	54,666	49,616

The population by township indicates more than 47,170 * people live in the greater urban area of Mildura incorporating also the surrounding areas of Irymple, Red Cliffs and Merbein.

This area population represents 86.3% of the rural cities population. A total of 7,496 people (13.7%) live in other townships or rural areas outside of the main urban area.

1.2.4 Key Demographic Trends

Reviews of ABS Census data (2011) indicates the Aquatic Facilities Redevelopment Strategy must take into account the following key local area demographic trends:

- The area is experiencing continued population increases well above Victorian State Averages and significantly above other rural area populations.
- Increasing proportion of residents aging
- Decrease in the birth rate (Fertility rate), which will further contribute to more older people living in the area in the future.
- “Post Teenage Trough” which is seeing school leavers and young adults move out of the district (tertiary studies and work related) with limited chance to return or be attracted back due to limited skill based work opportunities.
- Due to the area population aging there will be a gradual increase in the number of people with a disability or mobility and health issues.
- Changing household structures with less children per household as the community ages.
- Increasing ethnic diversity as immigration policies encourage recent migrants to spend 2 years in a rural community.
- As people age more people moving from rural areas into urban areas to be closer to health and medical services as well as main retail and service areas.

1.2.5 Future Area Population Trends

The future population projections for Mildura Rural City Council are listed as follows in table 1.4.

Table 1.4MRCC Projected Future Population Change 2011 to 2031

Mildura Rural City Council	2011	2016	2021	2026	2031
Estimated Resident Population	54,666	57,936	60,325	62,493	64,288

The future area population projections indicate an estimated population increase of 9,622 people or 17.6% population growth between 2011 and 2031. This sees an annual average population increase of 481 people per year or 0.88% population growth per year.

This is below current growth levels but will still impact on facility provision and program and services needs in the future.

The future population age profile changes between 2011 and 2031 are listed in the following table on the next page.

Table 1.5 MRCC Future Population Age Profile Change 2011 to 2031

Age Group/Years	2011	2016	2021	2026	2031	Variance	% Increase 2011 to 2031
0-4	3,651	3,641	3,670	3,725	3,777	+126	+3.5%
5-9	3,728	3,881	3,811	3,831	3,879	+151	+4.0%
10-14	4,205	3,957	4,066	3,989	4,002	-203	-4.8%
15-19	3,903	4,184	3,893	3,996	3,916	+13	+0.33
20-24	3,152	3,536	3,720	3,410	3,419	+267	+8.4%
25-29	3,336	3,335	3,635	3,834	3,510	+174	+5.2%
30-34	3,255	3,597	3,536	3,818	4,005	+749	+23%
35-39	3,633	3,447	3,749	3,684	3,956	+323	+8.9%
40-44	3,765	3,754	3,529	3,829	3,765	0	+0.0%
45-49	3,850	3,852	3,805	3,578	3,879	+29	+0.7%
50-54	3,657	3,890	3,867	3,819	3,592	-65	-1.7%
55-59	3,341	3,706	3,912	3,889	3,839	+498	+14.9%
60-64	2,915	3,420	3,758	3,957	3,934	+1,019	+34.9%
65-69	2,233	2,853	3,332	3,669	3,867	+1,633	+73%
70-74	2,016	2,205	2,781	3,242	3,569	+1,553	+77.0%
75-79	1,616	1,923	2,089	2,626	3,053	+1437	+88.9%
80-84	1,334	1,382	1,643	1,803	2,262	+928	+69.5%
85+	1,074	1,372	1,528	1,794	2,064	+990	+92.1%
Total Persons	54,666	57,936	60,325	62,493	64,288	+9,622	+17.6%

Source: Victorian Government DPCD: Victoria In Future 2012

The future age profile changes between 2011 and 2031 indicate a continuation of the general aging of the population over the next 20-year review period. In 2011 there were a total of 28,864 people aged 39 years and younger, which represented 52.8% of the areas population.

This age range is expected to increase to 30,460 by 2031 or by 5.5%. A total of 25,802 people were aged 40 years and older and this group represented 47.2% of the areas population.

In 2031 people aged 40 years or older are predicted to increase to 33,824 people or 52.6% of the areas population. This will see an increase of 8,022 more people in the older age group than 2011. This increase represents in excess of 5.2% more people in the 40 years and over age category than in 2011.

The general aging trend is therefore expected to continue to being a major demographic impact and justifies the need for more warm water classes and exercise in water classes.



2 AQUATIC FACILITIES OVERVIEW

2.1 Introduction

Aquatic facilities or swimming pools are highly valued by residents in the Mildura Rural City Council area due to:

- Hot climatic conditions for a large part of the year.
- Facilities provide social spaces and community hubs particularly for isolated rural communities.
- Have a very high importance rating and high expectation for the services to continue.

The following sections cover a detailed review of each facility in the Mildura Rural City Councils Aquatic Network. Each facility has had the following information summarized (where available):

- General description of facilities
- User survey results analysis
- Key issues forum with facility management
- Technical review including summary of work completed to date.

This report section provides an overview of the network of the eight swimming facilities in relation to usage and financial impacts of the service.

2.1.1 Aquatic Facility Provision

Council currently supports the operation of eight swimming pools in the municipality being:

a) Urban Area Swimming Pools

- Mildura Waves Aquatic Leisure Centre – Indoors built 2001/outdoors 1955
- Irymple Swimming Pool – Built 1954
- Red Cliffs Swimming Pool – Built 1938
- Merbein Swimming Pool – Built 1930 (new buildings 1979)

b) Rural Area Swimming Pools

- Ouyen Swimming Pool – Built in 1930s
- Underbool Swimming Pool – Built 1941
- Murrayville Swimming Pool – Built 1941
- Colignan Swimming Pool – Built 1981

As can be seen from the age of construction Council is currently operating and maintaining an network of swimming pools with three built before the 1940s (65 years plus old) and three built in the 1940s (60 plus years old) and two after the 1980s.

2.1.2 Facility Management Models

The swimming facilities are operated under a number of different facility management models being:

a) Contract Management – Belgravia Leisure

- Mildura Waves Aquatic Leisure Centre

b) Contract Management Seasonal Pools – YMCA Victoria

- Irymple Swimming Pool
- Red Cliffs Swimming Pool
- Merbein Swimming Pool
- Ouyen Swimming Pool

b) Community Committees of Management Appointed by MRCC.

- Underbool Swimming Pool
- Murrayville Swimming Pool
- Colignan Swimming Pool

2.1.3 Management and Maintenance of Urban Area and large Township Pools

Four urban swimming pools, as well as the Ouyen Swimming Pool, are managed under contract by two separate management companies (Belgravia Leisure and YMCA). Both companies operate these facilities based on Councils prescriptive competitively awarded contract agreement.

Council meets all maintenance and facility upgrading costs at each of these facilities whilst the management group is responsible for employing and training all staff and operating the pools under agreed tender conditions.

2.1.4 Management and Maintenance of Rural Area Community Pools

Council has appointed local committees of management to assist with operating the three rural area community pools at Underbool, Murrayville and Colignan.

Council directly supports the committees with annual financial assistance to staff the pools (average allocation of 500 plus hours of pool supervisors time a year), provide maintenance budgets and staff training budgets.

Committees in return manage the facilities under an agreed set of operational procedures and make decisions for local facility operations such as operating times, usage conditions, programs operated and staffing and recruitment of supervisors. Council staff directly undertakes the following maintenance at Underbool, Murrayville and Colignan Swimming Pools.

Table 2.1 Summary of Council Maintenance Tasks at Community Pools

Maintenance Tasks	Underbool SC	Murrayville SC	Colignan SC
Mowing of lawns throughout the year	✓	✓	✓
Security of buildings throughout the year	✓	✓	✓
All electrical repairs	✓	✓	✓
All plumbing repairs	✓	✓	✓
Repairs to filtration system (pumps, valves, filters, screens, etc.)	✓	✓	✓
Purchase of pool chemicals	✓	✓	✓
Preparation of pool water prior to season	✓	✓	Assist
Assist in preparation of pool water prior to season	✓	✓	✓
Daily pool water testing (incl weekends)	✓	✓	✓
Regular maintenance visits by BM team leaders	✓	✓	✓
Replacement of filter and testing parts	✓	✓	✓
Painting of pools	✓	✓	✓
Repairs to buildings	✓	✓	✓
Repairs to boundary fencing	✓	✓	✓
Pay for services (water, power, gas, phone)	✓	✓	✓
Assist with Capital Works	✓	✓	✓
Training in chemical use and water testing	✓	✓	✓
Provision of safety and regulatory signage	✓	✓	✓

2.2 Mildura Waves Aquatic Centre

The Mildura Waves Aquatic Centre incorporates” State of the Art” Indoor and outdoor aquatic facilities.

The indoor aquatic and health and fitness facilities are approximately 14 years old and were built as a stage two extension at the Alfred Deakin Centre, off Deakin Avenue Mildura.

All aquatic facilities are accessed off a main reception circulation link, which takes users to either the change areas or via an alternative corridor to the dry health and fitness areas.

The indoor aquatic facilities include:

- 25m x 21m (8 Lane) pool
- Wave pool with beach entry
- Toddlers pool adjacent to wave pool
- Spa pool adjacent to wave pool
- Sauna

Other indoor dry facilities linked to the aquatic area include:

- Weights room incorporating cardio theatre, weight machines and free weights area.
- Dry program room
- Crèche.
- Offices and administration areas
- Storage and plant rooms.
- Change rooms and amenities

The outdoor pools are located to the rear of the indoor aquatic hall and can be accessed via the indoor pool hall. The outdoor pools were constructed in 1951. The area comprises the following outdoor pools:

- Main Pool 50 m x 18 m
- Diving Pool 20 m x 12 m

An original outdoor wading/Learn to swim pool was demolished as part of the indoor centres development 13 years ago.

Pool heating was provided to all outdoor pools in 1995 and enables the water to be maintained at an average of 26 degrees Celsius.

The grounds are large in size, but rather sparsely planted, with only a few trees located around the site. Car parking is currently provided adjacent to this site.

2.2.1 Facility User Survey Results

This section lists the key findings from the facility user surveys conducted during July 2012 at the facility. A total of 63 surveys were completed by facility users over the 2-week period. The surveys provided information on:

- Respondent profile
- Current and future use of the pool
- Priority future improvements

The following provides a summary of the key issues identified. Please note due to the small sample size for the centre, these results provide a guide only to centre user profiles, current and future needs.

(i) **Respondent Profile**

The following table on the next page lists the user survey respondent sample for the centre.

Table 2.2 Mildura Waves User Survey Respondent Sample

CATEGORY	SUB-GROUP	NUMBER	%
Gender	Male	21	33.0
	Female	42	67.0
Age Range	Under 10 years	1	1.5
	15 - 29 years	2	3.0
	30 - 39 years	6	10.0
	40 - 49 years	6	10.0
	50 - 59 years	26	41.0
	60 - 69 years	12	19.0
	70 years plus	11	17.0
Area of Residence	Colignan and surrounds	1	2.0
	Irymple and surrounds	6	10.0
	Lindsay Point/Meringur area	3	5.0
	Mildura Urban Area	37	59.0
	Murrayville and surrounds	4	6.0
	Ouyen and surrounds	8	13.0
	Red Cliffs and surrounds	2	3.0
	Underbool and surrounds	0	0.0
	Wentworth Shire area	2	3.0

Review of the survey sample indicates a higher percentage of females responded to the survey 67% compared to males 33%.

The highest percentage age profile was 50 to 59 years 41.0%, followed by 60 to 69 years 19.0% and 70 to years at 17.0%.

A total of 59% of residents lived locally in the Mildura City urban area with the next main users coming from Ouyen and surrounds 13.0% and Irymple and Surrounds 10.0%.

(ii) Visits to the Centre

The following lists the frequency of use of the Centre.

- Daily 19.0%
- 2 to 3 times a week 38.0%
- 4 to 6 times a week 22.0%
- Weekly 11.0%
- Once a fortnight 0.0%
- Once a month 5.0%
- Less than once a month 5.0%
- Summer Only .00%

The survey results indicate:

- The majority of users are regular users of the Centre with a 90% of respondents using the centre weekly or greater.
- Most survey respondents enter the Centre 9.00am and 12.00 midday 46.0%, before 9am 25% and 5.00pm to 8.00pm 16.0%.
- Most survey respondents indicated they come to the Centre from home 86.0% or from work 13%.
- Most travel to the centre by car either on their own or with others (89.0%) whilst a proportion of respondents indicated they travel to the centre by walking (5.0%), bike (3%) or on a bus (2%).
- The majority of people visit for 1 to 1.5 hours (35%), followed by those that visit for more than 1.5 to 2 hours (29%) and 0.5 to 1 hour (21%).

(iii) Reasons for Choosing to Use the Centre

Respondents provided a large range of reasons for why they chose to use this facility. The reasons listed in order of frequency of response, were:

- | | |
|----------------------------------|-------|
| • It has indoor heated pools | 51.0% |
| • To exercise in water | 29.0% |
| • Close to home | 25.0% |
| • Aerobics and dry programs room | 22.0% |
| • It has a weights gym | 21.0% |
| • It has outdoor heated pools | 17.0% |
| • Attend aquatic program class | 17.0% |
| • Low entry charges | 10.0% |

(iv) Rating of the Facility

Survey respondents rated the current facilities and services at the Centre as:

- | | |
|--------------|-------|
| • Excellent | 17.0% |
| • Good | 62.0% |
| • Adequate | 17.0% |
| • Quite poor | 2.0% |
| • Very poor | 2.0% |

The results indicate that approximately 79% of respondents considered the facilities and services to be between excellent and good. A further 17% consider the facilities adequate.

The survey respondents were asked to indicate which facilities and/or services in particular they were unhappy with. Respondents indicated a range of issues including:

- | | |
|--|-----|
| • Age and poor condition of change rooms | 35% |
| • Lack of car parking | 19% |
| • Gym/Weights are too small | 16% |
| • Spa/sauna area needs upgrade | 14% |
| • Cost too much to use | 14% |
| • Gym/Weights are not enough equipment | 13% |
| • No Waterslide or aquatic play areas | 10% |
| • Lack of shaded outdoor grass areas | 8% |

The main facility issues users were unhappy with were age and poor condition of the change rooms (35%), gym/weights area too small/needs more equipment (27%), lack of car parking (19%), spa/sauna needs upgrade (14%), cost too much to use (14%) and no waterslide or aquatic play areas (10%).

(v) Main Activities Undertaken at the Centre

The main activities undertaken at the centre as indicated by survey respondents are listed as follows in order of frequency of response:

- | | |
|--|------|
| • Use Gym/weights area/Group Fitness Classes | 55% |
| • Lap swim/fitness swimming | 46% |
| • Aquaerobics | 22% |
| • Competition and fitness training | 19% |
| • Recreation swimming/fun | 19% |
| • Water based fitness activities | 14% |
| • Come for fun | 13% |
| • Take child to pool | 13% |
| • Rehabilitation programs/activities | 4.9% |

(vi) Use of Other Swimming Pools in Last 12 Months

Survey respondents were asked to indicate which other swimming pools they have used in the last 12 months. Survey respondents indicated more than 8 other facilities from within the region.

The main pools are listed in order of frequency of response:

• Irymple Swimming Pool	17%
• Merbein Swimming Pool	13%
• Red Cliffs Swimming Pool	3%
• Colignan Swimming Pool	2%

(vii) Greater Use of Mildura Waves in the Future

Respondents were asked if they would like to make greater use of this Centre in the future.

Approximately (86%) of respondents indicated they would like to make greater use of the Centre in the future and (14%) said they did not.

Current users would make greater use of facilities if there were more frequent user schemes (54%), Discounts with local trader schemes (19%), special offers for family and friends (19%) or merchandise reward systems (16%).

(viii) Future Facility Features that Would Encourage Greater Use of Mildura Waves

Respondents provided a large range of facility component priorities that would encourage them to make greater use of pools. These features included:

• Membership packages/discount offers	41%
• Cleaner more hygienic facilities	28%
• Larger gym/weight facilities	20%
• More health and fitness classes	15%
• Indoor program/hydrotherapy pool	14%
• More car parking	13%
• Longer opening hours	11%
• Larger change rooms	7%

2.2.1 Facility Technical Review and Pool Leak Detection Assessment

The technical review and pool leak detection assessment report for the outdoor pools highlighted a large range of issues, which are detailed in section 3.2 of this report.

Main issues highlighted in the Technical Review included:

- Tiles not adequately sealed in some locations in change rooms
- Top-up valve and supports corroded in balance tank for indoor pools
- Sauna needs tiling and timber sheeting needs replacement
- Base plates next to kids pool and lifeguard station have undergone corrosion
- Handrail base connection in main indoor pool loose
- Main outdoor swimming pool has settled differentially, making low point at southwest corner of pool.
Wet deck is not large enough to catch all overflow, so water overflows to car park.

The main issues highlighted in the leak detection and asset condition assessment report included:

- The outdoor pool and diving pool shells appear to be in good condition but there is some leakage estimated to cost around \$10,000 in water losses last year.
- Some movement in pipe jointing into the soiled water pits was evident causing the water leakage.
- The outdoor pool is out of level at the shallow end due to differential settlement of the pool resulting in further water losses as water overflows the wet deck.
- Minor leak detected in the dive pool shell and should be repaired over the winter season.

These matters are also covered in greater detail in section three of this report and also the Aurecon Reports.

2.3 Merbein Swimming Pool

The Merbein pool is an outdoor facility constructed in 1930. New entry and change buildings were built in 1979. The main pool shell was replaced with a new 25m x 8 lane pool with access ramp, wet deck, filtration upgrade and new toddler pool.

The total cost of improvements was \$1.050 million with all work completed in 2009. The centre now comprises the following pools:

- Main Pool 25 m x 18 m
- Wading Pool 9 m x 9 m
- Toddlers Pool 6 m x 6 m

The facility has the following buildings:

- Combined office, kiosk, change rooms, swim clubrooms, first aid, disabled change/toilet, plant room and storeroom.
- Separate BBQ shelter.

The grounds are generous in size and well-kept, large trees are spread around the site. A few shade structures are located around the pools.

Limited car parking is available on the adjoining street.

2.3.1 User Survey Results

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.3.2 Key Facility Technical and Engineering Review Issues

The technical review indicated the following issues:

- Pools need painting
- Car park at front is steep and unsealed
- No kitchenette or sink anywhere to take water samples etc. Recommended to install sink and cupboards in first aid room.
- Partitions to be installed at showers in men's change rooms.
- Doors or screens to be installed in showers in female change rooms.
- Plant room shed is undergoing corrosion and wall sheeting requires replacement.

- Dosing units need to be upgraded to DC2 dosing units
- Table near barbecue is unstable and needs repair/upgrading
- Holes in fencing that need replacement.
- Solar heating required
- Large tree is hollow. Needs to be assessed and possibly removed.

These matters are also covered in greater detail in section three of this report and also the Aurecon Reports.

2.4 Irymple Swimming Pool

The Irymple pool is an outdoor facility with the pools and main buildings constructed in 1954. It comprises the following pools:

- Main Pool 33 m x 14.6 m
- Toddlers Pool Octagonal 12 m across

The facility has the following buildings:

- Combined office, kiosk, storeroom, and change rooms.
- Separate swimming clubrooms.
- Separate plant room.

The grounds are generous in size and well kept. Some trees are sparsely located around the grounds. Several shade structures are located around the pools.

There is car parking available on adjacent land at the rear. However, the main entrance is off the highway and street parking is the only alternative off this busy road.

2.4.1 User Survey Results

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.4.2 Key Facility Technical and Engineering Review Issues

The technical review highlighted the following issues:

- Concourse drainage is blocking up and requires scouring
- Gates need to be widened to accommodate sodium hypochlorite delivery truck
- Pool is leaking
- No igniters on barbecue.
- Bunding required for sodium hypochlorite delivery area.

The leak detection and asset condition report highlighted the following issues:

1. Current Facilities:

The shell of the Irymple Swimming Pool is made from concrete and was formed and poured in-situ. There is also a toddler's pool constructed using the same methodology.

The soiled water is drawn from the outlets on the sidewalls of the main pool and the toddler's pool where it feeds a direct suction into the pump.

The water treatment has been upgraded and there is a relief line installed. The filtered water returns to each pool via wall inlets with PVC floor waste grates. There are no adjustments on the inlets.

2. Inspection Observations

Main areas requiring improvement and upgrades include:

- Cracks were identified at various locations in the pool shell and need repair. It was evident that some cracks had previously been repaired, however some cracks were still unsealed, likely resulting in the pool structure leaking.
- Minor cracking was identified in the toddlers' pool. These allow water to leak from the pool and enter the subsoil, resulting in differential settlement and likely further cracking.
- The filtered water pipework is cast iron and subject to corrosion. It is recommended this pipe be upgraded to
- PVC. Similarly to the filtered water pipework, the soiled water is partly cast iron and partly PVC. As such it is recommended the cast iron section of pipe is replaced with PVC to enhance the durability of the pipework.
- A flow control valve needs to be installed on the main pump line to enable the pool to operate more efficiently.
- Wall inlets and outlets should be changed for flow adjustment. This will enable the filtered water system to provide the required flows to both the main pool and the toddler's pool.
- The pool and associated infrastructure require earthing in accordance with AS3000 to minimise the risk of electrocution to people in the pool. This is a significant safety risk.

These matters are also covered in greater detail in section three of this report and also the Aurecon Reports.

2.5 Red Cliffs Swimming Pool

The Red Cliffs pool is an outdoor facility with aging period architecture. It was constructed in 1938 and was named King George V Memorial Pool. It comprises the following pools:

- Main Pool 30 m x 14.6 m
- Toddlers Pool Octagonal – 12 m across

The facility is basic in nature and has the following buildings:

- Combined office, kiosk, change rooms.
- Separate swimming club rooms (old caretaker's house).
- Separate plant room.
- Separate storage shed.

The grounds are generous in size and well maintained. Numerous trees are located around the site. The general aesthetics of the facility are very high.

There is no dedicated car parking, but angle parking in the streets, which about 3 of the 4 boundaries, would appear to be sufficient for most purposes.

2.5.1 User Survey Results

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.5.2 Key Facility Technical and Engineering Review Issues

The technical review highlighted the following issues:

- Roof is leaking over canteen area, possibly due to they're being no overflows for the box gutter. Recommend to install overflows at each end of box gutter or regrade roof to an eaves gutter.
- Roof tile above entrance building is broken and needs replacement. Recommend that inspection of roof be undertaken to look for any other broken roof tiles
- Tap leaking to north of pool
- Filter screens need replacing but manufacturer no longer makes the parts so maintenance will be difficult and costly.
- Pool is leaking and requires leak testing and repair
- Tiles around pool have cracked and require replacement.
- Carpet on diving blocks requires replacement
- Safety signs on sodium hypochlorite shed require replacing
- Plant room shed is undergoing corrosion and wall sheeting requires replacement
- Bunding required for sodium hypochlorite delivery area
- Partitions required for showers in male change rooms
- Solar heating required

The leak detection and asset condition report highlighted the following issues:

1. Current Facilities

The Red Cliffs pool has a concrete shell that was formed and poured in-situ and has a toddler's pool constructed using a similar methodology. The soiled water is drawn from the wall outlets on both the main pool and toddler's pool and feeds a direct suction line into the circulating pumps.

The water treatment system consists of an old commercial pool water treatment system. The filters and pumps are outdated and require an upgrade. The filtered water is returned back into the pool via wall inlets to the main pool and toddler's pool.

2. Inspection Observations

Main areas requiring improvement and upgrades include:

- There were, some minor cracks identified in the pool shell, particularly at locations near corners, stairs and floor/wall interface. Similarly to Rympy, some of these cracks have been repaired, however some cracks are still leaking, which may cause the moisture content of the underlying soil to increase, resulting in further differential settlement and cracking.
- Some expansion joints are not adequately sealed, resulting in water egress from the pool to the underlying soil, potentially causing similar problems to those of the cracks in the pool as described above.
- The pipework is in good condition and appears to have recently been upgraded to PVC. All pipework passed their pressure tests.
- Cracking was also identified in the concourse, which will likely also result in water leaking to the subsoil.
- Some tiles around the perimeter of the pool were damaged and require repair to mitigate safety risks.
- The filtration system is outdated and has shown signs of deterioration. New parts for the filtration system are no longer available in Australia. As such it is recommended that the filtration system be upgraded.
- The pool and associated infrastructure require earthing in accordance with AS3000 to minimize the

risk of electrocution to people in the pool. This is a significant safety risk.

2.6 Murrayville Swimming Pool

The Murrayville pool is an outdoor facility constructed in 1941. It comprises the following pools:

- Main Pool 30 m x 12 m
- Toddlers Pool 9 m x 4 m

As shade structure exists over part of the Toddlers Pool. The facility has the following separate buildings:

- Combined office, kiosk and ticketing counter building.
- Separate change rooms.
- Separate plant room.

The grounds are reasonable in size and well kept with a number of shade trees regularly located. The perimeter fencing is chainmesh.

There is no dedicated car parking, although ample provision appears to be available in the adjacent reserve and street. The pool site adjoins the caravan park site.

2.6.1 Operational Review

A local Committee of Management (formed under Section 86 of the LGA Act) has been responsible to open up and operate the facility since 1994.

The Committee is assisted by Council in operating the facility with:

- Annual training of lifeguards (all training hours plus course fees paid).
- Financial assistance to cover up to 500 hours/season of lifeguard staff salaries.
- Annual maintenance budget.
- Annual capital works budget allocation (subject to works required).
- Assistance with technical issues relating to plant and equipment.

The committee members open up the pools each season and set up the lifeguard roster. They organise qualified staff to supervise the pools and a Council works person is responsible for all plant and filtration operation.

Mildura Rural City Council organise annual lifeguard training qualification renewals. This committee organises the sessions at the Murrayville pool and local teachers also join in to complete their qualification upgrades. This is done usually in the first week of February.

2.6.1.1 Opening Hours

The pool operates during the summer season 1st of November each year until the 31st of March. Under the agreement with Council the committee has 500 hours of lifeguard time support. Currently they open the pool on the following days and hours:

- **November to March:** Monday to Friday 3.30pm to 6.30pm and 2pm to 7pm weekends/school holidays

The committee had 4 qualified people in the area to be able to roster for work and this was deemed as more than adequate to meet the operational hours. They also can call on a number of people with Bronze Medallions to assist in a volunteer capacity.

2.6.1.2 Aquatic Programs

The committee hosts weekly exercise groups at the pool Monday and Thursday evenings at 6.30pm. Up to 15 people are attending these sessions.

Planning is underway for learn to swim classes to be held at the pool to compliment the already high use by school classes and school swimming competition days. There are currently 3 qualified Ozswim teachers in the area that can run learn to swim classes.

2.6.2 User Survey Results

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.6.3 Committee of Management Review

A site meeting was held with members of the Committee of Management and key issues they raised about the facility and pool operation includes:

- Major leak in main pool tried to be fixed a number of times but still a problem. Ongoing issue and any repairs made have not proved to be successful.
- Main pool shell needs repainting.
- Steps at deep end causing slip problems and need looking at.
- No accessible water areas.
- Change rooms need general upgrade and exterior repaint.
- Shelter over toddler's pool needs upgrading.
- Major issue with pine tree in northwest corner (on neighbors property) having potential to crash down onto the Change rooms or the toddler's pool.
- Committee raised funds to replace the solar blankets (x2) for the pool.
- Drains need to be regularly cleared or get drainage issues.
- Looking for improvements to change facilities for general update/upgrade of fittings and finishes and possible skylights to improve light into them etc.
- Main issue is finding qualified staff for lifeguard positions so need ongoing training courses organized by Council to continue.

The committee members were extremely pleased with Councils ongoing assistance and particularly support provided by the local outdoor staff.

2.6.4 Key Facility Technical and Engineering Review Issues

The technical review highlighted the following issues:

- Filters need upgrading. Currently there are 4 small filters, but 2 large filters will be more efficient.
- Dosing units need to be upgraded to DC2 dosing units
- Pump switches required to avoid pumps losing prime
- Filter for irrigation pump requires maintenance as it is not self-cleaning properly
- Scum gutter has cracked in northeast corner of pool
- Showers require screens or doors
- No disabled toilets present

- Base connection to handrail in northwest corner is loose and requires tightening.
- Shade sails required
- Bunding required for hypochlorite delivery area
- Change rooms to be upgraded to be pest proof.

The leak detection and asset condition report highlighted the following issues:

1. Current Facilities:

The shell of the Murrayville Swimming Pool is made from concrete and was formed and poured in-situ. There is also a toddler's pool constructed using the same methodology.

The soiled water is collected on the side walls of the pool and flows into a pump well. It has a relief line to compensate for the flows into the system. The water treatment uses the main pool as a balance tank for back washing.

The water is treated by a domestic type filtration system and needs to be upgraded. The filtered pool water is returned back to the pool via wall inlets.

2. General Observations

Main areas requiring improvement and upgrades include:

- Scum gutter failed test due to major cracks between the poolshell and the scum gutter.
- The pool shell is in reasonable condition with some minor crack repairs required to prevent water egress.
- The main pump and variable speed drives are in good condition. The filtration system, however, is a domestic type system and as such should be upgraded to a suitable commercial water treatment installation.
- The pool and associated infrastructure require earthing in accordance with AS3000 to minimize the risk of electrocution to people in the pool. This is a significant safety risk.

2.7 Underbool Swimming Pool

The Underbool Swimming Pool is an outdoor facility and constructed in 1979/80. It comprises the following pools:

- Main Pool 25 m x 11 m Depth from 0.9 to 2.5 m
- Toddlers Pool 6 m diameter x approx. 200 mm deep

The facility is located between 2 parallel roads on a narrow strip of land, much like a very oversized traffic island.

- Combined office, kiosk, change rooms and ticketing counter building.
- Plant room.
- Garden shed.

The grounds are not overly spacious. There are a number of shade trees regularly located on the site. Shade structures are located along one side of the main pool and over the toddler's pool.

There is no dedicated car parking area and street parking is the only option.

2.7.1 Operational Review

A local Committee of Management (formed under Section 86 of the LGA Act) has been responsible to open up and operate the facility since 1994.

The Committee is assisted by Council in operating the facility with:

- Annual training of lifeguards (all training hours plus course fees paid).
- Financial assistance to cover 500 hours/season of lifeguard staff salaries.
- Annual maintenance budget.
- Annual capital works budget allocation (subject to works required).
- Assistance with technical issues relating to plant and equipment.

The committee members open up the pools each season and set up the lifeguard roster. They organise qualified staff to supervise the pools and a Council works person is responsible for all plant and filtration operation.

Mildura Rural City Council organise annual lifeguard training qualification renewals. This committee attends the session run at Mildura Waves in January of each year

2.7.1.1 Opening Hours

The pool operates during the summer season 1st of November each year until the 31st of March. Under the agreement with Council the committee has 536 hours of lifeguard time support. Currently they open the pool on the following days and hours:

- **November and March:** Monday to Friday 4pm to 6pm and 2pm to 6pm weekends/school holidays
- **December through to February:** Monday to Friday 2pm to 6pm and 2pm to 6/7pm weekends/school holidays.

The committee has a lot of qualified people in the area to be able to roster for work and this was deemed as more than adequate to meet the operational hours.

2.7.1.2 Aquatic Programs

The committee hosts an annual Vic Swim program at the pool for 1 week in January of each year. There are also learn to swim classes held at the pool as well as school classes and school swimming competition days.

A private swim school teacher operates from the facility and runs a 6 week program of 30 minute classes.

2.7.2 User Survey Results

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.7.3 Committee of Management Key Facility Issues

A site meeting was held with members of the Committee of Management and key issues they raised about the facility and pool operation includes:

- Main pool shell needs repainting this season
- Ladders at deep end of pool causing problems as not fixed at the base and have a lot of movement in them.
- Leak identified in toddler's pool between the outlets on west side.
- Change rooms need general upgrade.
- Shade cloth over toddler's pool starting to get some small wear and tear holes in it.
- Need more seating at toddler's pool and fix sprinkler system so can keep grass green.

The committee members were extremely pleased with Councils ongoing assistance and particularly support provided by the outdoor staff.

2.7.4 Key Facility Technical and Engineering Review Issues

The technical review highlighted the following issues:

- Wet deck is cracking
- Bunding required for sodium hypochlorite delivery area
- Dosing units need to be upgraded to DC2 dosing units
- Solar heating required
- Pool ladder connection at bottom needs replacement
- Pool is leaking due to cracks in walls
- Shade sail needs replacement
- Wet deck is higher than kids' pool. As such the height of the kids' pool needs to be increased or have a separate feed.
- Showers require screens or doors
- No disabled toilet present

The leak detection and asset condition report highlighted the following issues:

1. Current Facilities:

This pool comprises a shotcreted pool shell with a rendered finish, which has experienced notable cracking. The pool has a wet deck gutter system with a relief line for soiled water balance re flow adjustment.

The soiled water flows into a pump well, and uses the pool shell as a balance tank. The water is filtered by high rate filtration and filtered water is returned up the center of the pool via 15mm diameter inlets.

There is a toddler's pool connected to the same system and uses backpressure to flow filtered water to the toddler's pool.

2. General Observations

Main areas requiring improvement and upgrades include:

- The pool shell appears to have comprised shotcreted construction and numerous cracks are evident in the pool structure and at expansion joints. These cracks require repair to prevent water egress as previously mentioned for other pools. It was observed that the water level had dropped below the relief line due to leakage.
- Due to the fact the pool shell was shotcreted, the repair methods are more complex than for formed concrete. As such it may be more cost effective to replace the pool shell with a formed concrete shell. It should be noted that the existing pool shell could be left in position and use as a form to further reduce costs, however the dimensions of the pool will decrease accordingly.
- There was a major leak identified at the connection of the relief pipe to the pump well. It is recommended that this connection be repaired to reduce water losses and movement of the subsoil.
- The pool and associated infrastructure require earthing in accordance with AS3000 to minimize the risk of electrocution to people in the pool. This is a significant safety risk.

2.8 Ouyen Swimming Pool

The Ouyen pool is an old outdoor facility and its construction date is unknown, but appears to be circa 1930's. It comprises the following pools:

- Main Pool 30 m x 12 m
- Toddlers Pool 9 m x 3.7 m

The facility has the following buildings:

- Combined office, kiosk.
- Separate change rooms.
- Separate plant room.
- Separate storage shed.

The grounds are generous in size and reasonably well kept but with an uneven, hillock surface in places. Here are a few trees, but they provide little shade. Shade structures have been built over the toddler's pool and an adjacent grass area.

There is no dedicated car parking although being on a service road off a main road does provide some relatively safe car parking spaces.

2.8.1 User Survey Results

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.8.2 Key Facility Technical and Engineering Review Issues

The technical facility review highlighted the following issues:

- Bunding required for sodium hypochlorite delivery area
- Dosing units need to be upgraded to DC2 dosing units
- Pool is leaking due to cracks in walls
- Baby pool pump is leaking at valve adaptor
- Solar heating is not working and needs repair
- Filter screens need replacing but manufacturer has gone broke so would make sense to upgrade filters.
- Tiles required on wet deck and pool stairs
- Change room showers require doors or screens
- Pigeons are nesting in change rooms. Need screens across open areas to keep out.
- Plant room shed is undergoing corrosion and wall sheeting requires replacement.
- Plant room shed needs ventilation over hydrochloric acid storage.
- Fencing on southern boundary has gap above ground
- Gate needs realignment

The leak detection and asset condition report highlighted the following issues:

1. Current Facilities:

The Ouyen swimming pool has been renovated and the top pediment removed to form a wet deck on the pool. A toddler's pool has also recently been added.

The water treatment system has been upgraded and a fiberglass balance tank has been added. The soiled water has a relief line added to compensate for soiled water flows. The soiled water is collected in a wet deck trench system, which flows into the balance tank.

The filtered water has adjustable inlets and all flows can be adjusted at the inlets and in the plant room. The water is treated by high rate filtration and flows back into the pool via adjustable wall inlets.

The same return system puts flow into the toddler's pool but relies on backpressure from the main pool inlets to push water into the toddler's pool, as it is at a higher level than the main pool.

2. General Observations

Main areas requiring improvement and upgrades include:

- Filtered water passed pressure test, however there was some leakage on PVC fittings 90° elbow to flange connection in plant room.
- Soiled water pressure test was not undertaken due to pipe size (old 5" pipe line) being nonstandard and required fittings were not available. As such the soiled water and gutter had to be leak tested hydrostatically. From this test there appeared to be a major leak because the water level in the gutter dropped by approximately 100mm in 1 hour. A major crack was identified in the gutter behind the climb-out at the deep end of the pool.
- The leak test for the soiled water from the toddlers pool passed, however the connection between the soiled water pipe and the gutter requires repairs.
- During the testing, all inlets to the toddler pool were adjusted to achieve the required flows to operate the toddlers' pool correctly.
- Given the age of the pool, the pool shell appears to be in reasonable condition with minimal leaks. It was noted that several cracks had previously been repaired and there are some minor cracks in the floor and wall of the shell that require repair to minimise water leaks from the shell.
- The expansion joints have shown signs of deterioration and the sealant has cracked. It is recommended that the expansion joints should be upgraded and includes a Hydrotite tape system.
- The connection of the soiled water pipe from the toddlers' pool to the main pool required repair, as it is cracked and leaking.
- The top of the pool requires re-tiling with safety edge tiles, as this is a potential safety hazard.
- No pump adjustment valve was provided on the discharge. It is recommended this be installed to enable the pump to run more efficiently and reduce operating costs.
- A second hand rail also needs to be installed since two handrails are required at each set of stairs for safety reasons.
- The pool and associated infrastructure require earthing in accordance with AS3000 to minimize the risk of electrocution to people in the pool. This is a significant safety risk.

2.9 Colignan Swimming Pool

The Colignan Swimming Pool is an outdoor community pool, which was constructed by the local Primary School in 1981. The pool was handed over to the community to manage in 1993 when the school was closed. The facilities consist of:

- In ground outdoor lap pool 20m x 7m
- Toddlers pool 5m x 4.5m

The facility is fenced with adjoining toilets and change facilities located outside of the pool area fence line. There is a shade structure on the northern side of the pool and plant room sheds are located on the western end of the pool.

The facility is located in maintained and watered parkland setting adjoining Murray River Reserve. The facility is well sign posted from the main road.

A local committee of management manages the centre on a day-to-day basis with financial and technical support from Council.

2.9.1 User Survey

A combined outdoor swimming pool users survey was carried out in mid 2013. A total of 124 people completed the survey. A summary of key findings is listed in section 2.10 of this report

2.9.2 Committee of Management Facility Issues

A local Committee of Management (formed under Section 86 of the LGA Act) has been responsible to open up and operate the facility since 1994.

Council assists the Committee in operating the facility with:

- Annual training of lifeguards (all training hours plus course fees paid).
- Financial assistance to cover 500 hours/season of lifeguard staff salaries.
- Annual maintenance budget.
- Annual capital works budget allocation (subject to works required).
- Assistance with technical issues relating to plant and equipment.

The committee members start up the pools each season and are responsible for all plant and filtration operation. The facilities are open 4 to 7pm each day during the season.

A site meeting was held with members of the Committee of Management and key issues they raised about the facility and operations include:

1) Technical Issues

- Pool must have a major leak as constantly need to top up water. This appears to be in the western end of pool.
- Pool edge bricks (domestic type) are causing issues due to worn sharp edges and need to be considered for replacement. Getting more incidences of cut hands and knees as people exit the water by climbing out of pools.
- There is no pool vacuum and all cleaning of pools is by hand. With adjoining trees and regular windstorms this is a very labour intensive task.
- Significant tile issue with many edge tiles falling off the pool walls. This is significant on the southern poolside.
- The toilets/change rooms are in reasonable condition but the following issues were noted:
 - Significant masonry movement on exterior wall of women's change area.'
 - Showerhead missing in male shower.
 - Men's urinal flush is very high and not able to be accessed easily.
 - Shower tiles need repair in both change rooms.
- Major leak problem in pool area that is getting worse and requires exterminator service before season opens.

2) Operational Issues

- Getting financial support to cover some hours for getting pools ready each year plus paying some hours to maintain the pools daily.
- The lack of a suitable vacuum causes cleaning issues particularly after a dust storm.
- Committee is interested in purchasing pool blankets (with Council financial support) to reduce litter leaves and dirt being blown into pools as well as retaining water temperature.
- Council support for annual lifeguard training and qualification update is greatly appreciated and working very well. There are now up to 7 people in the area (including University students who return each vacation) qualified and this enables easy rostering of lifeguards.

2.9.3 Facility Technical and Engineering Review Issues

The technical facility review highlighted the following issues:

- Shallow end of pool appears to have major leak
- Tiles are slippery and require a non-slip seal
- Pool requires painting
- Plant room shed is undergoing corrosion and wall sheeting requires replacement.
- Bunding required for hydrochloric acid storage
- Plant room shed needs ventilation over hydrochloric acid storage.
- Sodium hypochlorite is stored near hydrochloric acid. When these chemicals mix they create mustard gas. It would be safer to store these chemicals apart from each other
- No disabled toilets present
- Bunding required for sodium hypochlorite delivery area
- Dosing units need to be upgraded to DC2 dosing units
- Solar heating required

A leak detection and asset condition report was not completed for this facility as the main pool shell has had a major leak for a number of years (raised in 2006 report).

2.10 Stakeholder and Survey Reviews

This section of the report covers key stakeholder and survey review findings. It includes:

- Outdoor Swimming Pool User Survey Results
- Interviews with Contract Management Groups
- Interviews with Key Stakeholders

2.10.1 Outdoor Swimming Pool User Survey

This section lists the key findings from the outdoor swimming pool user surveys conducted between October 2012 and April 2013. Surveys were left at reception at all outdoor pools and a total of 124 surveys were completed by facility users over the survey period. The surveys provided information on:

- Respondent profile
- Current and future use of the pool
- Priority future improvements

The following provides a summary of the key issues identified. Please note due to the small sample size for each facility, these results provide a guide only to facility user profiles, current and future needs.

(ix) Respondent Profile

The following table on the next page lists the user survey respondent sample for the facilities.

Table 2.3 MRCC Outdoor Swimming Pool User Survey Respondent Sample

CATEGORY	SUB-GROUP	NUMBER	%
Gender	Male	15	12.0
	Female	109	88.0
Age Range	19 years or under	9	7.0
	15 - 29 years	8	6.0
	30 - 39 years	46	37.0
	40 - 49 years	26	21.0
	50 - 59 years	14	11.0
	60 - 69 years	12	10.0
	70 years plus	9	7.0
Area of Residence	Colignan and surrounds	4	3.0
	Irymple and surrounds	7	6.0
	Lindsay Point/Meringur area	3	3.0
	Mildura Urban Area	11	9.0
	Murrayville and surrounds	37	30.0
	Ouyen and surrounds	20	16.0
	Red Cliffs and surrounds	25	20.0
	Underbool and surrounds	13	10.0
	Wentworth Shire area	4	3.0

Review of the survey sample indicates a higher percentage of females responded to the survey 88% compared to males 12%.

The highest percentage age profile was 30 to 39 years 37.0%, followed by 40 to 49 years 21.0% and 50 to 59 years at 11.0%.

A total of 30% of residents lived locally in Murrayville and surrounds area with the next main survey users coming from Red Cliffs and surrounds 20.0% and Ouyen and Surrounds 16.0%,

(i) Used a Swimming Pool in the Last 12 Months

A total of 113 respondents (91%) had used a swimming pool in the past 12 months and 11 respondents (9%) had not.

(ii) Which Swimming Pool Had they Used?

Mildura Waves was the most used facility with 39 respondents (35% of users) followed by Murrayville with 37 respondents (33%), Red Cliffs Swimming Pool with 27 respondents (24%) and Ouyen Swimming Pool with 24 respondents (21%).

Other respondent swimming pool use was:

- Irymple Swimming Pool: 18 respondents (16%)
- Underbool Swimming Pool: 15 respondents (13%)
- Merbein Swimming Pool: 9 respondents (8%)
- Colignan Swimming Pool: 3 respondents (3%)

(iii) Why Not Used a Swimming Pool

Most people who had not used a swimming pool in the past 12 months indicated the main reasons were cannot swim (27%), Have own pool at home (27%), Health problems (18%) or Too old (18%)

(iv) Visits to the Swimming Pool Used the Most

The following lists the frequency of use of the most used swimming pool.

• Daily	11.0%
• 2 to 3 times a week	20.0%
• 4 to 6 times a week	27.0%
• Weekly	15.0%
• Once a fortnight	5.0%
• Once a month	2.0%
• Less than once a month	4.0%
• Summer Only	16.0%

The survey results indicate:

- The majority of users are regular users of the facility with 73% of respondents using the nominated most use facility weekly or greater.
- Most survey respondents enter the facility between 2.00pm and 5.00pm(45%) and 5.00pm to 8.00pm (24%).
- Most survey respondents indicated they come to the facility from home (82%), from work (12%) or school (3%).
- Most travel to the facility by car either on their own or with others (71%) whilst a proportion of respondents indicated they travel to the facility by walking (20%), bike (7%) or on a bus (1%).
- The majority of people visit for 1 to 1.5 hours (29%), followed by those that visit for more than 1.5 to 2 hours (28%) and 0.5 to 1 hour (21%).

(v) Reasons for Choosing to Use the Facility

Respondents provided a large range of reasons for why they chose to use this most used facility. The reasons listed in order of frequency of response, were:

• Local swimming pool	51.0%
• To exercise in water	29.0%
• Close to home	25.0%
• Low entry charges	10.0%

(vi) Rating of the Facility

Survey respondents rated the current facilities and services at the Centre as:

• Excellent	22.0%
• Good	38.0%
• Adequate	32.0%
• Quite poor	4.0%
• Very poor	4.0%.

The results indicate that approximately 60% of respondents considered the facilities and services to be between excellent and good. A further 32% consider the facilities adequate.

The survey respondents were asked to indicate which facilities and/or services in particular they were unhappy with. Respondents indicated a range of issues including:

• Age and poor condition of change rooms	27%
• Lack of shaded grass areas	21%
• No playground equipment/facilities	17%
• No indoor pools	14%
• Lack of aquatic programs	13%
• No health and fitness facilities	12%
• Lack of shaded water areas	12%

The main facility issues users were unhappy with were age and poor condition of the change rooms (27%), lack of shaded grass areas (21%) or shaded water areas (12%), no playground equipment (17%) and no indoor pools (14%).

(vii) Main Activities Undertaken at the Centre

The main activities undertaken at the most used facility as indicated by survey respondents are listed as follows in order of frequency of response:

• Take child to pool	53%
• Cool down from hot weather	46%
• Come for fun	44%
• Recreation swimming/fun	41%
• Lap swim/fitness swimming	37%
• Meet with friends	32%
• Competition and fitness training	19%
• Learn to swim class	14%

The main activities people did at the most used pool were take child to pool (53%), cool down from the hot weather (46%) and come for fun (44%).

(viii) Greater Use of Swimming Pools in the Future

Respondents were asked if they would like to make greater use of swimming pools in the future.

Approximately (88%) of respondents indicated they would like to make greater use of swimming pools in the future and (12%) said they did not.

(ix) Future Facility Features that Would Encourage Greater Use of Swimming Pools

Respondents provided a large range of facility component priorities that would encourage them to make greater use of swimming pools in the future. These features included:

• Longer opening hours	36%
• Health and fitness classes (i.e. aquaerobics)	15%
• Family change rooms	13%
• Learn to swim programs	12%
• Gym/weights facilities	11%
• Outdoor heated pools	10%
• Cleaner more hygienic facilities	8%
• Membership packages/discount offers	6%
• Waterslides	6%

Most future users were interested in the facilities having longer opening hours (36%) or a range of new programs such as aquaerobics (15%) and learn to swim (12%).

2.10.2 Contract Management Company Interviews

Interviews were held with both contract management companies and key issues raised by each group are listed as follows.

1) Belgravia Leisure – Contract Managers Mildura Waves Aquatic Centre

- Biggest issue for a number of years has been the need to expand the gym and health and fitness areas (should be cost benefit if can cater for 250+ more members). Currently fluctuate between 1,500 members and 2,000 members but overcrowding at peak times turns people off being a member.

- Outdoor 50 metre pool has leakage problems plus south corner appears to have dropped and water spills over and runs onto car park and road.
- Diving pool also appears to be leaking.
- Point of sale system is aged and needs replacing.
- New water play equipment would be very popular and give facility a newer look and attract more families.
- Waterslides (possibly off the dive tower) would also be a new attraction for youth and families.
- Facilities are aging and need ongoing asset renewal funding from Council to keep facilities at a high standard as well as safe and secure to use.

2. YMCA – Contract Managers Ouyen, Irymple, Red Cliffs and Merbein Swimming Pools

- Pools have been dropping attendances over the contract period and are very weather dependent on usage attraction.
- Red Cliffs, Irymple and Ouyen Swimming pools all appear to water leakage issues and constant top up of water required to main pools.
- All pools need to have a redevelopment program, as facilities are looking aged and tired. Need to consider new activity areas such as playgrounds, water play equipment and improved change rooms and toilets.
- Key issues raised for consideration for facility improvement at each centre included:
 - Red Cliffs SP: Develop new playground area, water bubbler taps and BBQ area plus more shade.
 - Ouyen SP: Needs revitalization and suggest good location for water play splash pad. Filtration system also needs upgrades and repairs to leaking pool and more shaded areas.
 - Merbein SP: Best facility as pools replaced in 2009. More shaded areas needed
 - Irymple: Playground improvements and more shaded areas.
- Other issues include update program for pool covers and consider solar water heating opportunities at each pool.

2.10.3 Interviews with Key Stakeholders

Interviews were held with key stakeholders including:

- Council Department Representative and Project Reference Group
- Diving Sunraysia
- Mallee Sports Assembly
- Sunraysia Swimming including Titans Swim Club, Merbein Swimming Club, Irymple Swimming Club and Red Cliffs Swimming Club.
- Local School representatives

A summary of key issues raised from these interviews is detailed on the following page.

- Council has a significant number of the outdoor pools at an age when the pool shells are leaking and requiring replacement or major repair.
- Lack of funds and low use of outdoor pools means it will be difficult to continue to operate 8 swimming pools throughout the MRCC area.
- Need to set up a swimming pool asset management fund to budget for the significant cost of pool shell replacements.

- Contract management model at pools is questioned as appears management is very limited to just opening and closing pools with limited programs or new initiatives to attract more people not offered.
- Local committee of management model is working as local communities are in charge and making decisions on how to best use the fixed operating budget.
- Ouyen Swimming Pool being proposed by locals as wanting to be set up under the local committee of management model as contract management model not working well. Number of locals represented at meetings indicated a wish to form a local committee of management to run the pool with financial support provided by MRCC.
- Sunraysia Diving indicated the outdoor diving facility was one of the best in the State and needed some upgrades to platforms including widening, resurface and repair. Excellent opportunity to host events including bid for some international diving teams to use the facilities before next Gold Coast Commonwealth Games. Access to outdoor toilets would be appreciated.
- Training of qualified staff especially at local rural pools is becoming an issue. Suggest look at regular courses being set up either by Council or the TAFE or get contract management to invest in regionally qualified trainers to help increase local area training opportunities.
- Special needs users experiencing access issues especially if they live outside Mildura Urban Area as no pools are accessible.
- Local swim clubs seeking better pool access and lower costs to use the pools. More than 180 registered swimmers in local clubs accessing pools regularly but come at a high cost to families if they want to train regularly.

2.11 MRCC Swimming Pool Network Usage Trends

Limited usage data is collected from the facility management contractors and local committees of management so user and customer profiling is difficult. SGL have reviewed each facilities monthly and annual reports and developed from these the following MRCC Swimming Pool Network visit data from 2007/08 to 2012/13.

Table 2.4 MRCC Swimming Network Visit Trends 2007 to 2013

Facility	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Mildura Waves ALC	465,446	457,930	437,574	395,630#	427,925	485,837
Red Cliffs SC	13,814	13,497	13,335	8,768	11,060	12,061
Merbein SC	11,614	8,236	11,655	10,409	9,957	8,498
Irymple SC	24,388	20,361	21,472	14,242	19,622	15,888
Ouyen SC	11,713	11,032	7,954	7,814	6,322	6,436
Underbool SC	3,423	2,949	3,352	1,903	1,957	2,558
Murrayville SC	4,326	3,870	3,545	4,376	3,814	4,858
Colignan SC	3,002	2,211	2,198	1,760	1,333	1,262
Total Estimated Usage	537,726	520,086	501,085	444,902	481,980	537,398

Note: # Mildura Waves Indoor Pools closed for 3 months for retiling pool concourses etc.

The MRCC Swimming Pool Network usage trends between 2007 and 2013 indicate:

- Combined facilities usage fluctuates annually and over the six year review period saw lowest usage in 2010/11 at 444,902 (but this was impacted by Mildura Waves indoor pools closure due to retiling). Highest visitations were recorded in 2007/08 at 537,726 visits.
- Mildura Waves Aquatic Leisure Centre is the most used facility with visitations ranging from 427,900 (2011/12) to 485,840 (2012/13) and averages annual visitations of 455,000 over the five years it was fully operational.
- The next most visited facilities are in the Mildura Urban Area with average visit ranges over the 6 years at these centres being:
 - Irymple Swimming Centre: 14,242 (2010/11) to 24,388 (2007/08) for an average of 19,330 annual visits (over the 6 year review period).
 - Red Cliffs Swimming Centre: 8,761 (2010/11) to 13,814 (2007/08) for an average of 12,090 annual visits (over the 6 year review period).

- Merbein Swimming Centre: 8,236 (2008/09) to 11,655 (2009/10) for an average of 10,060 annual visits (over the 6 year review period).
- Ouyen Swimming Pool is the highest visit rural area swimming pool with annual visitations ranging from 6,322 (2011/12) to 11,713 (2007/08). This saw an average of 8,045 annual visits (over the 6 year review period).
- Murrayville Swimming Pool is the second highest use rural area swimming pool with annual visitations ranging from 3,545 (2009/10) to 4,858 (2012/13). This saw an average of 4,130 annual visits (over the 6 year review period).

The other rural swimming pool visitation trends indicate:

- Underbool Swimming Centre: 1,903 (2010/11) to 3,423 (2007/08). This saw an average of 2,690 annual visits (over 6 year review period).
- Colignan Swimming Centre: 1,262 (2012/13) to 3,002 (2007/08). This saw an average of 1,750 annual visits (over the 6 year review period).

Please note when reviewing pool visitation data that the rural pools have limited operating hours set by Council and the operator/local committees. This does impact on availability to use facilities and may impact on some people's ability to use their closest facility.

The MRCC Swimming Pool usage trends based on the average visitation rates for the past 6 years indicate:

- Mildura Waves ALC: 455,000 annual visits on average
- Irymple SC: 19,330 annual visits on average
- Red Cliffs SC: 12,090 annual visits on average
- Merbein SC: 10,060 annual visits on average
- Ouyen SC: 8,045 annual visits on average
- Murrayville SC: 4,130 annual visits on average
- Underbool SC: 2,690 annual visits on average
- Colignan SC: 1,262 annual visits on average
- **Combined MRCC Aquatic Facilities: 512,607 annual visits on average**

2.12 Swimming Pool Network Financial Trends

The contract management companies operating Council pools as well as the local Committee of Management Groups at rural pools retain all income from pool user entries and therefore detailed revenue projections are not available for the services financial assessment.

Council on the other hand provides significant financial operating support for the facilities and therefore there are records kept of operating expenditure at all of the swimming pools. This is documented for operational costs, maintenance costs and facility renewal costs.

The following table highlights the total operating funding provided by MRCC or each facility between 2010/11 and 2012/13.

Table 2.5 Facility Operational/Maintenance Costs 2010 to 2013

Facility/Cost Item	2010/11 \$	2011/12 \$	2012/13 \$
Mildura Waves	271,471	273,344	325,814
Irymple SC	80,845	83,550	91,442
Merbein SC	100,525	104,310	113,257
Red Cliffs SC	89,793	93,010	101,370
Ouyen SC	97,910	101,640	110,400
Underbool SC	16,410	17,605	17,400
Murrayville SC	15,063	18,353	17,400
Colignan SC	16,924	20,209	19,400
Total Operating Expenditure	\$698,572	\$712,021	\$801,483
Building/Plant Maintenance and Other Operational Costs	\$381,811	\$264,395	\$275,653
Total Swimming Pools Operations	\$1,080,383	\$976,416	\$1,077,136

The operational and maintenance expenditure review for the Mildura Rural City Council Swimming Pools indicates that Council has met the following annual expenditure:

- 2010/2011: \$1,080,383
- 2011/2012: \$976,416
- 2012/2013: \$1,077,136

The financial review for the past three years indicates Mildura Rural City Council are investing over \$1M annually to operate its current swimming pool network.

The estimated operating costs for aquatic facilities for the current financial year are set at \$866,633 and building and plant maintenance is expected to be around \$275,000 so this would see the annual swimming pool operations cost in excess of \$1.140M.

This indicates the operating expenditure for the swimming pool network is continuing to increase annually.

2.12.1 2012/13 Facility Operating and Maintenance Costs

The last financial year individual facility operating and maintenance costs are summarized in the following table:

Table 2.6 MRCC Swimming Facility Operational and Maintenance Costs 2012/13

Facility/Cost Item	Operational Expenditure \$	Maintenance Expenditure \$	Total Operational Expenditure \$
Mildura Waves	325,814	102,530	428,344
Irymple SC	91,442	21,371	112,813
Merbein SC	113,257	14,862	128,119
Red Cliffs SC	101,370	26,681	128,051
Ouyen SC	110,400	14,983	125,383
Underbool SC	17,400	40,640	58,040
Murrayville SC	17,400	33,394	50,794
Colignan SC	19,400	21,187	40,587
Total Operating Expenditure	\$801,483	\$275,653	\$1,077,136

2.12.2 Annual Subsidy Cost Per Visit

The swimming pool expenditure review indicates the aquatic service is a high cost activity with more than \$M invested in repayment of pool operations annually.

Based on the estimated combined facility network user numbers for 2012/13 of this would see the average operational/maintenance subsidy cost per visit being \$2.00/visit. This average cost per visit figure changes when compared for each of the facilities in the MRCC Swimming Pool network as the following table results indicate.

Table 2.7 MRCC Swimming Pools Annual Subsidy Cost Per Visit 2012/13

Average Operational/Maintenance Subsidy Cost Per Visit 2012/13			
Facility	Annual Costs \$	Annual Visits	Subsidy Cost Per Visit
Mildura Waves ALC	428,344	485,837	\$0.88/visit
Irymple SC	112,813	12,061	\$9.35/visit
Merbein SC	128,119	8,498	\$14.72/visit
Red Cliffs SC	128,051	15,888	\$8.59/visit
Ouyen SC	125,383	6,436	\$19.48/visit
Underbool SC	58,040	2,558	\$22.68/visit
Murrayville SC	50,794	4,858	\$10.39/visit
Colignan SC	40,587	1,262	\$32.16/visit
Total	\$1,077,136	537,398	\$2.00/visit

The review of annual subsidy cost per visitation at each facility indicates the average cost across all of the facilities is \$2.00/visit but when looked at for each individual facility there is significant variation with:

- Mildura Waves ALC is well below the average cost of \$2.00/visit at \$0.88/visit.
- All other facilities results are well above the average for the combined facilities and these are in order of the lowest to highest operating subsidy per visit being:
 - Red Cliffs SC: \$8.59/visit
 - Irymple SC: \$9.35/visit
 - Murrayville SC: \$10.39/visit
 - Merbein SC: \$14.72/visit
 - Ouyen SC: \$19.48/visit
 - Underbool SC: \$22.68/visit
 - Colignan SC: \$32.16/visit



3 Facility Technical and Asset Condition Reviews

3.1 Introduction

This section provides an overview of the two facilities technical and asset condition review reports completed to assist with guiding future maintenance and asset renewal works.

The two facility reviews were conducted by Aurecon on behalf of SGL and included:

- MRCC Aquatic Facilities Technical Review – November 2012.
- MRCC Swimming Pool Leak Detection and Asset Condition Assessment – December 2013

The November 2012 Technical Review was commissioned to identify the current condition of facilities and to inform maintenance and asset renewal works for the next five years. At the completion of this report it was notable that a large range of facilities were noted as having significant water leakage.

Due to the need for specialist leak detection processes to identify the cause of water leakage a second asset review report was commissioned which took significant time to be completed as all water vessels had to be emptied and then refilled to complete the various tests at each site.

The key findings, priority works and there associated costs identified from each of the reports is summaries in this section.

3.2 MRCC Aquatic Facilities Technical Review

The Technical Review involved inspection of all of MRCC Aquatic Facilities. The report findings have been summarized into a future prioritised, costed maintenance program for the swimming pools and should be read in association with the detailed report for each facility.

Please note all costs listed in the tables below are GST exclusive and do not include contingency and are presented as a guide only with detailed reviews required to confirm final works schedule and costs. The priority ratings used for these works include:

- Priority Rating A – work to be undertaken ASAP (MRCC condition rating 5)
- Priority Rating B – work to be undertaken within 3 years (MRCC condition rating 4)
- Priority Rating C – work to be undertaken within 7 years (MRCC condition rating 3)

3.2.1 Aquatic Facilities Works By Priority Rating

The tables on the following pages summarized all proposed works for each facility based on an estimated cost and priority rating as identified in 2012.

Some of the works were identified as essential and have been completed and this is noted in the table and the value of the works has not been calculated in the future works lists or priority rating of works.

Table 3.1 Technical Review Works and Indicative Costs for MWALC

Remedial Works	Rate	Qty	Unit	Cost	Priority
Seal Around Tiles in change rooms	\$1,000	1	Item	\$1,000	C
Replace valve and supports in balance tank (completed)	\$5,000	1	Item	Completed	A
Install tiles in sauna (completed)	\$165	25	m ²	Completed	B
Replace timber lining in sauna (completed)	\$200	45	m ²	Completed	B
Repaint base plate near toddler pool	\$500	1	Item	\$500	C
Repaint base plate near lifeguard station	\$500	1	Item	\$500	C
Install missing bolts for hand rail in 25m pool (completed)	\$500	1	Item	Completed	B
Install VSD to control the amount of water pumped into pool (completed)	\$20,000	1	Item	Completed	B
Increase capacity of outdoor pool wet deck#	\$480,000	1	Item	\$480,000	B
Sub-Total				\$482,000	
Contingency (15%)				\$72,300	
Total				\$554,300	

Note:# Outdoor Pool Wet Deck works will need to be determined in association with leak detection review completed.

Table 3.2 Technical Review Works and Indicative Costs for Irymple Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Scour concourse drain (completed)	\$ 2,000	1	Item	Completed	A
Widen gates to accommodate delivery trucks (completed)	\$ 2,500	1	Item	Completed	A
Widen gates to accommodate delivery trucks (completed)	\$ 2,500	1	Item	Completed	A
Undertake leak test and repair works	\$ 6,500	1	Item	\$ 6,500	A
Construct concrete bunding for sodium hypochlorite delivery area	\$ 10,000	1	Item	\$ 10,000	A
Replace barbecue (completed)	\$ 1,500	1	Item	Completed	A
Sub-Total				\$ 16,500	
Contingency (15%)				\$ 2,475	
Total				\$ 18,975	

Table 3.3 Technical Review Works and Indicative Costs for Merbein Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Install cupboards and sink for new kitchenette	\$4,500	1	Item	\$4,500	C
Install partitions and doors in male showers (including new shower heads)	\$1,360	3	No.	\$4,080	A
Install doors in female showers	\$400	3	No.	\$1,200	A
Replace corroded wall sheeting in plant shed	\$90	9	m ²	\$810	B
Upgrade Dosage units to DC2 dosage units (completed)	\$15,000	1	Item	Completed	C
Replace table near barbecue	\$1,000	1	Item	\$1,000	C
Replace fencing where holes are present (completed)	\$200	10	m	Completed	A
Install solar heating	\$20,000	1	Item	\$20,000	C
Remove hollow tree (if required after assessment)	\$5,000	1	Item	\$5,000	A
Paint Pool	\$30	180	m ²	\$5,400	B
Seal car park	\$ 20.00	500	m ²	\$10,000	C
Sub-Total				\$51,990	
Contingency (15%)				\$7,789	
Total				\$59,785	

Table 3.4 Technical Review Works and Indicative Costs for Red Cliffs Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Install overflows in box gutter over canteen	\$ 500	2	No.	\$1,000	A
Replace damaged roof tiles over canteen area (completed)	\$ 500	1	Item	Completed	A
Replace leaking tap to north of pool (completed)	\$ 700	1	Item	Completed	A
Undertake leak test and repair works	\$ 6,500	1	Item	\$6,500	A
Upgrade Filters	\$ 60,000	1	Item	\$60,000	B
Replace Tiles around pool area	\$ 165	50	m ²	\$8,250	B
Replace carpet on diving blocks	\$ 100	4	No.	\$400	C
Replace safety signs on hypochlorite shed	\$ 200	1	Item	\$200	A
Replace corroded wall sheeting in plant shed	\$ 90	9	m ²	\$810	B
Concrete bunding for sodium hypochlorite delivery (completed)	\$ 10,000	1	Item	Completed	A
Install partitions in male showers	\$ 260	2	No.	\$520	A
Install solar heating	\$ 20,000	1	Item	\$20,000	C
Sub-Total				\$ 97,680	
Contingency (15%)				\$14,652	
Total				\$ 112,332	

Table 3.5 Technical Review Works and Indicative Costs for Underbool Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Construct concrete bunding for sodium hypochlorite delivery area	\$ 10,000.00	1	Item	\$ 10,000.00	A
Upgrade Dosage units to DC2 dosage units (completed)	\$ 12,000.00	1	Item	Completed	C
Undertake leak test and repair works	\$ 6,500.00	1	Item	\$ 6,500.00	A
Repair cracks in wet deck	\$ 10,000.00	1	Item	\$ 10,000.00	A
Install solar heating	\$ 20,000.00	1	Item	\$ 20,000.00	C
Repair connection of ladder to pool wall (completed)	\$ 400.00	1	Item	Completed	A
Upgrade shade sail	\$ 5,000.00	1	Item	\$ 5,000.00	C
Replace corroded wall sheeting in plant shed	\$ 90.00	9	m ²	\$ 810.00	B
Install doors in male and female showers	\$ 400.00	6	No.	\$ 2,400.00	A
Construct disabled toilet	\$ 20,000.00	1	Item	\$ 20,000.00	C
Sub-Total				\$74,710	
Contingency (15%)				\$11,206	
Total				\$85,916	

Table 3.6 Technical Review Works and Indicative Costs for Colignan Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Paint Pool (completed)	\$ 20.00	180	m ²	Completed	B
Apply non-slip coating to tiles around pool	\$ 100.00	40	m ²	\$4,000.00	A
Replace corroded wall sheeting/install whirly bird in plant shed	\$ 90.00	9	m ²	\$1,310.00	B
Construct disabled toilet	\$ 20,000.00	1	Item	\$20,000.00	C
Construct bunding for hydrochloric acid storage (completed)	\$ 5,000.00	1	Item	Completed	A
Install solar heating	\$ 20,000.00	1	Item	\$20,000.00	C
Sub-Total				\$45,310	
Contingency (15%)				\$6,796	
Total				\$52,106	

Table 3.7 Technical Review Works and Indicative Costs for Ouyen Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Construct concrete bunding for sodium hypochlorite delivery area	\$ 10,000.00	1	Item	\$ 10,000.00	A
Upgrade Dosage units to DC2 dosage units (completed)	\$ 12,000.00	1	Item	Completed	C
Undertake leak test and repair works	\$ 6,500.00	1	Item	\$ 6,500.00	A
Upgrade Filters (completed)	\$ 60,000.00	1	Item	Completed	B
Replace leaking valve adaptor in kids pool pump (completed)	\$ 500.00	1	Item	Completed	A
Repair solar heating (completed)	\$ 5,000.00	1	Item	Completed	B
Install new supply line and balance valve to kids pool	\$ 10,000.00	1	Item	\$ 10,000.00	B
Install tiles around pool area	\$ 165.00	100	No.	\$ 16,500.00	B
Install doors in male and female showers	\$ 400.00	6	No.	\$ 2,400.00	A
Install screens across windows in change rooms	\$ 30.00	50	m ²	\$ 1,500.00	B
Replace corroded wall sheeting in plant shed	\$ 90.00	9	m ²	\$ 810.00	B
Install whirly bird in plant shed	\$ 500.00	1	No.	\$ 500.00	B
Replace fencing where holes are present (completed)	\$ 200.00	5	m	Completed	A
realign entrance gate (completed)	\$ 200.00	1	Item	Completed	B
Sub-Total				\$48,210	
Contingency (15%)				\$7,231	
Total				\$55,441	

Table 3.8 Technical Review Works and Indicative Costs for Murrayville Swimming Pool

Remedial Works	Rate	Qty	Unit	Cost	Priority
Construct concrete bunding for sodium hypochlorite delivery area	\$ 10,000	1	Item	\$10,000	A
Upgrade Dosage units to DC2 dosage units (completed)	\$ 12,000	1	Item	Completed	C
Upgrade filters	\$ 60,000	1	Item	\$60,000	C
Install pump flow switches	\$ 2,000	1	Item	\$2,000	A
Repair self-cleaning component of irrigation pump (completed)	\$ 500	1	Item	Completed	A
Repair cracks in scum gutter	\$ 10,000	1	Item	\$10,000	A
Replace corroded wall sheeting in plant shed	\$ 90	9	m ²	\$ 810	B
Install doors in male and female showers	\$ 400	6	No.	\$2,400	A
Construct disabled toilet	\$ 20,000	1	Item	\$20,000	C
Install shade sails	\$ 20,000	1	Item	\$20,000	B
Install missing bolts for hand rail at northwest corner of pool (completed)	\$ 500	1	Item	Completed	A
Upgrade Change rooms to make pest proof	\$ 10,000	1	Item	\$10,000	A
Sub-Total				\$135,210	
Contingency (15%)				\$20,281	
Total				\$155,491	

3.2.2 Summary of Aquatic Facilities Network Works By Priority Rating

The following table provides a summary for each facility of proposed works under the 3 priority ratings developed for this report.

Table 3.95 Years Technical Works and Indicative Costs for MRCC Swimming Pools Costs

Pool	Priority A	Priority B	Priority C	Total
Mildura Waves	\$0	\$480,000	\$2,000	\$482,000
Irymple SC	\$16,500	\$0	\$0	\$16,500
Red Cliffs SC	\$8,220	\$69,060	\$20,400	\$97,680
Merbein SC	\$10,280	\$6,210	\$35,500	\$51,990
Ouyen SC	\$18,900	\$29,310	\$0	\$48,210
Underbool SC	\$28,900	\$810	\$45,000	\$74,710
Colignan SC	\$4,000	\$1,310	\$40,000	\$45,310
Murrayville SC	\$34,400	\$20,810	\$80,000	\$135,210
TOTAL	\$121,200	\$607,510	\$222,900	\$951,610

Table 3.9 indicates a projected total future works program value of \$951,610 with \$121,200 of these works are proposed to be funded as soon as possible to complete the high priority works (Priority A).

3.3 Leak Detection and Asset Condition Assessment Report

The Technical Reports completed at Councils swimming pools indicated a large number of the pool vessels were possibly experiencing significant water loss.

To identify the exact leak issues and provide an assessment of asset condition Aurecon were commissioned by Council to complete detailed leak detection testing on the following swimming pools:

- Mildura Waves Aquatic Centre Outdoor Pools
- Irymple Swimming Pool
- Red Cliffs Swimming Pool
- Ouyen Swimming Pool
- Underbool Swimming Pool
- Murrayville Swimming Pool

Merbein Swimming Pool was not tested as it had new pools constructed in 2009. Colignan Swimming Pool leakage has already been identified and was repaired in completed works covered in the technical report in section 3.2 of this report.

The swimming pool leak inspections were undertaken during September 2013 and October 2013 and a summary report with recommended works and associated budgets was produced in December 2013. The Aurecon MRCC Swimming Pool Leak Detection and Asset Condition Assessment Report – December 2013 should be read in association with this report.

The report was developed using the same costed priority works ratings as the technical reviews listed in section 3.2 being:

- Priority Rating A – work to be undertaken ASAP (MRCC condition rating 5)
- Priority Rating B – work to be undertaken within 3 years (MRCC condition rating 4)
- Priority Rating C – work to be undertaken within 7 years (MRCC condition rating 3)

A summary of the estimated indicative costs for each of the six tested Council Swimming Centres and priority rating of proposed work is listed in Table 3.10 on the next page. The report found there was a common theme of water leaks in pool shells, scum gutters, concourses and pipework and all works given a priority rating A should be budgeted to be completed as soon as possible.

Failing to carry out these works as soon as possible is likely to increase the costs of operating the pools due to water losses and increased power costs through pump inefficiencies. Furthermore the effect of

water in the subsoil is likely to increase differential settlement resulting in further cracking and increased maintenance costs.

Table 3.10 Summary of Swimming Pool Leak and Associated Repair Works Costs

Swim Centre	Priority A	Priority B	Priority C	Total
Mildura Waves ALC Outdoor Pools	\$85,900	\$0.0	\$25,000	\$110,900
Irymple SC	\$25,000	\$10,500	\$27,000	\$62,500
Red Cliffs SC	\$57,000	\$86,000	\$0	\$143,000
Underbool SC	\$337,000	\$0	\$0	\$337,000
Ouyen SC	\$46,000	\$5,000	\$0	\$51,000
Murrayville SC	\$35,000	\$0	\$0	\$35,000
Total	\$585,900	\$101,500	\$52,000	739,400

The swimming pool leak detection tests highlighted a number of issues that had been previously picked up in the 2012 technical reviews. These required the following main adjustments of the first technical reports budget allocations and priority works:

- **Mildura Waves ALC:** The 2012 Technical Report identified the need to replace the entire outdoor pool wet deck to increase its capacity at a cost of \$480,000. The 2013 leak testing report found the problem was only in one corner of the outdoor pool so they have recommended a more cost effective process, which was to upgrade the tiling around the pool so the water that overflowed fell back to the wet deck. This was costed at \$85,900 so this is a saving of \$395,000 on the first estimate.
- **Underbool SC:** The 2012 Technical Report identified the need for some leak repairs estimated to cost \$6,500. The 2013 leak testing report found that the pool shell required replacing at a cost of \$323,000.
- **Red Cliffs SC:** The 2012 Technical Report identified the need for upgrading the filters as a category B works at \$60,000 but the 2013 leak detection report indicated the filtration system needed immediate replacing at an estimated cost of \$80,000.
- **Install Earthing Measures:** All pools tested were found to require immediate works to their electrical systems to install earthing measures. These were estimated to cost:
 - MWALC: \$28,400
 - Irymple SC: \$18,000
 - Red Cliffs SC: \$18,000
 - Underbool SC: \$14,000
 - Ouyen SC: \$15,000
 - Murrayville SC: \$17,000
 - **Total Earthing Works: \$110,400**

3.4 Asset Condition Assessment Report

Aurecon were also commissioned to complete asset assessment reviews for key plant and equipment and this included ratings of:

- Pool Shells
- Hydraulics System
- Filtration System

The condition assessments were based on Councils rating system being:

- Condition 1: 100% remaining life – asset is new and contains no defects
- Condition 2: 75% remaining life – asset has undergone minor deterioration and does not

require major maintenance.

- Condition 3: 50% remaining life – asset is in average condition and requires minor maintenance.
- Condition 4: 25% remaining life – asset in poor condition and requires significant maintenance.
- Condition 5: 0% remaining life – asset has failed.

The condition ratings for each facility on key plant and equipment are detailed as follows in table 3.11.

Table 3.11 Summary of Swimming Pool Asset Condition Rating

Facility	Pool Shell/s Condition Rating	Hydraulics System Condition Rating	Filtration System Condition Rating	Priority for Future Improvement Works
Mildura Waves Outdoor Pools	2	2	2	C
• 50 Metre Pool	4	4	2	B
• Diving Pool				
Irymple	3	4	2	C
Red Cliffs	3	2	4.5	A
Underbool	4.5	2	2	A
Ouyen	3	2	2	C
Murrayville	3	2	2	C

The asset condition review indicates both Underbool Swimming Pool and Red Cliffs Swimming Pool require immediate review as category A works followed by Mildura Waves Aquatic Leisure Centre outdoor diving pool which has a pool shell estimated at 25% of its life remaining.

3.5 Consolidated Maintenance and Leak Repair Costs

The following table summarises each facilities projected technical improvement budget identified from the 2012 Technical Report plus leak repair costs identified from the 2013 Leak Detection and Asset Review Report. Please note adjustments have been made to the 2012 budget allocations if picked up in the 2013 leak detection recommendations.

Table 3.12 Summary of Recommended Technical Report Leakage Improvement Budgets

Pool	Technical Report 2012 Priority A	Technical Report 2012 Priority B	Technical Report 2012 Priority C	Technical Report 2012 Total Budget	Leak Test Report 2013 Priority A	Leak Test Report 2013 Priority B	Leak Test Report 2013 Priority C	Leak Test Report 2013 Total Budget	Combined Reports Total Budgets
Mildura Waves ALC	\$0	\$0	\$2,000	\$2,000	\$85,900	\$0	\$25,000	\$110,900	\$112,900
Irymple SC	\$16,500	\$0	\$0	\$16,500	\$25,000	\$10,500	\$27,000	\$62,500	\$79,000
Red Cliffs SC	\$8,220	\$9,060	\$20,400	\$37,680	\$57,000	\$86,000	\$0	\$143,000	\$180,680
Merbein SC	\$10,280	\$6,210	\$35,500	\$51,990	Not tested	Not tested	Not tested	Not tested	\$51,990
Ouyen SC	\$18,900	\$29,310	\$0	\$48,210	\$46,000	\$5,000	\$0	\$51,000	\$99,210
Underbool SC	\$22,400	\$810	\$45,000	\$68,210	\$337,000	\$0	\$0	\$337,000	\$405,210
Colignan SC	\$4,000	\$1,310	\$40,000	\$45,310	Not tested	Not tested	Not tested	Not tested	\$45,310
Murrayville SC	\$34,400	\$20,810	\$80,000	\$135,210	\$35,000	\$0	\$0	\$35,000	\$170,210
TOTAL	\$121,200	\$67,510	\$222,900	\$411,610	\$585,900	\$101,500	\$52,000	739,400	\$1,144,510

The combined adjusted works 2012 Technical Report and 2013 Leak Detection and Asset Condition Report indicate the following total budgeted works need to be considered for funding for each facility:

- Mildura Waves ALC: \$112,900
- Irymple SC: \$79,000
- Red Cliffs SC: \$180,680
- Merbein SC: \$51,990
- Ouyen SC: \$99,210

- Underbool SC: \$405,210
- Colignan SC: \$45,310
- Murrayville SC: \$170,210



4 Future Aquatic Facility Strategy

4.1 Introduction

This section provides an overview of the studies key findings and reviews future facility options and strategies to assist Council with setting up the MRCC Aquatic Facilities Redevelopment Strategy for the next 6 years.

4.2 MRCC Aquatic Facilities Review Key Findings

The key findings of the aquatic facilities review are summarized as follows.

4.2.1 Demographic and Area Population Profile

In 2011 (ABS Census Data) the Council's area population was estimated at 54,666 people. Previous population reviews highlight the trend of an ongoing increase in residents from 44,589 in 1991 to 54,666 in 2011. This is an increase of 10,077 residents (+22.6%) in the 20-year review period.

This represents an annual increase of 504 residents and growth rate of 1.13% annually which is well above state regional population area averages.

In relation to swimming pool and community service provision the majority of the residents live in the urban area of Mildura and the surrounding townships of Red Cliffs, Irymple, Merbein and Mildura South with an estimated 47,170 people (86% of the population) living in these areas.

There are 7,496 people (14% of the population) living throughout the municipal district in small townships and rural areas covering a large geographical area. The main population areas in these rural areas all have a local swimming facility provided by MRCC including at Ouyen, Murrayville, Underbool and Colignan.

1. Past Population Changes and Trends

The current population age profile indicates high concentrations of younger people aged 34 years and younger (46.2% of the population) as well as large numbers of older people 50 years and older (33.3%). The review of the area current population (ABS 2011) compared to 1991 has seen the following trends:

- The area is experiencing continued population increases well above Victorian State Averages and significantly above other rural area populations.
- Increasing proportion of residents aging whilst the decrease in the birth rate (Fertility rate), which will further contribute to more older people living in the area in the future.
- "Post Teenage Trough" which is seeing school leavers and young adults move out of the district (tertiary studies and work related) with limited chance to return or be attracted back due to limited skill based work opportunities.
- Due to the area population aging there will be a gradual increase in the number of people with a disability or mobility and health issues.
- Changing household structures with less children per household as the community ages.
- Increasing ethnic diversity as immigration policies encourage recent migrants to spend 2 years in a rural community.
- As people age more people moving from the rural areas into urban areas to be closer to health and medical services as well as main retail and service areas.

2. Future Population Changes and Trends

The population is expected to continue to increase with a projected population of 64,288 (+17.6%) by 2031. This would see an extra 9,622 people living in the area by 2031 which would on average be an annual increase of 481 people or 0.88%/year.

The future age profile changes between 2011 and 2031 indicate a continuation of the general aging of the population over the next 20-year review period. In 2011 there were a total of 28,864 people aged 39 years and younger, which represented 52.8% of the areas population.

This age range is expected to increase to 30,460 by 2031 or by 5.5%. A total of 25,802 people were aged 40 years and older and this group represented 47.2% of the areas population.

In 2031 people aged 40 years or older are predicted to increase to 33,824 people or 52.6% of the areas population. This will see an increase of 8,022 more people in the older age group than 2011. This increase represents in excess of 5.2% more people in the 40 years and over age category than in 2011.

4.2.2 Aquatic Facility Provision and Asset Age

Council currently supports the operation of eight swimming pools in the municipality being:

a) Urban Area Swimming Pools

- Mildura Waves Aquatic Leisure Centre (Indoor facilities built 2001/outdoor facility built 1955)
- Irymple Swimming Pool – Built 1954
- Red Cliffs Swimming Pool – Built 1938
- Merbein Swimming Pool – Built 1930 (new buildings 1979 and new pool shells/filtration 2009).

b) Rural Area Swimming Pools

- Ouyen Swimming Pool – Built in 1930s
- Underbool Swimming Pool – Built 1941
- Murrayville Swimming Pool – Built 1941
- Colignan Swimming Pool – Built 1981

Council is currently operating and maintaining a network of aging swimming pools with three built before the 1940s (65 years plus old) and three built in the 1940s (60 plus years old) and two after the 1980s.

Contract managers operate all of the urban area pools as well as Ouyen Swimming Pool and local committees of management manage the three other rural area pools.

4.2.3 Aquatic Facility Visitations

Facility usage has been plotted from 2007/08 to 2012/13 (see table 2.4 section 2.11) and saw total combined facilities visitations range from 537,726 in 2007/08 to 537,398 in 2012/13. Over the six-year review period the annual visits average was:

- | | |
|--|---|
| • Mildura Waves ALC: | 455,000 annual visits on average |
| • Irymple SC: | 19,330 annual visits on average |
| • Red Cliffs SC: | 12,090 annual visits on average |
| • Merbein SC: | 10,060 annual visits on average |
| • Ouyen SC: | 8,045 annual visits on average |
| • Murrayville SC: | 4,130 annual visits on average |
| • Underbool SC: | 2,690 annual visits on average |
| • Colignan SC: | 1,262 annual visits on average |
| • Combined MRCC Aquatic Facilities: | 512,607 annual visits on average |

Please note when reviewing pool visitation data that the rural pools have limited operating hours set by Council and the operator/local committees. This does impact on availability to use facilities and may impact on some people's ability to use their closest facility.

4.2.4 Aquatic Facility Financial Trends

MRCC invests considerable funds (more than \$1 million annually) in operating subsidies, capital improvement works and maintenance funding annually to keep the aquatic facilities open, safe and secure to use. Contract management and committees of management retain all income and Council meets all operating and maintenance expenditure, which in the past three years totaled:

- 2010/11: \$1,080,383
- 2011/12: \$976,416
- 2012/13: \$1,077,136

1. 2012/13 Operational Expenditure by Facility

In 2012/13 the total operational expenditure for each facility was:

Facility/Cost Item	Operational Expenditure \$	Maintenance Expenditure \$	Total Operational Expenditure \$
Mildura Waves	325,814	102,530	428,344
Irymple SC	91,442	21,371	112,813
Merbein SC	113,257	14,862	128,119
Red Cliffs SC	101,370	26,681	128,051
Ouyen SC	110,400	14,983	125,383
Underbool SC	17,400	40,640	58,040
Murrayville SC	17,400	33,394	50,794
Colignan SC	19,400	21,187	40,587
Total Operating Expenditure	\$801,483	\$275,653	\$1,077,136

2. 2012/13 Annual Facility Operating Subsidy Per Visit

In 2012/13 the annual operating subsidy per visit for each facility was:

Average Operational/Maintenance Subsidy Cost Per Visit 2012/13			
Facility	Annual Costs \$	Annual Visits	Subsidy Cost Per Visit
Mildura Waves ALC	428,344	485,837	\$0.88/visit
Irymple SC	112,813	12,061	\$9.35/visit
Merbein SC	128,119	8,498	\$14.72/visit
Red Cliffs SC	128,051	15,888	\$8.59/visit
Ouyen SC	125,383	6,436	\$19.48/visit
Underbool SC	58,040	2,558	\$22.68/visit
Murrayville SC	50,794	4,858	\$10.39/visit
Colignan SC	40,587	1,262	\$32.16/visit
Total Combined Facilities	\$1,077,136	537,398	\$2.00/visit

This saw Mildura Waves ALC being the lowest subsidy per visit facility at \$0.88/visit whilst all other facilities were well above the combined facilities average of \$2.00/visit

4.2.5 Aquatic Facility Technical and Asset Condition Reviews

Detailed aquatic facilities technical reviews were completed in 2012 and leak detection and asset condition reviews completed in 2013. Section 3.2 of the report highlights the proposed works at each facility under the priority A, B and C ratings and section 3.3 highlights the leak detection and asset condition reviews under similar priority ratings.

The consolidated Maintenance and leak repair costs identified for each facility is listed in section 3.5 in table 3.12 and indicates the following future budget allocations need to be considered at each facility:

- Mildura Waves ALC: \$112,900
- Irymple SC: \$79,000
- Red Cliffs SC: \$180,680
- Merbein SC: \$51,990
- Ouyen SC: \$99,210
- Underbool SC: \$405,210
- Colignan SC: \$45,310
- Murrayville SC: \$170,210
- **Total Budget \$1,144,510**

4.2.6 Aquatic Facility Asset Condition Ratings

Section 3.4 provides a rating for each facility in relation to asset condition and remaining life for the six facilities tested.

The review indicated both Underbool Swimming Centre and Red Cliffs Swimming Centre required immediate works whilst Mildura Waves Aquatic Leisure Centre Outdoor Pools required investigation as it was assessed with only 25% facility life. These works have been included in the consolidated maintenance and leak repair budget recommendations.

4.2.7 Market Research and Consultation Findings

The study involved consultation with Council officers, facility management and key stakeholders as well as user surveys for Mildura Waves ALC and the outdoor pools. A summary of findings are listed in section two of this report and key issues identified include:

1. Facility User Surveys

Surveys were conducted at Mildura Waves ALC (63 completed) as well as an outdoor pool users survey (124 completed). Key issues identified from each survey included:

a) Mildura Waves ALC User Survey Key Responses

- Most respondent used the facility frequently with 90% using it weekly or greater.
- Highest use times were 9am to 12 midday (46%) and before 9am (25%).
- Most users came from home (86%) or work (13%).
- Most people travel by car (89%), walk (5%) or cycle (3%).
- Most people stay 1 hour to 1.5 hours (35%) followed by 1.5 hours to 2.0 hours (29%).
- Most people rate facilities as good (62%), excellent (17%) or adequate (17%). Only 4% rated them as poor or very poor.
- Key items requiring improvement included change rooms (35%) lack of car parking (19%) and gym/weights areas to small (16%).
- Users were equally spread between use of aquatic facilities and health and fitness facilities.
- Up to 86% of users would like to make greater use in the future and most popular future improvements to encourage this use included:

▪ Improved membership offers/discounts	41%
▪ Cleaner more hygienic facilities	28%
▪ Larger gym/weight facilities	20%
▪ More health and fitness classes	15%
▪ Indoor program warm water pool	13%

b) Outdoor Pool User Survey Key Responses

- A total of 91% of respondents had used an outdoor swimming pool in the past 12 months and the most used were Irymple SC (16%), Underbool SC (15%) and Merbein SC (8%).
- A total of 9% of respondents had not used an outdoor swimming pool in the past 12 months and the main reasons were cannot swim (27%), have pool at home (27%), health problems (18%) and too old (18%).
- Most respondent used the facility frequently with 73% using it weekly or greater.
- Highest use times were 2pm to 5pm (45%) and 5pm to 8pm (24%).
- Most users came from home (82%) or work (12%).
- Most people travel by car (71%), walk (20%) or cycle (7%).
- Most people stay 1 hour to 1.5 hours (29%) followed by 1.5 hours to 2.0 hours (28%).
- Most people rate facilities as good (38%), excellent (22%) or adequate (32%). Only 8% rated them as poor or very poor.
- Key items requiring improvement included change rooms (27%), lack of shaded grass areas (21%), no playground equipment (17%) and lack of aquatic programs (13%).
- Main activities included taking child to pool (53%), cool down from hot weather (46%) and come for fun (44%).
- Up to 88% of respondents would like to make greater use in the future and most popular future improvements to encourage this use included:
 - Longer opening hours 36%
 - Health and Fitness Classes 15%
 - Family change room facilities 13%
 - Learn to swim programs 12%

2. Contract Management/Committee of Management Interviews

Key issues raised at interview include:

- Mildura Waves ALC/Belgravia Leisure issues included:
 - A major need to expand health and fitness facilities (identified in the 2006 strategy) as membership base fluctuates between 1,500 and 2,000 but overcrowding stops more memberships being sold.
 - Both outdoor 50 metre and diving pools require leak repairs.
 - Point of sales system needs replacing.
 - New water play and splash pad area recommended in 2006 strategy still a high priority, as would be waterslides for youth.
 - Aging facilities need ongoing funding support to keep assets at usable condition.
- Other Mildura Outdoor Pools and Ouyen SC/YMCA issues included:
 - Pools have been dropping attendances over the contract period and are very weather dependent on usage attraction.
 - Red Cliffs, Irymple and Ouyen Swimming pools all appear to water leakage issues and constant top up of water required to main pools.
 - All pools need to have a redevelopment program, as facilities are looking aged and tired. Need to consider new activity areas such as playgrounds, water play equipment and improved change rooms and toilets.
 - Other issues include update program for pool covers and consider solar water heating opportunities at each pool.

- Committees of Management at Murrayville SC/Underbool SC and Colignan SC:
 - Prepared to continue to manage locally but most pools have leakage and maintenance issues that require Council funding.
 - Difficult to attract trained staff for seasonal low use hour's outdoor pools.
 - Continued need for Council staff training support as well as ongoing support for local Council staff to visit/oversee works at pools.

3. Stakeholder Interviews:

- Council has a significant number of the outdoor pools at an age when the pool shells are leaking and requiring replacement or major repairs so need to set up a swimming pool asset management fund to budget for the significant cost of pool shell replacements
- Lack of funds and low use of outdoor pools means it will be difficult to continue to operate 8 swimming pools throughout the MRCC area.
- Contract management model at pools is questioned as appears management is very limited to just opening and closing pools with limited programs or new initiatives to attract more people not offered.
- Local committee of management model is working as local communities are in charge and making decisions on how to best use the fixed operating budget.
- Ouyen Swimming Pool being proposed by locals as wanting to be set up under the local committee of management model as contract management model not working well. Number of locals represented at meetings indicated a wish to form a local committee of management to run the pool with financial support provided by MRCC.
- Sunraysia Diving indicated the outdoor diving facility was one of the best in the State and needed some upgrades to platforms including widening, resurface and repair. Excellent opportunity to host events including bid for some international diving teams to use the facilities before next Gold Coast Commonwealth Games. Access to outdoor toilets would be appreciated.
- Training of qualified staff especially at local rural pools is becoming an issue. Suggest look at regular courses being set up either by Council or the TAFE or get contract management to invest in regionally qualified trainers to help increase local area training opportunities.
- Special needs users experiencing access issues especially if they live outside Mildura Urban Area as no pools are accessible.
- Local swim clubs seeking better pool access and lower costs to use the pools. More than 180 registered swimmers in local clubs accessing pools regularly but come at a high cost to families if they want to train regularly.

4.3 MRCC Aquatic Facilities Strategy 2014 to 2020

The project brief requires the project consultant team to:

- Develop a five-year strategy for Council's eight swimming pools, which considers the Council's corporate goals, asset plans, recreation study, risk management and technical advice.
- Develop a strategy that considers the lifecycle of Council's swimming pools and provides costing's for future upgrading.
- Develop a strategy that considers community building and the current and future community needs in relation to swimming pools.
- Develop a strategy that considers upgrades to ensure access for all and ensuring facilities are compliant under the Disability Discrimination Act.
- Develop a strategy that examines innovative new design or upgrades for the facilities, particularly activities that are aging.
- Develop a strategy that considers and promotes innovative, environmentally friendly practice for swimming pool management (for example consider the use of recycled water from pool back wash).

The studies initial findings in 2013 found that after highlighting significant leakage and asset age issues in the 2006 MRCC Aquatic Facilities Strategy at a range of facilities it was obvious that a further 7 years of life have now seen a number of facilities presenting significant upgrade requirements.

This required holding up of the report until detailed leak testing and building and plant asset condition reports could be completed for 6 facilities noted to be experiencing some leakage issues in the 2006 and 2013 technical reviews.

1. Past Investment in Aquatic Facility Maintenance and Asset Renewal

It needs to be noted that Council has been funding facility maintenance and asset renewal issues annually with pre 2006 Council spending on average annually more than \$250,000 on building and plant maintenance.

This report has tracked the past 7 years and the financial reviews indicate, that Council is meeting its asset maintenance and renewal obligations but at an increased annual cost with an average of \$300,000 now being spent on building and plant maintenance.

In the past 13 years our reports indicate MRCC has invested more than \$3.6M into ongoing building and plant maintenance (plus one off major capital works at Merbein SC for pool shell and filtration replacement costed at \$1.3M). Combined building, pool shell and plant improvements in this time has cost Council just under \$5M

2. Future Investment in Aquatic Facility Maintenance, Asset Renewal and Operations

This reports findings indicate that the eight aging Council aquatic facilities will continue to require significant capital funding (as highlighted in section 3 of this report) just to keep the facilities operational. The technical report 2012 and leakage report 2013 indicates an estimated at \$1.144M needs to be budgeted for over the next 5 years to keep the facilities operational.

As highlighted in this report, these works will keep facilities operational but will not fund the range of facility improvements suggested by facility management, users and key stakeholders to attract more users or assist in reducing the high annual operational costs.

Section 2.12 of this report indicates that MRCC subsidizes the operation of the eight swimming pools by \$700,000 to \$800,000 annually. In the past 13 years it is estimated that the facility operating subsidies have cost Council in excess of \$9.750M.

When maintenance/renewals and operating costs are combined then the past 13 years has required MRCC to invest more than \$14.750M to keep facilities open, safe and secure.

3. Increasing Operating Costs and Reducing Facility Visitations

When annual aquatic facilities operational subsidies and building and plant maintenance costs are added together then MRCC needs to budget between \$1M and \$1.1M annually to keep the aquatic facilities operational before any other improvements can be considered for funding.

The aquatic facility operating costs are continuing to increase each year but facility usage continues to remain similar or reduce slightly at between 500,000 to 540,000 annual visits across the aquatic facility network.

Councils major investment in Mildura Waves Aquatic Leisure Centre is confirmed as a significant investment in providing better facility access and is now the main facility attracting users with annual visitations ranging from 427,900 (2011/12) to 485,840 (2012/13). This on average represents around 89% of all facility visits in the area whilst the other seven (7) pools only cater for 55,000 to 60,000 visits or 11% of pool users.

MWALC is a significant user attractor as it offers all year round (90 plus hours open/week) indoor and outdoor aquatic facilities as well as health and fitness and community programs. This clearly indicates by its high patronage that Council should as a priority continue to invest in improvements at this well used facility to assist with:

- Attracting more users

- Increasing high revenue activities (such as health and fitness) to contribute to increasing operating expenditure costs.
- Linking all year management to assist with training of seasonal staff to operate other pools in the facility network.

Section 2.12.2 highlights that though the annual subsidy per visitor is \$2.00/visit across all facilities, this changes per facility with Mildura Waves ALC the lowest subsidized facility at \$0.88/visit compared to Merbein SC at \$14.72/visit, Ouyen SC at \$19.48/visit and Colignan SC at \$32.16/visit.

4. Time to Significantly Review the Number of Facilities In the Aquatic Network

During the life of this next aquatic strategy it needs to be noted that the aquatic facilities annual operating costs will continue to increase as salaries, services and materials costs continue to increase each year.

All of these factors lead us to indicating to Council it is clearly time in this next strategy to consider and start to put in place a new sustainable aquatic facility network strategy built around current and future population growth areas and trends rather than the historical facility provision developed when the area was operated by a range of separate councils.

There is no minimum or maximum aquatic facility provision ratio adopted or guiding in the industry and each Council in Victoria has determined it's priorities for facility provision. In the case of MRCC previous administration has seen the need to operate eight facilities due to geographical, isolated community and historical provision reasons.

Aging facilities, increasing operating and maintenance costs and changing population indicates it is time to work with its local communities to review and consider provision changes as facilities require significant capital investment.

4.3.1 Adopting New Aquatic Facility Classification Criteria

The first stage to reviewing aquatic facility provision is to clearly define the purpose and role that each facility plays in the MRCC aquatic facility network so facilities can be compared for each level of facility provision. Industry trends indicate aquatic facilities can be classified by:

- The population base they serve
- Where they are located
- The facilities they offer.

Based on adopting this review classification we believe the current facilities can be classified as follows:

Table 4.1 Future MRCC Aquatic Facilities Network Classification

Facility Classification	Facility	Population Served	Location	Range of Facilities Offered	Other Issues
Regional	Mildura Waves Aquatic Leisure Centre	City wide so serves 54,666 people plus other surrounding LGA areas	<ul style="list-style-type: none"> • Mildura Urban Area off Deakin Avenue. • Closest next facility 10km approx. 	<ul style="list-style-type: none"> • Large range of Indoor/Outdoor Aquatic/Health and Fitness and community facilities 	<ul style="list-style-type: none"> • Annual attendances 455,000/year. • Used by 89% of aquatic facility users. • Open 90+ hours week/12 months year
Sub Regional	Ouyen Swimming Pool	Provides main outdoor aquatic facility 100kms from Mildura Urban area and services local town and rural area population of 2,000+	<ul style="list-style-type: none"> • 500 metres off Sunraysia Highway in Ouyen. • Closest next facility 50kms 	<ul style="list-style-type: none"> • Outdoor seasonal pools and grounds. • Multiple water areas. • Site area capacity for events 	<ul style="list-style-type: none"> • Most used rural area pool with average 8,000 visits/year. • Open longest hours of any rural pool per week. • Services large rural population area.
Local - Urban	Red Cliffs Swimming Pool	Red Cliffs and District population estimated at 5,405 people	<ul style="list-style-type: none"> • Located in centre of Red Cliffs urban area. • Closest next facility 10km 	<ul style="list-style-type: none"> • Outdoor seasonal pools and grounds. • Multiple water areas. • Site area capacity 	<ul style="list-style-type: none"> • Second most used local urban pool with average of 12,090 visits/year. • Open seasonally. • Services local urban

	approx.	for events	area population
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Facility Classification	Facility	Population Served	Location	Range of Facilities Offered	Other Issues
Local – Urban (Continued).	Irymple Swimming Pool	Irymple and District population estimated at 6,477 people	<ul style="list-style-type: none"> Located off main highway at Irymple. Closest next facility 10km approx. 	<ul style="list-style-type: none"> Outdoor seasonal pools and grounds. Multiple water areas. Site area capacity for events 	<ul style="list-style-type: none"> Most used local urban pool with average of 19,330 visits/year. Open seasonally. Services only local urban area population
	Merbein Swimming Pool	Merbein and District population estimated at 4,641 people	<ul style="list-style-type: none"> Located in centre of Merbein urban area. Closest next facility 10km approx. 	<ul style="list-style-type: none"> Outdoor seasonal pools and grounds. Multiple water areas. Site area capacity for events 	<ul style="list-style-type: none"> Lowest used local urban pool with average of 10,060 visits/year. Open seasonally. Services only local urban area population
Local - Rural	Murrayville Swimming Pool	Murrayville and District population estimated at 548 people plus district population	<ul style="list-style-type: none"> Located in township area. Closest next facility 50km approx. 	<ul style="list-style-type: none"> Outdoor seasonal pools and grounds. Multiple water areas. Site area capacity for small events 	<ul style="list-style-type: none"> Most used local rural pool with average of 4,130 visits/year. Open 500 hours approx. season. Services only local rural area population
	Underbool Swimming Pool	Underbool and District population estimated at 250 people plus district population.	<ul style="list-style-type: none"> Located in township area. Closest next facility 50km approx. 	<ul style="list-style-type: none"> Outdoor seasonal pools and grounds. Multiple water areas. 	<ul style="list-style-type: none"> Second most used local rural pool with average of 2,690 visits/year. Open 500 hours approx. season. Services only local rural area population
	Colignan Swimming Pool	Colignan and District population estimated at 1,000 people+	<ul style="list-style-type: none"> Located close to Murray River. Closest next facility 40km approx. 	<ul style="list-style-type: none"> Small outdoor seasonal pools and grounds. One water area. 	<ul style="list-style-type: none"> Lowest used local rural pool with average of 1,262 visits/year. Open seasonally. Services only local rural area population

A review of the aquatic facilities classification system indicates the current MRCC Aquatic Facilities Network is made up of:

- One regional facility.
- One sub-regional facility.
- Three local urban facilities.
- Three local rural facilities.

It is recommended that Council adopt the aquatic facility classification guide and consider its ongoing investment in facilities around the role that the facility plays in the network. For example when funds are limited it is critical to support the most used regional and sub regional facilities to maximize use for the investment whilst also maintaining basic services at a local level.

As facilities further age and require more funding then Council can use this classification system to guide it in the hard decisions of reducing, withdrawing or closing services and facilities.

4.3.1.1 Identifying Future Facilities For Review

When population served and location to closest next facility is taken into account it is noted that there is clearly one regional and one sub-regional facility located 100kms from each other and these should continue to be improved to maximize use and operating results.

The following sections cover local rural and urban aquatic facility categories.

1. Local Rural Aquatic Facilities

Though there are three local rural aquatic facilities they are all located 50kms or more from the next facility and therefore are serving isolated rural communities. There are limited options for recreation in these communities and the local people have agreed to provide their time to help in managing and operating these facilities, which is keeping operating costs low.

Nevertheless the following usage, operating costs and subsidy per visit trends for this category of facility indicates reducing use and higher operating costs:

Table 4.2 Local Rural Swimming Pools 2005/06 and 2012/13 Usage and Operating Results

Facility	2005/06 Usage	2012/13 Usage	Variance in Usage 2012/13 C/W 2005/06	2005/06 Operating Cost	2012/13 Operating Cost	Variance in Operating Costs 2012/13 C/W 2005/06	2005/06 Subsidy per Visit	2012/13 Subsidy per Visit	Variance in Subsidy per Visit 2012/13 C/W 2005/06
Murrayville Swimming Pool	5,657	4,130	- 1,527	\$23,737	\$50,794	+\$27,057	\$4.19/visit	\$10.39/visit	+\$6.20/visit
Underbool Swimming Pool	3,895	2,690	- 1,205	\$22,687	\$58,040	+\$35,353	\$5.82/visit	\$22.68/visit	+\$16.86/visit
Colignan Swimming Pool	2,347	1,262	- 1,085	\$23,376	\$40,587	+\$17,211	\$9.95/visit	\$32.16/visit	+\$22.21/visit
Total	11,899	8,082	-3,817	\$69,800	\$149,421	+\$79,621	\$19.96/visit	\$65.23/visit	+\$45.27/visit

The comparison of 2005/06 and 2012/13 usage, operating costs and subsidy per visit indicates:

- Facility usage has dropped across all 3 facilities and in 2012/13 it indicated 3,817 less visits than 2005/06. This is a visitation drop of 32% across the combined facilities.
- Operating costs have increased across all 3 facilities and in 2012/13 it indicated an increase of \$79,761 more to operate these facilities than in 2005/06.
- Annual operating subsidies per visit also increased across all 3 facilities and in 2012/13 indicated an increase of \$65.23/visit compared with \$19.96/visit in 2005/06.

These results clearly indicate the facility operating costs have annually increased at a time when 32% less visits, were made to the facilities and has resulted in an increase in operating subsidies per visit.

The maintenance works and condition assessment of pool shells and filtration at the three local rural pools does indicate that Underbool Swimming Pool (4.5 rating) needs pool replacement at a combined works cost of \$405,000 whilst Murrayville Swimming Pool (3.0 rating) will need substantial work in the near future and requires \$170,000 in funding to keep it operational. Colignan Swimming Pool also required \$45,310 but has an estimated longer operational life than the other two swimming pools.

The combined capital cost to keep these facilities operational is estimated at \$620,310, which represents 54% of the total MRCC Aquatic Facility Network projected maintenance and leak repair costs. Underbool Swimming Pool requires the majority of this funding at (\$405,000) so it is critical this facility is reviewed, as it also requires annual operating subsidies of in excess of \$60,000 annually.

These factors need to be reviewed in the context of Council's ability to continue to fund the local rural facility provision and the future decisions Council needs to make to invest in the facility upgrades. This report advises Council needs to fund more than \$620,000 in maintenance and upgrade works as well as meet more than \$150,000 a year in annual operating subsidies for these three facilities.

If this funding target was not able to be achieved then Council will need to identify closure of one of the local rural facilities. We note this will be hard for this facility sector as swimming pools provide significant social and community benefits to these isolated communities. We feel that this assessment will show that closure of a local urban swimming pool where residents have much more facility access choices would be able to be achieved with less community impact than closing one of the local rural swimming pools that are located more than 50 kilometres away from each other.

2. Local Urban Aquatic Facilities

There are a large number of facilities in the local urban area and they are all located within 10 km of the next closest aquatic facility.

Historically the aquatic facility provision in the urban area was locally township based but with improved roads, faster travel times, improved vehicles and more people prepared to travel further to work, shop, be educated and recreate this could now be seen as a significant duplication in facility provision for some age groups in the community.

Groups that still require local facilities are people with transport and mobility issues and this is usually young and aged people.

The need for an all year round multi-use aquatic leisure centre in the urban area was debated for many years but the decision to construct and operate Mildura Waves ALC was a major change to facility provision as well as new aquatic and health and fitness facilities, programs and services.

This centre after opening quickly became the highest visit facility and is clearly used by people throughout the Council area (as indicated from user surveys respondent catchment zones). It now sees 89% of aquatic users visit this site. Though this is at a high operating cost of \$428,344 (2012/13), due to the high number of visits (485,837 visits), it records the lowest operating subsidy per visit of \$0.88.

The facility provision and location results indicate that of all the facility classifications the duplication of the three local urban facilities need to be investigated, reviewed and compared.

The opening of MWALC indoor/outdoor multi-use facility has also gradually resulted in lower usage at the three local urban facilities and this now sees them attracting and costing on average.

Table 4.3 Local Urban Swimming Pools 2005/06 and 2012/13 Usage and Operating Results

Facility	2005/06 Usage	2012/13 Usage	Variance in Usage 2012/13 C/W 2005/06	2005/06 Operating Cost	2012/13 Operating Cost	Variance in Operating Costs 2012/13 C/W 2005/06	2005/06 Subsidy per Visit	2012/13 Subsidy per Visit	Variance in Subsidy per Visit 2012/13 C/W 2005/06
Irymple Swimming Pool	23,267	12,061	- 11,206	\$75,242	\$112,813	+\$37,571	\$3.23/visit	\$9.35/visit	+\$6.12/visit
Red Cliffs Swimming Pool	15,030	15,888	+858	\$83,177	\$128,051	+\$44,874	\$5.53/visit	\$8.59/visit	+\$3.06/visit
Merbein Swimming Pool	8,777	8,498	- 279	\$87,652	\$128,119	+\$40,467	\$9.98/visit	\$14.72/visit	+\$5.24/visit
Total	47,074	36,447	-10,627	\$246,071	\$368,983	+\$122,912	\$18.74/visit	\$32.66/visit	+\$13.92/visit

The comparison of 2005/06 and 2012/13 usage, operating costs and subsidy per visit indicates:

- Facility usage has dropped across all 3 facilities and in 2012/13 it indicated 10,627 less visits than 2005/06. This is a visitation drop of 22.5% across the combined facilities.
- Operating costs have increased across all 3 facilities and in 2012/13 it indicated an increase of \$122,912 more to operate these facilities than in 2005/06.
- Annual operating subsidies per visit also increased across all 3 facilities and in 2012/13 indicated an increase of \$32.66/visit compared with \$18.74/visit in 2005/06.

These results clearly indicate the centre's operating costs have annually increased at a time when 22.5% less visits were made to the facilities. This resulted in a significant increase in operating subsidies per visit.

The maintenance works and condition assessment of pool shells and filtration at the three local urban pools does indicate that Red Cliffs Swimming Pool Filtration (4.5 rating) needs replacement at a total

combined works cost of \$180,680 whilst Irymple Swimming Pool (\$79,000) and Merbein Swimming Pool (\$51,990) will need lower levels of funding to keep them operational. The combined capital cost to keep these facilities open and operational was estimated at \$311,670, which represents 27% of the total MRCC Aquatic Facility Network projected maintenance and leak repair costs.

These facts clearly need to be reviewed in the context of Council's ability to continue to fund the local urbanaquatic facility provision and the future decisions Council needs to make to invest in facility upgrades or consider future closure of some of the local urban facilities.

All of these factors help to highlight an over duplication in local urban pools that historically were developed by separate local councils at a time when travelling between these areas was limited and most people recreated locally.

The cost of operating such facilities in these days was also much lower with local people (leasing) managing local pools and this helped keep labour and staff costs down. This has substantially changed with new pool supervision regulations and safety requirements for trained and qualified staff.

Both 2006 and 2014 reports clearly have highlighted the operating costs of these facilities has continued to increase due to high staff supervision costs plus increased service costs and aging facilities requiring more maintenance funding. In 2005/06 the three facilities cost \$246,000 to operate but this has increased to \$369,000 in 2012/13.

During the aquatic strategy review period Council has also had to invest \$1.3M in 2009 to replace the pools and plant at Merbein Swimming Pool and this facility is rated as Councils longest life aquatic asset and therefore should not be considered for closure assessment. This leaves Red Cliffs and Irymple Swimming Pools as facilities that should be reviewed.

We therefore recommend before funds are made available for the recommended maintenance and leak works that detailed cost and community benefit reviews be completed on both the Red Cliffs Swimming Pool and Irymple Swimming Pool to determine if one of these facilities in the longer term is closed.

3. Investing in Mildura Waves Aquatic Leisure Centre Improvements

The need for an all year round open multi-use aquatic leisure centre in the urban area was debated for many years but the decision to construct and operated Mildura Waves ALC is now clearly being supported with 89% of aquatic users regularly visiting this site. Though this facility records a high operating cost of \$428,344 (2012/13), due to it high annual visits at 485,837 (2012/13) it records the lowest facility operating subsidy per visit of \$0.88.

This new highest use facility has had a number of recommended usage and business improvements held off since the 2006 report primarily due to lack of funding and the need for available Council funds to be invested in subsidizing other facility operations, maintenance and asset improvements.

Closure of one of the local urban pools may in the longer term free up some of these funds for such improvements so it is critical that Council spends time reviewing and assessing this reports information and completing cost and community benefit analysis on the two highlighted local urban pools at Red Cliffs and Irymple to help make Council make decisions on future facility provision.

4. Adopting the MRCC Aquatic Facility Classification Guide

It is recommended that Council adopt the aquatic facility classification guide and through more detailed cost and community benefit analysis consider its ongoing investment in aquatic facilities against the role that the facility plays in the network in each classification.

For example when funds are limited it is critical to support the most used regional and sub regional facilities to maximize use for the investment whilst also maintaining basic services at a local level.

As facilities further age and require more funding then Council can use this classification system to guide it comparing like facilities and assessing hard decisions of reducing, withdrawing or closing facilities and services.

5. Facility Review Framework To Assist with Cost and Community Benefit Analysis

Swimming pools are highly valued community facilities and provide much more than water and places to swim. They have been an essential part of most Australian communities lifestyles and over the years have become social and meeting spaces for many people.

This is why considering changing or closing such facilities raises a large range of issues that need to be worked through.

Sport and Recreation Victoria and the Victorian Aquatic Industry Council in early 2000 developed a planning framework for assessing and comparing the viability of low population and low use swimming pools. This framework, though aged does provide a good guide to the range of issues that need to be considered to ensure facility assessment is not only financially based but also assess the overall community value of the facility.

The viability framework is broken into 7 key review elements being:

1. **Population Trends** – Looking at past census and next 20 years population projections to consider impacts on visitations and customer profiles.
2. **Financial** – Viability of the facility is assessed in relation to available Council resources against the extent of:
 - Level of operating subsidy
 - Ongoing maintenance costs
 - Asset renewal costs and life of asset
3. **Facility Age**–The age of the facility is identified and the age of plant and equipment to consider likely capital costs to keep operational over the next 20 years.
4. **Social Value** – The significance of the facility as a recreational and social outlet is assessed against factors being:
 - **Operating period** – length of open season
 - **Weekly Hours** – time facility is open to use
 - **Other Options** – how far similar facilities are away and how accessible they are.
5. **Political Factors** –The level of local community involvement in facility provision and operation and how active local communities are to getting involved and making sure the facility operates and is used. The level of community concern to changing or closing operations needs to be measured and considered.
6. **Safety** – The ability of the Council and facility manager to provide a safe and secure facility against assessments of:
 - The level of supervision and quality of supervision and associated operating costs.
 - Site safety as determined by a RLSSA Safety Assessment.
7. **Access**–The positioning of the facility to other similar facilities is measured against:
 - Distance to next closest swimming pool
 - Access to other waterway alternatives
 - Usage trends by local community and visitors to the area.

The viability framework uses a 7 score rating for each of the 7 key assessment elements and provides a starting assessment guide to reviewing aquatic facilities.

As indicated the local swimming pool continues to provide a valuable service to many local communities and help reduce social isolation and promote the benefits of active and healthy lifestyles which generally enhance community wellbeing.

In isolated rural communities the local pool provides a venue where people of all interests and abilities can come together to share and connect with their local community. Therefore we recognize that the

decision on whether a swimming pool should remain open, closed or further developed is a complex issue.

In the MRCC area historically facility provision has been very high with eight facilities provided in a population of 55,000 people. This is a facility ratio of 1/6833 people. Ageing facilities, high operational costs and reducing use are all indicators for the need to review this high facility provision and operational model. The above process can be used by Council to consider in particular the need to review local pools.

4.4 FACILITY IMPROVEMENT INITIATIVES

The consultant team have reviewed the swimming pool user's facility priorities against opportunities to improve facilities and user attraction and have also noted that a large range of these initiatives were originally proposed in the 2006 strategy. Many of these were still being asked for or supported in the 2013/14 consultation and market research findings and facility improvement priorities. They include:

4.4.1 Development of Water Play Splash Parks

The cities climate lends itself to quality outdoor play spaces due to the hot weather and great oasis like landscape at each of the swimming pools. Families and young people are high users of such pools.

A key facility improvement trend at many successful pools has been to develop water play and splash park facilities that attract people more often and also get them to stay longer at facilities. These facilities were identified as a high priority improvement in the 2005/06 and 2013/14 study surveys.

Council is currently funding a fully accessible water play area at the Mildura Riverfront Redevelopment but we would also support a longer-term two aquatic facility water play improvement strategy. This would provide a significant family and child attractor and include:

a) Regional Water Play and Splash Park

Development of a major outdoor water play pool and splash park at Mildura Waves Aquatic Leisure Centre as the regional facility at Councils most used facility.

b) Sub Regional Water Play and Splash Park

Development of a Sub-Regional outdoor water play pool and splash park at Ouyen Swimming Pool at Councils most central rural area facility. This site allows for communities located around Ouyen to visit this district facility improvement.

Facility development options and associated capital costs need to be further investigated and a development and funding schedule be identified.

4.4.2 Adding Fun into Local Rural Pools

Many of the committees running the local rural pools were interested in adding in playgrounds and more fun activity areas for users. The limited seasonal use of these sites does not warrant such investment but the consultant team has come up with a more cost efficient initiative that can be moved from Pool to Pool.

This is through the purchase of city-wide pools inflatable and games trailer that can be located at each pool site for a period of time and then moved onto the next site on an ongoing roster basis.

4.4.3 Adding More Natural Shade at All Swimming Pools

Common issues that were noted at all pools were the lack of natural shade and tree planting at many of the pool sites. It is recommended (and supported by local committees) that Councils Parks and Gardens team review the planting at each site and look at increasing shade planting, in appropriate locations away from water areas.

Trees suitable for a pool environment need to be able to provide shade and also be suitable to minimise foliage litter and have minimum low hanging branches to allow viewing across sites. This can be regarded, as a medium to long-term strategy with natural shading was preferred by most committees over commercial shading products.

4.4.4 New Warm Water Program Pool

Discussions with schools, swim clubs, older adult groups and Mildura Waves ALC management indicates that there is an increasing need to consider development of a new indoor warm water program pool at this site.

Such a pool was planned for in the original facility but due to capital cost limitations was removed from the development. The location area for this pool was planned for and all services and building design were kept out of this zone to allow this development to occur at a later date.

Such a pool would provide programs for people of all ages including:

- Learn to swim for infants, children, schools and adults
- Rehabilitation water for older adults and people with injuries and gentle exercise classes
- Maternity exercise classes
- Sporting club training.
- Exercise in water classes with physiotherapists and other health providers.

4.4.5 Water Conservation Programs/Initiatives

Council has ongoing water conservation and sustainability reviews of its facilities and services and these reports have raised for many years initiatives to save water resources at Council swimming pools.

Most of these initiatives will have significant capital costs to modify plant areas and provide holding tanks and grey water retention systems but there are a range of federal and state government grants that could be applied for to reduce the cost to Council of such projects. The majority of swimming pool sites have extensive grounds and surrounding open space areas that could benefit from grey water irrigation, if the water used for backwashing and cleaning, is able to be re-used.

4.4.6 Gym, Health and Fitness Extension at Mildura Waves ALC

Discussions with Mildura Waves ALC Management Company in association with results from user surveys and operational reviews indicate there is a potential viable business opportunity to expand the gym and fitness facilities at this centre.

Membership retention trends are very good and demand appears to also be strong enough to add more members if the area can be extended and more equipment provided to cater for extra membership.

Due to the profitability of these specific areas it is anticipated that such extensions could be financed from profits of increased membership. As a starting point, as was recommended in the 2006 study, we propose that Belgravia Leisure be invited to resource a development proposal and help with the feasibility review of extending these facilities for further Council consideration.

4.5 MANAGEMENT AND COMMUNITY SUPPORT STRATEGIES

The high rating residents have given for the continued operation and funding of swimming pools also extends to Council's current management systems. Professional contract management at the main pools is attributing to high user visits as well as providing safe and secure environments for users.

Interviews with members of the various swimming pool committees of management also confirm that they are very supportive of Council's management assistance and direct funding support covering items such as:

- Salaries for pool supervisors
- Maintenance of facility plant and equipment
- Training of local area staff to work at pools
- Updating training and qualifications for local pool staff
- Maintaining the grounds and associated buildings
- Capital improvement support for replacement of plant and equipment

- Administrative support to assist local committees.

All committees endorsed strong support to keep services operating and through Council funding assisting the ongoing empowerment of local communities operating and running local facilities.

An audit of trained local staff indicates the current system is working very well with most local committees having between 4 and 9 trained staff to call upon to open and supervise water areas. This is an excellent number of skilled people that have been trained with Councils assistance.

This support is providing significant local empowerment; community strengthening and directly assisting local communities run and operate local services.

4.5.1 Training and Excellence Initiative Schemes

As a continued process to improve public safety at Council Swimming Pools it is recommended that Council sets up an annual lifeguard award to encourage training and recognise excellence in the work place.

Such awards provide incentives for people to go beyond normal training and can be a further incentive particularly for the local committees to encourage high levels of training and community service.

4.5.2 Facility Management Model Changes

Currently MRCC operates a mixed contract management model at a range of urban and sub regional aquatic facilities whilst operating a local committee of management model at its three local rural swimming pools.

Reviews of operating performance at these facilities for 2012/13 indicates:

- MWALC accounts for 455,000 visits or 89% of annual MRCC Aquatic Facility visits.
- The three local urban swimming pools at Irymple, Red Cliffs and Merbein account for a further 41,490 annual visits or 8% of MRCC Aquatic Facility visits.
- The sub-regional swimming pool at Ouyen account for 8,045 annual visits or 1.6% of annual MRCC Aquatic Facility visits.
- The three local rural swimming pools at Murrayville, Underbool and Colignan account for 8,082 annual visits or 1.4% of annual MRCC Aquatic Facility visits.

Based on these facility visits trends we recommended that Council consider the following changes to its current management models as facility contracts are up for renewal.

1. Review the Opportunity for Ouyen Swimming Pool to be Managed by a Local Committee

The facility has had significant visitation drops over the past six years. Local stakeholder meetings have also indicated that the current contract management model is not working and due to the distance of management from the facility head office the drop off of locals may be a key factor that requires detailed review.

It is proposed that a new local committee of management model (based on the Murrayville, Underbool and Colignan facilities) be considered at Ouyen Swimming Pool at the cessation of the current management contract.

This has been raised as an effective strategy for changing back to local facility management that will work to attracting back former facility users and building a local user base.

The user review data indicates a significant drop off in use at the Ouyen Swimming Pool between 2005/06 at 12,198 visits and the current facility visits estimated at 8,045 people. This is a reduction in annual visits of approximately 4,153 visits or a drop of 34% of total annual facility visits.

2. Reviewing the Benefits of Linking Management for the Urban Facilities Contract

Currently Council operates two separate management contracts for its urban swimming pools with Mildura Waves Aquatic Leisure Centre managed under one contract and Irymple, Red Cliffs, Merbein and Ouyen Swimming Pools managed under a separate contract.

Currently these two contracts are also operated by different companies so there is likely to be a duplication of company administration, staff training and support services.

The review of facility operations and closeness of the urban swimming pools indicates that Council should consider packaging the facility management under one contract for all urban facilities if it adopts the recommendation to consider managing Ouyen Swimming Pool under the community committee model.

This could be market tested in the tender where contractors are required to make offers for Mildura Waves ALC and the three local urban swimming pools and then show how this impacts on the tender offer if they were combined.

4.6 AQUATIC STRATEGY RECOMMENDATIONS

The next five years aquatic strategy recommendations are detailed as follows:

4.6.1 MRCC Aquatic Facility Classification System

Recommendation One: That Council reviews and adopts the MRCC Aquatic Facility Classification system as listed in section 4.3.1 of this report.

4.6.2 Community and Cost Benefit Analysis of Local Rural and Urban Facilities

Recommendation Two: That Council completes community and cost benefit reviews as suggested in section 4.3.1 (item 5) on the three local urban and local rural swimming pools to determine if any of these facilities should be highlighted for operational changes or facility closure.

4.6.3 Five Year Facility Maintenance and Technical Strategy

Recommendation Three: That following review of the local urban and rural pools and final decisions on which facilities will continue to operate that Council adopts the five year facility maintenance and asset improvement strategy listed in section 3.2 to 3.5 of this report, as the facility maintenance strategy for the next five years.

Recommendation Four: That as a guide Council adopts the notional indicative five year maintenance budget at \$1.144M as listed in section 3.5 as the budget allowance for these works

Recommendation Five: That Council adopt the three priority levels of work as a guide to prioritising works over the next five years as detailed in section 3.2 to 3.5 of this report.

4.6.4 Aquatic Development Strategy

Recommendation Six: That Council request relevant Council Departments to review and investigate the proposed Aquatic Development Strategy Initiatives and recommendations listed in section 4.4 of this report. These to include consideration of priority of these improvements and action plans for:

- Development of water play/splash parks at Mildura Waves Aquatic Leisure Centre and Ouyen Swimming Pool.
- Adding fun into swimming pools
- Adding more natural shade at swimming pools
- New warm water program pool at Mildura Waves Aquatic Leisure Centre
- Water conservation program initiatives

- Health and Fitness extensions at Mildura Waves Aquatic Centre

Recommendation Seven: That Council develop project timelines and funding support strategies (including State Government Better Pools Grant applications) for the proposed priority Aquatic Development Strategy initiatives and this be summarised in an updated report to Council

Recommendation Eight: That the updated strategy report be further considered by Council and a final Aquatic Development Strategy be adopted for the next five years.

4.6.5 Management and Community Support Strategies

Recommendation Nine: That Council investigate the recommended management option of changing management of the Ouyen Swimming Pool from contract management to management by a local community committee (as currently offered at the three local rural swimming pools).

Recommendation Ten: That Council investigate the recommended combining of management contracts for all urban area swimming pools and market test this when the next management tender is due to offered.

Recommendation Eleven: That Council approve the recommended strategies in section 4.5 of the report in relation to:

- Training and excellence initiatives
- Life guarding ratios

APPENDIX A – MRCC SWIMMING POOL LEAK DETECTION AND ASSET CONDITION REPORT SUMMARIES – Aurecon 2013.

TABLE 3.1 – Cost Estimates for Mildura Outdoor and Diving Swimming Pools

Remedial Works	Cost Estimate (Excl GST)	Priority
Repair cracks in pump well	\$5,000.00	A
Repair leaks in pipes into pump well	\$2,500.00	A
Replace damaged soiled water pits	\$10,000.00	A
Repair major leak in diving pool floor	\$4,000.00	A
Repair other cracks in walls and floor of both pool shells	\$12,000.00	A
Replace collapsed soiled water lines	\$14,000.00	A
Reseal failing expansion joints	\$10,000.00	A
Retile top of outdoor pool to level top of pool	\$25,000.00	C
Install Earthing Measures	\$28,400.00	A
Sub-Total	\$110,900.00	
Contingency (15%)	\$16,635.00	
Total	\$127,535.00	

TABLE 3.2 – Cost Estimates for Irymple Swimming Pool

Remedial Works	Cost Estimate (Excl GST)	Priority
Install control valve on main pump	\$4,500.00	B
Repair cracks in toddlers' pool	\$7,000.00	A
Upgrade filtered water and soiled water lines to PVC	\$27,000.00	C
Upgrade wall inlets and outlets to improve efficiency of pool	\$6,000.00	B
Install Earthing Measures	\$18,000.00	A
Sub-Total	\$62,500.00	
Contingency (15%)	\$9,375.00	
Total	\$71,875.00	

TABLE 3.3 – Cost Estimates for Red Cliffs Swimming Pool

Remedial Works	Cost Estimate (Excl GST)	Priority
Repair cracks in pool shell, including expansion joints	\$10,000.00	A
Repair cracking in concourse	\$17,000.00	A
Upgrade filtered system and associated pipework	\$80,000.00	B
Upgrade wall inlets and outlets to improve efficiency of pool	\$6,000.00	B
Replace tiles around perimeter of pool	\$12,000.00	A
Install Earthing Measures	\$18,000.00	A
Sub-Total	\$143,000.00	
Contingency (15%)	\$21,450.00	
Total	\$164,450.00	

TABLE 3.4 – Cost Estimates for Underbool Swimming Pool

Remedial Works	Cost Estimate (Excl GST)	Priority
Repair cracks in pump well and make good pipe connection	\$7,000.00	A
Replace Pool Shell	\$316,000.00	A
Install Earthing Measures	\$14,000.00	A
Sub-Total	\$337,000.00	
Contingency (15%)	\$50,550.00	
Total	\$387,550.00	

TABLE 3.5 – Cost Estimates for Ouyen Swimming Pool

Remedial Works	Cost Estimate (Excl GST)	Priority
Repair major crack in scum gutter at deep end of pool	\$8,000.00	A
Repair leak in scum gutter at soiled water from toddlers pool	\$1,500.00	A
Install tiles on wet deck of pool	\$20,000.00	A
Install pump adjustment valve on discharge	\$5,000.00	B
Install second hand rail at stairs	\$1,500.00	A
Install Earthing Measures	\$15,000.00	A
Sub-Total	\$51,000.00	
Contingency (15%)	\$7,650.00	
Total	\$58,650.00	

TABLE 3.6 – Cost Estimates for Murrayville Swimming Pool

Remedial Works	Cost Estimate (Excl GST)	Priority
Repair cracks in scum gutter	\$8,000.00	A
Repair cracks in pool shell	\$10,000.00	A
Install Earthing Measures	\$17,000.00	A
Sub-Total	\$35,000.00	
Contingency (15%)	\$5,250.00	
Total	\$40,250.00	

Alternatives to Replacing Pools Shells

As an alternative to repairing pool shells, MRCC may wish to consider replacing the shell entirely. There are two feasible options to achieve this that are listed below with their associated cost estimates:

- Remove existing pool shell and replace with new pool shell - **\$316,000.00 + GST**
- Utilise existing pool shell as a form to pour a new shell inside the existing shell **\$266,000.00 + GST**

Please note that the above cost estimates are typical for a 24m x 12m pool and include the cost of the following:

- Altering the hydraulics to accommodate the new shell.
- Install new tiles inside new shell.
- Supply and installation of lane ropes, climb outs, backstroke poles, etc.

The above cost estimates are limited to upgrading the pool shell only and do not include upgrading the hydraulics (other than connecting to the new shell), plant, concourse, toddlers pools, change rooms etc.

These cost estimates are based on a pool that is 24m x 12m with depth varying from 1.1m to 1.6m. While there would be an initial cost for MRCC, it is expected that approximately \$15,000 per year for the next 15 to 20 years would be saved in maintenance costs.

A vinyl liner could be installed in pools that have leaking shells and require regular maintenance. Vinyl liners have the advantage in that they come with a 10 year warranty and eliminate the need for crack repairs and expansion joint repairs. They can also accommodate a limited amount of future movement within the pool shell while remaining water tight. Vinyl liners, however, do require the swimming pool water chemistry to be maintained within minimum operating standards for the entire 52 week year. Heavy dosing cannot be used with this system as it will affect the vinyl. MRCC will need to consider the cost of maintaining the water chemistry all year around versus the costs of bringing a pool's water chemistry up to standard at the start of the pool season (e.g. draining, scrubbing, refilling, rebalancing etc). this method of upgrading the shell is also likely to be more susceptible to vandalism.

The estimated cost of installing a vinyl liner to an average 25m by 12m pool is **\$100,000 + GST**. A vinyl liner at Sea Lake was recently installed so it may be in MRCC's interest to liaise with the operators of that pool to discuss any issues they've had and monitor its performance.

Another option to reduce pool leaks is to upgrade the existing pool shell with commercial pool tiles. The cost for this option would be approximately **\$75,000 + GST**. While this would reduce the extent of leaking, there would be a requirement for expansion joints in each direction at a maximum spacing of 10m, which will significantly increase the cost.

These alternatives are summarised in Table 3.7

TABLE 3.7 – Cost Estimates for Pool Shell Alternatives (no contingency)

Option	Cost Estimate (Excl GST)	Expected Life (Years)
Replace Pool Shell	\$316,000.00	50
Utilise Existing Pool Shell as form for new shell	\$266,000.00	50
Vinyl Liner	\$100,000.00	10
Tile Upgrade	\$75,000.00	20

There are various advantages and disadvantages with each alternative that will need to be considered before making decisions regarding the upgrade of pool shells. Key issues when making these decisions include upfront costs, maintenance costs, operating costs, patronage and risks of vandalism.

Pouring a new pool shell, whether by completely replacing the shell or using the existing shell as formwork, involves significant upfront costs. It is likely to be several years before this cost is paid back through maintenance and operational cost savings. As such it is recommended that new shells are used when it is likely the pool will remain in use for the long term.

Vinyl liners are more suitable for a short term solution and may be appropriate for pools that are not guaranteed to remain in operation for the long term. Since vinyl liners are susceptible to vandalism, this alternative is not suitable for areas that have high vandalism and/or crime rates or where minimal supervision is provided when the pool is open. As mentioned above, it is recommended that MRCC liaise with the operators of the Sea Lake pool to discuss the performance and any issues with the vinyl liner that has recently been installed.

Tile upgrades are also a shorter term solution and are more suitable to a pool that has an uncertain long term future. Pools that have minimal joints in their shells are unlikely to be suitable for this alternative since joints are required at 10m intervals, meaning there will be significant upfront cost in cutting new joints in the pool shell.