






HOBSONS BAY WESTERN AQUATIC AND EARLY YEARS CENTRE

PROPOSAL

**HOBSONS BAY
CITY COUNCIL**

115 Civic Parade, Altona
PO Box 21, Altona 3018

 www.twitter.com/HobsonsBayCC
 www.facebook.com/HobsonsBayCityCouncil
 www.hobsonsbay.vic.gov.au

**HOBSONS
BAY CITY
COUNCIL**





CONTENTS

THE REQUEST	04
WHY IS THE NEW FACILITY REQUIRED?	06
WHAT ARE THE BENEFITS?	08
WHY BRUCE COMBEN RESERVE?	10
HOW WILL IT BE DELIVERED?	12



THE REQUEST

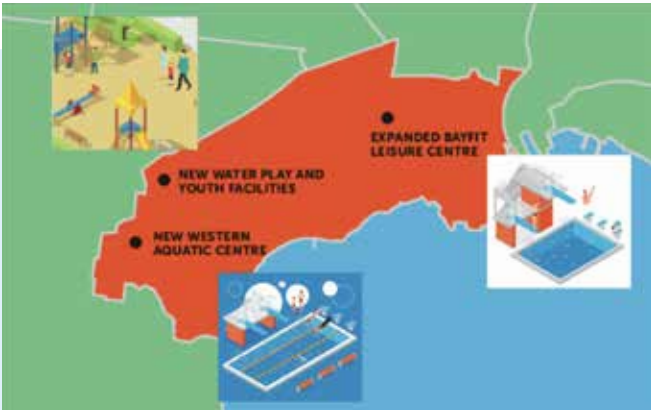
PROJECT COST: \$60 MILLION

Council is proactively responding to health and wellbeing needs across Melbourne's rapidly growing western region with the delivery of a new state of the art aquatic centre at Bruce Comben Reserve in Altona Meadows, filling the gap in service at the western end of the city.

In 2019, Council adopted the Hobsons Bay Aquatic Strategy 2019-30, which outlines the provision of aquatic facilities to best cater for the community. Bruce Comben Reserve was identified as the ideal location for the Western Aquatic and Early Years Centre due to its potential to deliver a catchment of 70,000 to 100,000 people living within 5km of the facility. Council then adopted the Bruce Comben Reserve Master Plan in 2020 which identifies the location onsite where the centre will be positioned, and how the remainder of the reserve will be developed.

The new Western Aquatic Facility will include:

- An eight lane 25m pool
- Aqua play splash pad, leisure water, toddler pool
- Learn to swim pool
- Wellness centre with warm water pool, spa and sauna and consulting suites
- Gymnasium and group fitness rooms
- Entry, café (indoor and outdoor servery) and social seating areas
- Change rooms including group change rooms and a change village
- Administration and offices
- Early years facility provision
- Car parking.



GOVERNMENT POLICIES

The Western Aquatic and Early Years Centre connects with the below policies and strategies:

- Victorian Government's Infrastructure Victoria Strategy 2021-51 recommendations
- Victorian Government's Plan Melbourne 2017-50
- North and West Melbourne City Deal proposed to federal and state governments

COUNCIL'S COMMITMENT

Progression of the Western Aquatic and Early Years Centre is underpinned by Council's commitments including:

- Council Plan 2021-25 commitment
- Council Budget allocation
- Hobsons Bay Aquatic Strategy 2019-30
- Bruce Comben Reserve Master Plan 2020
- Western Aquatic and Early Years Centre Feasibility Study 2021

PROJECT TIMELINE

Indicative timeframes:



WHY IS THE NEW FACILITY REQUIRED?

HOBSONS BAY AQUATIC FACILITIES ARE AGEING

The Hobsons Bay Aquatic Strategy informs how Council will plan to modify, replace, or retain facilities to maintain benefits and continue to operate financially sustainable aquatic and leisure facilities.

The condition of the Laverton Swim and Fitness Centre was reviewed as part of the Aquatic Strategy following a series of technical reports conducted by Council in the last seven years. The review found that it is not technically or financially prudent to redevelop the Laverton Swim and Fitness Centre as a modern indoor aquatic facility.

OUR HOBSON BAY POPULATION IS GROWING

By 2036, Hobsons Bay's population will grow by 18% and reach 112,642 people creating ongoing demand for aquatic services as well as expanded and new facilities to meet the increased number of users.

The impact of our population characteristics on the future provision of aquatic facilities means:

- The increasing and large population will continue to place pressure on council to provide them with access to quality up to date aquatic and leisure facilities. This is currently lacking in the west of Hobson Bay
- In areas where there are higher levels of older residents, there will be greater demand for access to warm water pools to support hydrotherapy and rehabilitation-based programs and services
- In areas with high populations of young people there will be a greater demand for access to learn to swim program pools and leisure/adventure water
- Suburbs with higher levels of disadvantage are likely to have a greater price sensitivity and demand for low-cost activities
- A large proportion of residents will be in the most active age group (5 to 49 years). This suggests ongoing demand for all year-round access to fitness swimming, health and wellness activities.





OUR HOBSON BAYS COMMUNITY SEEKS INTEGRATED AQUATIC FACILITIES

A full-service model that provides for a variety of aquatic, education, fitness and therapy programs, participation opportunities and facilities is required. 98% of 233 respondents to a resident survey completed as part of the Aquatic Strategy indicated that they would make greater use of aquatic and leisure centres in the future if a full-service model was available close to where they lived.

POTENTIAL TO GROW VISITATION FROM 433,799 ANNUAL VISITS TO 810,000 VISITS

The reported visitations of 276,599 at Bayfit Leisure Centre and 157,200 at Laverton Swim and Fitness Centre in 2018 delivers an annual aquatic leisure centre visits per head of population of 4.5 visits. This is below the Melbourne Metropolitan average of between 6.5 and 8.5 visits per head of population to aquatic leisure centres. There is capacity to grow visitation to 620,000 (6.5 visits/population) to 810,000 visits (8.5 visits) through improving Bayfit Leisure Centre and delivering a new modern Western Aquatic and Early Years Centre at Bruce Comben Reserve.

MORE ABOUT THE HOBSONS BAY POPULATION

- 92% of HBCC residents do not consume the recommended daily intake of vegetables and a further 48% did not consume the minimum serve of fruit
- The percentage of overweight men (52%) and female (28.2%) is significantly above the Victorian average
- 57% of HBCC residents did not engage in enough physical activity to receive health benefits that is lower than the Victorian average (60%). Alarming, 42% of HBCC residents spent more time in sedentary activity for over seven hours or more on a weekday compared to the Victorian rate (32.6%)
- HBCC residents have higher rates of diabetes (5.8%), cancer (7.4%) and asthma (11.5%) than the Victorian average. Heart disease was the leading cause of avoidable death in HBCC followed by chronic diseases and lifestyle factors.
- Mental health is a concern in HBCC with 13% of residents seeking help, which is higher than the Victorian rate. Of concern is for young people in HBCC with more young people being hospitalised than anywhere in the Western Metropolitan Region or Victoria.

WHAT ARE THE BENEFITS?

ENVIRONMENTALLY SENSITIVE DESIGN

- *Setting the benchmark for large-scale recreation facility Environmentally Sensitive Design (ESD)*
- *A design with universal design principles, female friendly guidelines and accessible facilities*
- *Responding to potential residential amenity impacts including local traffic concerns*

JOBS CREATION AND INCREASED LOCAL BUSINESS ACTIVITY

- *Estimated 110+ full time jobs through design and construction, plus local sourcing of material where possible*
- *Estimated 15+ full time jobs annually when the centre is operational*
- *Increased local business activity associated with the centre being a regional destination of choice, contributing to pandemic related recovery*
- *Indirect health benefit is estimated at \$30,973,284 million over a 10-year period for facility users*



AN INCLUSIVE FACILITY FOR ALL AGES, STAGES AND ABILITIES TO CONNECT THE COMMUNITY

- *Meets the need of Hobsons Bay's population growth (estimated at 112,640 by 2036)*
- *An accessible, affordable and inclusive facility that will inspire a healthy, active and connected community, building social inclusion and developing social capital*
- *Family friendly, supportive learning environment for young people with water safety education, 'learn to swim' pools and leisure/adventure water facilities*
- *Warm water pools for hydrotherapy and rehabilitation-based services for older residents*
- *Continuity of service provision for early years care and tenant sport clubs*

The Western Aquatic and Early Years Centre will provide for the aquatic and leisure, health and fitness and early learning needs of the growing population in the western catchment area of Hobsons Bay, which also includes areas within Point Cook (Wyndham City Council).

The current potential market for the new facility is 164,199 people (within 15min or 10km travel distance). This facility catchment will grow to 242,594 people in the next 20 years (an increase of 78,395 people). The projected visitation of the facility in year 1 is 454,598 that will grow to 548,043 in year 10.



IMPROVED HEALTH AND WELLBEING OUTCOMES FOR THE WEST

- *Improved physical and mental wellbeing outcomes with year-round access to fitness, swimming, health and wellness activities*
- *Increased health/fitness outcomes - 57% of Hobsons Bay residents do not engage in enough physical activity, with 42% of residents spent more time in sedentary activity over seven hours on a weekday as compared to the Victorian rate of 32.6%.*

*Victorian Population Health Survey 2019

Aquatic and leisure facilities are important to for the health and wellbeing of the current and future Hobsons Bay community. They provide a range of values and benefits for the community including:

- Health and fitness services allowing people to enjoy the benefits of physical activity
- The provision of a safe and welcoming spaces, supporting social inclusion and a sense of connection for all members of the community
- Opportunities to participate for recreation, competition, or sport
- Community development that contributes to the development of social capital, helping to create links in a community
- Positive impacts on physical and mental wellbeing
- Water safety / education and water confidence programs that can reduce the incidence of drownings in the community
- Fostering community pride.

WHY WAS BRUCE COMBEN RESERVE CHOSEN AS THE SITE FOR A NEW WESTERN AQUATIC AND EARLY YEARS CENTRE?

A LOCATION THAT DRAWS FROM A LARGE CATCHMENT

The most successful aquatic and leisure facilities attract all user markets including recreation, leisure and adventure; fitness and training; education and therapy. They draw users from a large facility catchment and have clustered and connected services. 75% to 85% of a facility's users usually reside within 5km of a facility (primary facility catchment).

As part of the development of the Hobsons Bay Aquatic Strategy 2019 to 2030, Council undertook a municipal wide site assessment of catchment areas for existing and potential aquatic facilities. The assessment found:

- The Laverton Swim and Fitness Centre provides for a 'local' catchment, only
- Bruce Comben Reserve is best positioned to provide for the largest primary facility catchment (within 5km driving distance) with a 70,000 to 100,000 population district catchment size

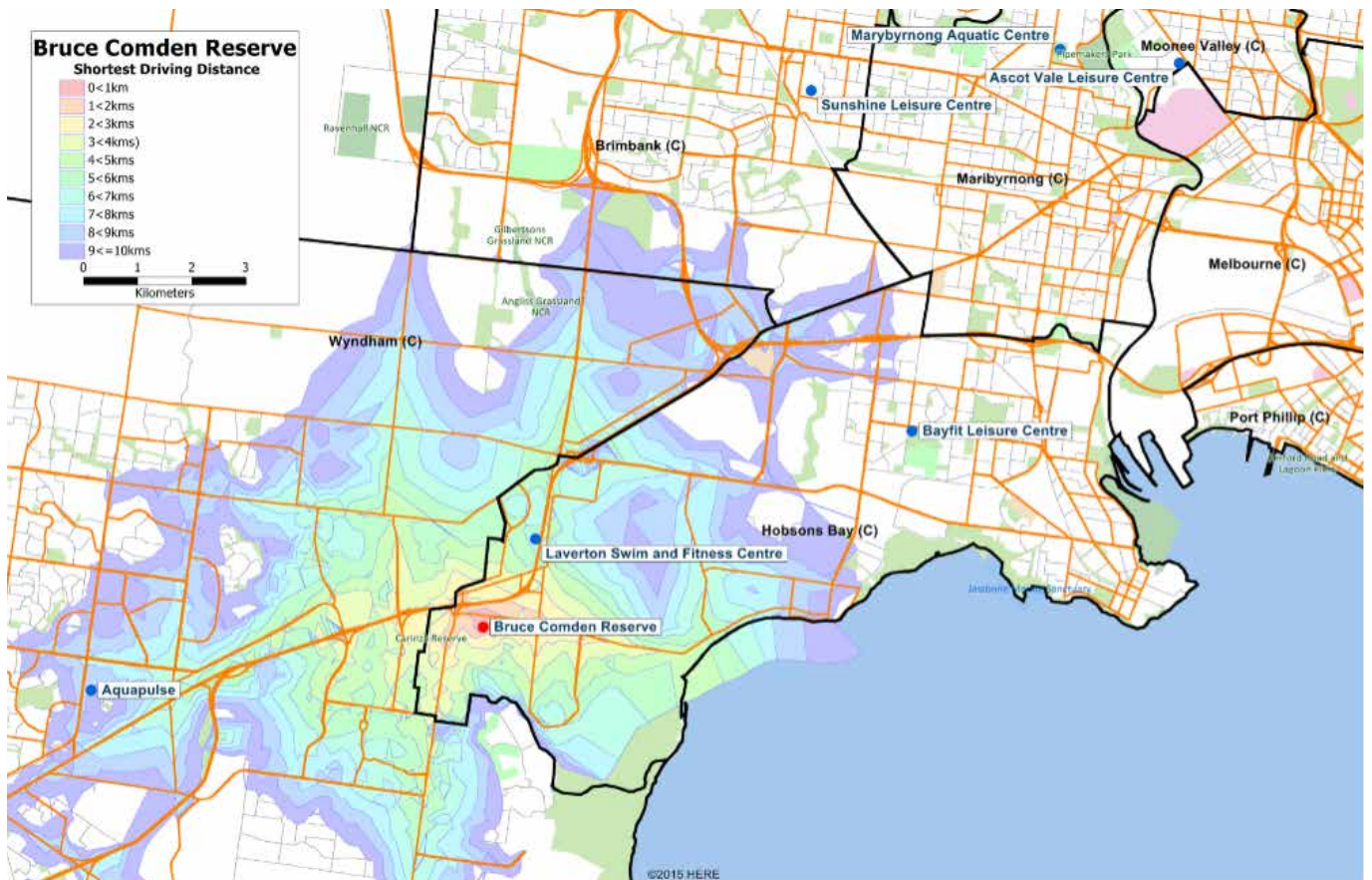
As a result of the catchment assessment and condition report, Council has recommended that the Laverton Swim Centre be decommissioned and identified Bruce Comben Reserve as the site of the new Western Aquatic and Early Years Centre.

The map, right, shows the travel distance time and reach across the western area of Hobson Bay from Bruce Comben Reserve which includes catchment opportunities into Wyndham City Council in Point Cook.

BRUCE COMBEN RESERVE MASTER PLAN

In 2020, Hobsons Bay City Council adopted the Bruce Comben Reserve Master Plan. The master plan identified how the footprint of the Western Aquatic and Early Years Centre will be integrated onsite and was developed using the following guiding principles identified as part of the Aquatic Strategy:

- Provide a modern aquatic and early years facility
- There will be continuity of early years' service provision
- There will be a continuity of service provision onsite for tenant sport clubs
- The centre will be designed consisted with universal design principles and female friendly guidelines
- The design will include change facilities for school groups, people with disabilities and families.
- The design will respond to potential residential safety and amenity impacts including traffic concerns.



HOW WILL IT BE DELIVERED?

The Bruce Comben Reserve Master Plan that was prepared in 2020 confirmed the site location of the proposed Western Aquatic and Early Years Centre onsite.

The project is now supported by a *Western Aquatic Centre Feasibility Study*, that was completed in 2021. The Feasibility Study includes a concept design, cost plan, financial operational model, and social and economic benefit statement.

To deliver this project, Council has established a Project Governance Framework led by a Project Control Group (PCG). A Project Working Group (PWG) is working with the Consultant Team and key stakeholders in the Feasibility and Design stage of the project.

A Project Plan guides the implementation and reporting of the project. The Project Plan includes an Engagement Plan (aligned to the IAP2 Public Participation Spectrum) and Risk Management Plan.

Detailed design of the Western Aquatic Facility will occur throughout 2022 with construction ready to commence in 2023.

