

Attachment I

Use Group:	Sport and recreation
Use(s):	I. Swimming pools & aquatic centres

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Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.

Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.

Definition(s):

Aquatic centre:

An indoor facility providing water-based recreation facilities such as swimming pools and water play facilities, typically also providing other indoor recreation facilities such as soft play, gymnasium and indoor fitness.

Swimming pool (indoor):

An indoor pool of at least 25m length, suitable for lane swimming.

Swimming pool (outdoor):

An outdoor pool of at least 25m length, suitable for lane swimming.

Notes

Revision and update of the Quantity Standards

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive and the findings of the *Review of timing of the proposed Bacchus Marsh Indoor Aquatic Centre (2018)*.

Existing infrastructure

The following facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Lawn bowls facilities	Managed and maintained by
Ballan Outdoor swimming pool	Council
Bacchus Marsh outdoor swimming pool	Council
Ballan & District Health and Care hydrotherapy pool	Ballan & District Health and Care
Paul Sadler Swimland, Bacchus Marsh	Private

Table I1: Existing infrastructure (within Moorabool Shire)

To inform the Travel Accessibility Assessment, the following facilities outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

Lawn bowls facilities
Ballarat Aquatic Centre, Lake Garden
Black Hill Swimming Pool
Brown Hill Swimming Pool
Buninyong Swimming Pool
Eureka Swimming Pool
Melton Waves Aquatic Centre, Melton

Table I2: Existing infrastructure (outside of Moorabool Shire)

Quantity Assessment findings

Purpose

A strategic assessment to determine whether there are enough facilities in relation to population size.

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

Note regarding notation:

- *The needs analyses generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

The Quantity Standard

Swimming pool (indoor)

Standard

used: *1 pool per 50,000 persons (Total population)
Population trigger¹: 40,000 persons within a 30 minute drive*

Rationale: *Previous studies into the financial viability of an indoor aquatic centre in Moorabool Shire have examined the cost of delivering and maintaining such facilities and the levels of utilisation and income required to support them. A population of 40,000 within driving distance (30 minutes) of an aquatic centre is deemed the minimum. A population of 50,000 would best support an aquatic centre.*

Swimming pool (outdoor)

Standard

used: *1 pool per 30,000 persons (Total population)
Population trigger: 30,000 persons within a 20 minute drive*

Rationale: *Existing pools have substantial capacity to accommodate more public use. Bacchus Marsh pool provides for existing population of Bacchus Marsh and the east of the Shire and is deemed to have sufficient capacity to service an additional population 10,000 people.*

Findings of the Quantity Assessment

Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standards are provided in Part B to this report.

¹ minimum cohort population required to trigger need for a facility

Small towns and rural areas:

- Alone, the dispersed populations across the rural areas of Moorabool are too small to support indoor or outdoor swimming pools. Only in addition to the larger population of Ballan and Bacchus Marsh can aquatic facilities be supported.

Ballan:

- The 1 outdoor pool in Ballan is sufficient to meet demand of the current and forecast population of Ballan by 2041 but will be insufficient to support an indoor pool.

Bacchus Marsh and Surrounds:

- The Travel Standards for an indoor pool cover the areas of Bacchus Marsh and Surrounds, Rural East, Ballan and some parts of the Rural West. Together these areas will reach the minimum population trigger of 40,000 people around the year 2031. By 2041 this population will be approximately 46,000².
- Around the year 2025 the population of the Bacchus Marsh and Surrounds and Rural East areas will exceed the 30,000 Quantity Standard for an outdoor pool, suggesting that this is the time Council should consider planning for a 2nd pool in Bacchus Marsh or an indoor pool to replace the outdoor pool.

Utilisation Assessment findings

Purpose

Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

Findings of the Utilisation Assessment

The only utilisation data that exists for pools in Moorabool Shire is for the Ballan and Bacchus Marsh outdoor pools. Being subject to warm weather conditions, usage of both pools is highly seasonal. While summer usage of both pools is sufficient to warrant their continued provision from a community demand perspective, income from public use does not nearly cover the high maintenance and operational costs. As such, future decision-making with regard to upgrade or replacement of pools must seek to either reduce costs or increase income to remain viable.

Utilisation data for the outdoor pools cannot be used as a measure of demand or likely utilisation of a new indoor pool or aquatic centre, given the very different appeal and seasonal nature of outdoor vs indoor pools. A full utilisation assessment of pools has therefore not been conducted.

² A 30 minute driving catchment from Bacchus Marsh also covers Melton. However, Melton residents already have access to Melton Waves aquatic centre and will be within driving distance of future aquatic centres at Plumpton and Caroline Springs. As the potential year-on-year cost to Moorabool Shire Council resulting from under-use of a new aquatic centre would be very high, it is considered prudent to discount the Melton population from the assumed population catchment.

Travel Accessibility Assessment findings

Purpose

A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

The Travel Standards

Swimming pool (indoor)

Standards

used: *Settlements of population less than 2,000: 30 minute drive*
 Settlements of population more than 2,000: 20 minute drive
 Population trigger³: 40,000 total population within 30 minute drive

Swimming pool (outdoor)

Standards

used: *Settlements of population less than 500: 30 minute drive*
 Settlements of population between 500 and 2,000: 20 minute drive
 Settlements of more than 2,000: 15 minute drive
 Population trigger: 30,000 total population within 20 minute drive

Rationale:

The Travel Standards have been informed by various factors:

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

The Travel Standards for indoor and outdoor pools are for quite long journeys compared with other service and facility types. This reflects the large expense of constructing, maintaining and operating pools, the large population catchment that a pool can serve, and the typical journeys people are willing to undertake.

³ Minimum population required to support a viable service / facility.

Findings of the Travel Accessibility Assessment

Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table I3** and **Maps I1 and I2** below.

Small towns and rural areas:

Table I3 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Maps I1 and I2.

- All small towns have 1 outdoor pool within their respective Travel Standards.
- Towns in the west of the Shire rely on their access to the various pools in Ballarat, towns in the far north of the Shire may access either Ballan or Trentham outdoor pools, and towns east of Ballan are closest to Melton Waves.
- Only 5 small towns do not have access to an indoor pool within the Travel Standards:
 - Blackwood
 - Elaine
 - Korweinguboorra
 - Morrisons
 - Mount Wallace

Ballan:

- Ballan does not have an indoor pool within the 20 minute drive time standard, the closest pool being Melton waves at 25 minutes.

Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.

Bacchus Marsh and Surrounds:

- All of Bacchus Marsh and Surrounds has access to indoor and outdoor pools within the Travel Standard, other than the far north of Darley which is beyond 15 minutes of the outdoor pool.

Gap analysis results (Travel Accessibility Assessment) - maps

The following maps are provided in Part B to this report ('Detailed assessment data'):

Map I1: Travel Accessibility Assessment results for 'Swimming pool (indoor)'

Map I2: Travel Accessibility Assessment results for 'Swimming pool (outdoor)'

	Population within range ⁴	Standard met/failed		Actual journey time to:		Comments
		Indoor pool	Outdoor pool	Indoor pool	Outdoor pool	
Balliang	<100	✓	✓	30 minutes: Melton Waves	19 minutes: Bacchus Marsh	
Balliang East	100-200	✓	✓	22 minutes: Melton Waves	13 minutes: Bacchus Marsh	
Barkstead	<100	✓	✓	28 minutes: Ballarat Aquatic Centre	20 minutes: Brown Hill	
Blackwood	200-500	✗	✓	33 minutes: Melton Waves	11 minutes: Trentham	Melton Waves is only 3 minutes beyond the Standard
Bungaree	100-200	✓	✓	16 minutes: Ballarat Aquatic Centre	9 minutes: Brown Hill	
Clarendon	100-200	✓	✓	22 minutes: Ballarat Aquatic Centre	9 minutes: Buninyong	
Dales Creek	200-500	✓	✓	29 minutes: Melton Waves	15 minutes: Ballan	
Dunnstown	200-500	✓	✓	15 minutes: Ballarat Aquatic Centre	8 minutes: Brown Hill	
Elaine	<100	✗	✓	31 minutes: Ballarat Aquatic Centre	17 minutes: Buninyong	Ballarat Aquatic Centre is only 1 minute beyond the Standard
Gordon	500-2000	✓	✓	24 minutes: Ballarat Aquatic Centre	11 minutes: Ballan	
Greendale	500-2000	✓	✓	24 minutes: Ballarat Aquatic Centre	12 minutes: Ballan	
Hopetoun Park	500-2000	✓	✓	9 minutes: Melton Waves	10 minutes: Bacchus Marsh	
Korweinguboora	200-500	✗	✓	31 minutes: Ballarat Aquatic Centre	16 minutes: Ballan	Ballarat Aquatic Centre is only 1 minute beyond the Standard
Lal Lal	200-500	✓	✓	22 minutes: Ballarat Aquatic Centre	12 minutes: Buninyong	
Morrison's	<100	✗	✓	39 minutes: Ballarat Aquatic Centre	25 minutes: Ballan	Ballarat Aquatic Centre is 9 minutes beyond the Standard

⁴ Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range ⁴	Standard met/failed		Actual journey time to:		Comments
		Indoor pool	Outdoor pool	Indoor pool	Outdoor pool	
Mt Egerton	200-500	✓	✓	28 minutes: Ballarat Aquatic Centre	12 minutes: Ballan	
Mt Wallace	<100	✗	✓	38 minutes: Melton Waves	14 minutes: Ballan	Melton Waves is 8 minutes beyond the Standard
Myrniong	200-500	✓	✓	19 minutes: Melton Waves	10 minutes: Ballan	
Navigators	200-500	✓	✓	13 minutes: Ballarat Aquatic Centre	7 minutes: Eureka	
Wallace	200-500	✓	✓	19 minutes: Ballarat Aquatic Centre	12 minutes: Brown Hill	
Yendon	200-500	✓	✓	18 minutes: Ballarat Aquatic Centre	7 minutes: Buninyong	

Table I3: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met,
- ✗ Travel Standard failed

Suitability Assessment findings

Purpose

Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

Findings of the Suitability Assessment

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table I4** below.*

Small towns and rural areas:

No pools in small towns or rural areas

Ballan:

Buildings on site are in generally good condition and fit for purpose. Issues affecting the pools and staff areas include:

- Main pool not accessible for disabled people
- Toddler pool is prone to cracks in the fibre glass
- Limited staff space and lack of kitchen or staff amenities

Users walking to the pool must cross Simpson St / Blackwood St which can be a fast road.

Bacchus Marsh and Surrounds:

An aged facility that has reduced visual appeal:

- Main pool and kiosk not accessible for disabled people
- Toddler pool is prone to cracks in the fibre glass
- Change rooms have dim lighting and floor in need of replacement

The main pool is an uncommon length (37m) and overly deep at both ends.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
<i>no facilities</i>	<i>n/a</i>				
Ballan					
Ballan outdoor pool	<ul style="list-style-type: none"> Buildings in good to fair condition Main pool not disability accessible 	3.0	Attention required (major)	3.3	Attention required (major)
Bacchus Marsh and Surrounds					
Bacchus Marsh outdoor pool	<ul style="list-style-type: none"> Buildings in fair condition Main pool and kiosk not disability accessible Toddler pool 'shell' in poor condition 	3.0	Attention required (major)	3.3	Attention required (major)

Table I4: overall Suitability Assessment findings