

MINUTES

Kingborough Aquatic Facility

Steering Committee

Meeting No. 2024-3

Thursday, 7 November at 5.30pm

Kingborough

The logo for Kingborough, featuring the word "Kingborough" in a black serif font. A thin, light blue curved line is positioned beneath the text, starting under the 'K' and ending under the 'h'.

MINUTES of a Meeting of the Kingborough Aquatic Facility Steering Committee held at the Kingborough Council Chambers, on Thursday 7 November 2024 at 5.30pm.

		PRESENT	APOLOGY
Chairperson	Cr Kaspar Deane	✓	
Deputy Chairperson	Cr David Bain	✓	
Members:	Damien Bones		X
	Kennedy Clarke	✓	
	Peter Hickman	✓	
	Brad Johnson		X
	Rachel Lane	✓	
	Nathan Langdon		X
	Selena Palmer	✓	
	Amanda Punch		X
	Kylie Ramsey	✓	
	Alex Sommer	✓	
Council Officers:			
Director Governance, Recreation & Property Services	Daniel Smee	✓	
Operations Manager, Kingborough Sports Centre	Sean Kerr	✓	
Special Projects Manager	Dan Kaimatsoglu	✓	
Community Engagement Officer	Vanessa Weldon	✓	
Guest:	Anj Jenni	✓	

1. Brief recap (Kaspar)

2. Running a facility (Anj Jenni – guest)

Anj has 12 years of local aquatic facility experience, including most recently at The Friends Pool (25m).

Three of the main things the committee needs to consider are:

- Risks
- Staffing requirements
- Costs

Amongst the more specific considerations are the following:

- 24/7 plant operation, including having very responsive and skilled people ready to assist with plant operation
- Cost of maintaining plant over time
- Compliance with Royal Lifesaving
- GSPO (Guidelines for Safe Pool Operation)
- Costs, both initial and in the future
- Whether to incorporate retail and café which are often not profitable

To mitigate some risks the following could be investigated:

- Better pool chemicals
- More efficient heating systems
- Better technology
- Solar panels
- Most efficient plant
- Structure of the pool e.g. what type of tiles are used and how they're installed
- Investment in quality infrastructure upfront to ensure longevity
- Quality repairs and maintenance staff
- With a 50m pool, there are more options for activities, but it's harder to fill the space consistently. There would likely be more return from investment in a 25m pool.

3. Victorian case studies (Kylie)

Key insights from interviews with Victorian councils and shires that have successfully developed aquatic facilities:

1. **Community Engagement:** Extensive consultation with community groups (sports clubs, schools, disability advisory groups) is essential. In Mornington Peninsula, community support was so strong that council candidates had to support the project to be elected.
2. **Operating Models:** Two main models were identified:
 - **Outsourcing** (e.g., Belgravia Leisure for Yawa): Belgravia operate and maintain the entire facility – on a four-year contract with the shire.
 - **Council-operated** (e.g., Greater Geelong): Requires significant memberships (fitness and learn-to-swim) to offset costs.
3. **Cost-Offset Strategies:** Fitness memberships and learn-to-swim programs are key revenue drivers. Cafés and retail spaces generate modest income but are vital for creating social hubs.
4. **Facility Design:** Cafés should be placed away from pools to encourage longer stays. Accessibility and energy efficiency are critical, with warm water pools serving rehabilitation needs without high medical regulations of therapy pools.
5. **Lessons Learned:** Avoid reliance on gas and ensure future-proofed design, including adequate storage and accessibility features. Engage further with councils like Surf Coast Shire for additional insights.

Contributors

- Deputy Mayor Mornington Peninsula Shire: Chairperson – Planning committee for Yawa Aquatic Facility Mornington Peninsula Vic
- Belgravia area manager for the Yawa Aquatic Facility
- City of Greater Geelong Project Manager ([7 aquatic facilities](#)). They have recently built two new facilities, and one is underway. Stage 1 complete (50m

outdoor pool) and operational and in 18 months Stage 2 will commence (25m indoor pool, warm water pool, gym facility)

Surf Coast Shire – Aquatic Facility

The Surf Coast Shire, Vic (population 37,694) covers approx. double the size of Kingborough Council area and has a similar population. Its population is spread down the coast, similar to Kingborough Council.

Selena noted that trending data is showing that people want more than just a pool, they would like a wellness hub with various options.

4. Grant opportunity (Daniel)

The draft grant application for the Regional Precincts and Partnerships Program was distributed to committee members prior to the meeting.

The application is based on planning for a vibrant precinct, not focused exclusively on building an aquatic centre, however the application for Stream One (Precinct development and planning) aims to seek funding for a masterplan that includes detailed design work around an aquatic facility.

Project partners: KHS, Swimming Tasmania

SETAC will be a key stakeholder with a letter of support, not a partner.

The current masterplan from 2010 is only conceptual. It needs to be updated, including looking at some underground services e.g. stormwater and forward-moving strategy.

Action: Committee to provide feedback on the application by 12 November.

5. Group research (if time allows)

N/A

6. Next steps & meeting date

T.B.A (likely to be early 2025)