

# EUROBODALLA SHIRE COUNCIL AQUATIC STRATEGY



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## 1. Study Background

Eurobodalla Shire Council is seeking to redevelop the Batemans Bay Mackay Park Precinct and is investigating options to establish a public private partnership to facilitate this. Mackay Park Precinct (refer Figure 1 below) incorporates:

- Batemans Bay Swimming Centre;
- Batemans Rugby League Fields and Clubhouse;
- Former Batemans Bay Bowling Club (closed); and
- Bay Mini-golf.

Figure 1 Mackay Park, Batemans Bay





In settling the purchase of the former Batemans Bay Bowling Club site in July 2016, Council has secured all of the land west of the Princess Highway across from the town centre in public ownership. The balance of the site is a Crown Reserve under Council control.

Council has since resolved to pursue the development of formal proposal documents for the preferred mix of development outcomes within the Precinct, including the development of a business case for the redevelopment of the pool and the preferred elements of an arts and cultural facility.

The preferred development outcomes sought by Council are:

- New aquatic and recreation centre;
- Arts and cultural facility;
- Conference and event space;
- Tourist accommodation;
- Residential accommodation;
- Restaurants and cafes;
- Gateway visitor centre; and
- Integration of existing sporting fields into future development.

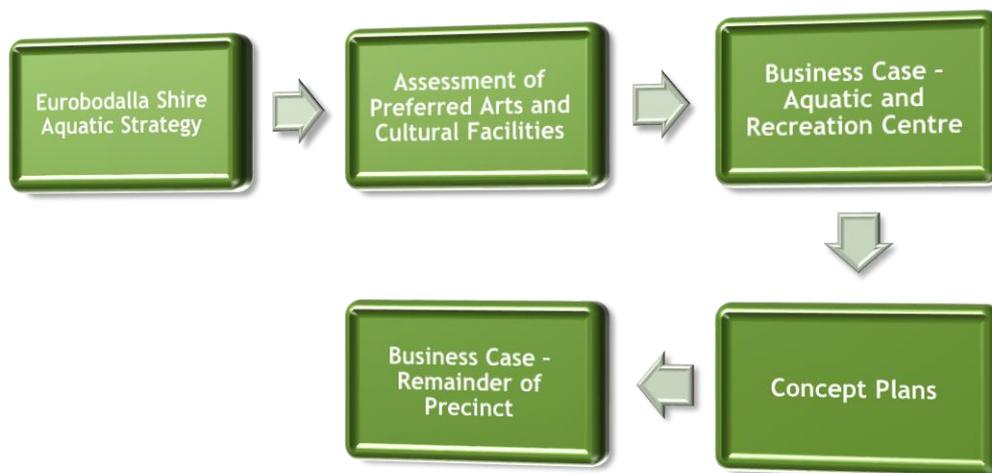
The preparation of an Aquatic Strategy for the Shire as a whole is a pre-requisite for the development of a business case and concept plans for the upgrading of the pool.



## 2. Study Scope and Methodology

The Batemans Bay Mackay Park Precinct Concept Plan and Business Case comprises five key interrelated components as follows:

Figure 2 Batemans Bay Mackay Park Precinct Concept Plan & Business Case Process



### 2.1 Study Objectives - Eurobodalla Shire Aquatic Strategy

The objectives of the Eurobodalla Aquatic Strategy as set out in Council's brief are to:

- Develop an Aquatic Strategy for the Eurobodalla which will better inform the potential development of the Batemans Bay Mackay Park Precinct (primarily an update of the previous 2005 Swimming Pools Strategic Review)
- Provide strategic justification for the proposed recreation centre at the Precinct
- Review the current status and planned upgrades of Batemans Bay, Moruya and Narooma Pools
- Consult with Council staff on current operating contracts and upgrade plans

### 2.2 Study Approach

The preparation of this Eurobodalla Aquatic Strategy has encompassed the following:

- Inspections of all Council pools, and indoor sporting facilities (Batemans Bay)
- Background research
- Analysis of non-Council owned aquatic, indoor sport and health & fitness facilities
- Analysis of population profile and growth, and tourism data
- Review of current usage and performance
- Analysis of aquatic facility trends
- Targeted stakeholder engagement; and
- Strategic direction for aquatic centres.



### 3. Current Aquatic Facility Provision

#### 3.1 Council Aquatic Facilities

Eurobodalla Shire Council has three aquatic facilities as follows:

##### Batemans Bay Swimming Centre

- Seasonal pool built in 1966
- Outdoor 6 lane x 50m pool (heated), with pool hoist
- Kiosk
- Parents room
- Changerooms
- Toddler pool
- Wading Pool
- Picnic areas.



##### Narooma Swimming Centre

- Indoor 6 lane x 50m pool (heated) with pool hoist, built in 1976
- Parents room
- Changerooms
- Kiosk
- Outdoor toddler pool.



##### Moruya War Memorial Swimming Centre

- Outdoor 8 lane x 25m pool (heated) with pool hoist, built in 1965
- Kiosk
- Parents room
- Changerooms
- Picnic areas
- Toddlers pool
- Learn to swim pool
- Low depth pool.



All three of Council's swimming centres are managed by YMCA under a management agreement.



### 3.2 Private Aquatic Facilities

The following privately owned aquatic facilities

- Frog on a Log (Long Beach):
  - 12m x 4m indoor heated pool
  - Spa, sauna and gym
  - 8.0km / 11 minutes to Batemans Bay Swimming Centre
- Surf Beach Indoor Swimming Centre (Surf Beach):
  - 12m x 4m indoor heated pool
  - 8.1km / 16 minutes to Batemans Bay Swimming Centre
- Bura Mia Indoor Heated Pool, incorporating Sea Horse Swim School (Moruya):
  - 12.5m x 6m indoor heated pool
  - 6.3km / 13 minutes to Moruya Swimming Centre.

### 3.3 Health and Fitness Facilities

- Anytime Fitness (Batemans Bay)
  - Opposite Batemans Bay Swimming Centre
  - Contemporary gym with weights, cardio, stretching, cross-fit and group fitness classes.
- Onelife Fitness (Batemans Bay):
  - 500m from Batemans Bay Swimming Centre
  - Contemporary gym with cardio, group fitness classes, spin-cycle room, stretching, cross-fit kids corner, massage, hair studio.
- Rock On Fitness (Batemans Bay):
  - 2.9km/ 7 minutes from Batemans Bay Swimming Centre
  - Contemporary indoor/ outdoor gym with indoor rock climbing wall
- Bay Body & Face (Batemans Bay):
  - Hypoxi fitness studio
  - 820m from Batemans Bay Swimming Centre
- Bulldogs Gym and Thai Boxing (Batemans Bay):
  - 2.2km/ 4 minutes from Batemans Bay Swimming Centre
  - Industrial style gym and Thai boxing studio
- Better Bodies Gym (Moruya):
  - 500m from Moruya Swimming Centre
  - Facilities include cardio, weights and group fitness classes
- Moruya Gym (Moruya):
  - 4.6km/ 8 minutes from Moruya Swimming Centre
  - Facilities include weights, resistance and personal training area
- Narooma Fitness Centre (Narooma):
  - 2.6km / 6 minutes from Narooma Swimming Centre



- Facilities include weights, crèche, indoor rock climbing, squash courts, group fitness classes
- Oddbods Fitness Centre (Narooma):
  - 400m from Narooma Swimming Centre
  - Facilities include cardio, weight and group fitness classes.

### 3.4 Indoor Court Facilities (Batemans Bay)

- Hanging Rock Sports Stadium:
  - Single court
  - Roof currently being replaced
  - Court surface recently maintained
  - Used by basketball and archery groups
- Batemans Bay High School:
  - Single court with stage
  - Non-compliant run-off
  - Training use by Basketball Association
- St Bernard's Primary School:
  - Single court
  - Synthetic (Pulastic) surface
  - Used by Basketball Association.





## 4. Background Research

A range of relevant documents were reviewed in order to set the study in context and ensure study outcomes are aligned with Council’s corporate direction and previous planning.

These included:

- Working Draft - Eurobodalla Shire Council Recreation and Open Space Strategy, 2016
- Batemans Bay Town Centre Vision and Growth Project: Workshop Booklet, November 2016
- Batemans Bay Visioning Workshop Report, December 2016
- YMCA NSW and Eurobodalla Council Customer Survey Results and Analysis, 2016
- Eurobodalla Shire Council Delivery Program 2013-17 and Operational Plan & Budget 2016-17
- Eurobodalla Shire Council Long Term Financial Plan 2015-2025
- Site Inspection Report: Aquatic Facilities Audit, Eurobodalla, July 2014
- Hanging Rock Precinct Masterplan & Business Plan Final Report, August 2013
- Eurobodalla Shire Council Recreation and Open Space Strategy, 2010
- Eurobodalla Community Strategic Plan: One Community 2012
- Eurobodalla Shire Tourism Sector Analysis Report
- Eurobodalla Shire Council Swimming Pools Strategic Review, 2005.

Key findings and recommendations relevant to this study are summarised at Table 1 below.

**Table 1: Key information emerging from background literature**

Key Findings/ Recommendations	Source
<p>The purpose of this report was to provide Council with a plan for the future development of swimming centres and associated recreation facilities throughout the Shire in order to assist Council to avoid ‘ad hoc’ developments and improvements.</p> <p>It identifies potential catchments for each of Council’s three pools. The potential populations for each pool were listed as:</p> <ul style="list-style-type: none"> <li>• Batemans Bay Pool = 18,000</li> <li>• Moruya Pool = 12,000</li> <li>• Narooma Pool = 10,000</li> </ul> <p>The report acknowledges that the actual catchment populations may differ from the potential due to overlapping and accessibility.</p> <p>The report notes that accurate usage statistics had not been collected in recent year, however key points in relation to estimated usage were:</p> <p><b>Batemans Bay</b></p> <ul style="list-style-type: none"> <li>• Opens from September to mid-April (32 weeks).</li> <li>• 68,260 visits per annum, which translated to an average use of 305 per day.</li> <li>• Major markets were described as general swimming (adult fitness swimming, child casual swimming, swim club) (76%); school swimming (12%); and squad (7.3%).</li> <li>• The report noted that the centre is dated, with limited economically useful life.</li> </ul>	<p><b>Eurobodalla Shire Council Swimming Pools Strategic Review, 2005</b> (Recreation Planning Associations in conjunction with Prior + Cheney Pty Ltd (Architects))</p>



Key Findings/ Recommendations	Source												
<p><b>Moruya</b></p> <ul style="list-style-type: none"> <li>• Open seasonally from August to early April.</li> <li>• 78,224 visits per annum which translated to an average visitation of 310 per day.</li> <li>• Major markets were general swimming (adult fitness swimming and casual child swimming) (61.9%); school activities (16.4%) and squad (11.2%)</li> </ul> <p><b>Narooma</b></p> <ul style="list-style-type: none"> <li>• Main pool open year-round.</li> <li>• 37,440 visits per annum, which translated to 101 per day.</li> <li>• Major markets were described as general swimming (adult fitness swimming and child casual swimming) (52.8%); learn-to-swim (11.8%); Aquafit (9.3%) and squad (7.7%).</li> <li>• The report noted that while the centre provides basic services, it is dated, aesthetically poor and has a limited economically useful life.</li> </ul> <p><b>Competing facilities</b> in each catchment were identified as:</p> <table border="1" data-bbox="145 875 1046 1285"> <thead> <tr> <th>District</th> <th>Wet</th> <th>Dry</th> </tr> </thead> <tbody> <tr> <td>North</td> <td> <ul style="list-style-type: none"> <li>• Surf Beach Indoor Swim Centre</li> <li>• Frog on a Log Pool</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>• Hanging Rock Basketball Stadium</li> <li>• Come Alive Health &amp; Fitness centre</li> <li>• Bodyworks Fitness</li> <li>• Goshin Ryu Karate</li> </ul> </td> </tr> <tr> <td>Central</td> <td> <ul style="list-style-type: none"> <li>• Burra Mia</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>• Moruya Basketball Stadium</li> <li>• Better Bodies Fitness Studio</li> <li>• The Canyon</li> </ul> </td> </tr> <tr> <td>South</td> <td></td> <td> <ul style="list-style-type: none"> <li>• Narooma Sport &amp; Leisure Centre</li> <li>• Narooma Squash &amp; Fitness Centre</li> </ul> </td> </tr> </tbody> </table> <p>Key aquatic <b>needs and demands</b> in the northern, central and southern parts of the Shire were described, these being:</p> <p><b>North</b></p> <ul style="list-style-type: none"> <li>• Year-round swimming</li> <li>• Refurbishment (wet decks, buildings)</li> <li>• Larger pool</li> <li>• Program/ therapy pool</li> <li>• Gym/ fitness facilities</li> <li>• More shade</li> <li>• More play/ fun facilities for children/ youth</li> </ul> <p><b>Central</b></p> <ul style="list-style-type: none"> <li>• Year-round swimming</li> <li>• Larger pool</li> <li>• Program/ therapy pool</li> <li>• Improved change/ shower facilities</li> <li>• More shade</li> <li>• Better café/ social spaces</li> <li>• More play/ fun facilities for children/ youth</li> </ul> <p><b>South</b></p> <ul style="list-style-type: none"> <li>• Retain the heated pool</li> <li>• Major building and pool tank refurbishment</li> <li>• Improved asset management/ maintenance</li> <li>• Improve water quality/ temperature consistency</li> <li>• Reliable air conditioning</li> </ul>	District	Wet	Dry	North	<ul style="list-style-type: none"> <li>• Surf Beach Indoor Swim Centre</li> <li>• Frog on a Log Pool</li> </ul>	<ul style="list-style-type: none"> <li>• Hanging Rock Basketball Stadium</li> <li>• Come Alive Health &amp; Fitness centre</li> <li>• Bodyworks Fitness</li> <li>• Goshin Ryu Karate</li> </ul>	Central	<ul style="list-style-type: none"> <li>• Burra Mia</li> </ul>	<ul style="list-style-type: none"> <li>• Moruya Basketball Stadium</li> <li>• Better Bodies Fitness Studio</li> <li>• The Canyon</li> </ul>	South		<ul style="list-style-type: none"> <li>• Narooma Sport &amp; Leisure Centre</li> <li>• Narooma Squash &amp; Fitness Centre</li> </ul>	
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Key Findings/ Recommendations	Source															
<ul style="list-style-type: none"> <li>• Non-slip surfaces</li> <li>• Program/ therapy pool</li> <li>• Leisure pool</li> <li>• Re-open toddlers pool</li> <li>• Better café/ social spaces</li> <li>• Gym/ sports courts</li> <li>• More play/ fun facilities for children/ youth</li> </ul> <p>The study proposed the following development rationale:</p> <p><i>“Council’s swimming pools will play a central role in meeting a wide diversity of leisure, sport, fitness, health and social needs throughout the Shire. In doing so, the pools will seek to meet a range of needs which are not adequately provided for - particularly in the north and central precincts of the Shire. These needs include year-round fitness and club swimming, leisure swimming and warm water therapy.</i></p> <p><i>The upgraded program also addresses the advanced age of the pools and the associated asset maintenance issues - particularly with respect to the Narooma Indoor Pool.”</i></p> <p>The recommended upgrade/ redevelopment proposals for each pool included:</p> <p><b>Batemans Bay</b></p> <ul style="list-style-type: none"> <li>• Structural audit of existing pool shell to determine remaining life expectation (since completed)</li> <li>• Develop an integrated leisure centre at Hanging Rock Reserve (subject to review of site potential in Master Planning)(since completed in 2013)</li> <li>• Integrated leisure centre comprising 50m x 8 lane outdoor pool, indoor program/ leisure pool, existing single court (potential expansion to 2 courts), café, administration area, gym, program space, crèche and potential later inclusion of 25m indoor pool.</li> </ul> <p><b>Moruya</b></p> <ul style="list-style-type: none"> <li>• Structural audit of existing shell to determine remaining life expectation.</li> <li>• Maintain existing facility (subject to audit).</li> <li>• Short term - construct shade, additional spectator facilities for 25m pool, open up entrance to provide café/ social facilities integrated with adjacent parkland.</li> <li>• Medium to longer term - provide new club rooms at front of facility, community multi-purpose room, crèche, small indoor water program pool.</li> </ul> <p><b>Narooma</b></p> <ul style="list-style-type: none"> <li>• Demolish existing facility.</li> <li>• Develop indoor program/ leisure pool and associated facilities (e.g. café)</li> <li>• Develop 50m x 8-lane pool in tank of existing indoor pool.</li> <li>• Provide for future expansion of dry facilities.</li> </ul> <p>Concept sketches and capital cost estimates were provided:</p> <table border="1" data-bbox="146 1780 821 1926"> <thead> <tr> <th>Pool</th> <th>Stage 1</th> <th>Stage 2</th> </tr> </thead> <tbody> <tr> <td>Batemans Bay</td> <td>\$7,600,000</td> <td></td> </tr> <tr> <td>Moruya</td> <td>\$555,000</td> <td>\$2,515,000</td> </tr> <tr> <td>Narooma</td> <td>\$6,520,000</td> <td></td> </tr> <tr> <td>Total</td> <td>\$14,675,000</td> <td>\$2,515,000</td> </tr> </tbody> </table> <p>The upgrades proposed for Moryua and Narooma were for use of the existing sites, however for Batemans Bay the report suggested demolishing the existing facility and rebuilding at Hanging Rock Recreation Reserve (subject to a detailed site master planning process).</p>	Pool	Stage 1	Stage 2	Batemans Bay	\$7,600,000		Moruya	\$555,000	\$2,515,000	Narooma	\$6,520,000		Total	\$14,675,000	\$2,515,000	
Pool	Stage 1	Stage 2														
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Total	\$14,675,000	\$2,515,000														



Key Findings/ Recommendations	Source																				
<p>This study was prepared in order to guide the future management operations and development of the Hanging Rock Regional Community and Sports Precinct.</p> <p>The study was to identify capital and operational costs, management models, commercial opportunities and concept design for the Hanging Rock Precinct, which is centrally located to the Batemans Bay residential population in the suburb of Catalina. Prior research had identified a need for a regional recreation, sports, art and community precinct.</p> <p>The precinct is a local and regional facility and a significant part of Council's overall public sport and recreation facility provision, providing for three football codes, cricket, tennis, basketball, remote control cars, recreation fishing, boating and sailing, casual recreation, skating and community events. The precinct consists of Council owned and Crown Reserve land.</p> <p>Using 2011 population estimates the report calculates the 2012 potential market size as 120,000-180,000 visits for the Batemans Bay catchment and 214,000 - 321,670 visits for the total Shire market size.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #92d050;">Pool</th> <th style="background-color: #92d050;">Visits</th> <th style="background-color: #92d050;">Operational Cost to Council</th> <th style="background-color: #92d050;">Cost per Visit</th> </tr> </thead> <tbody> <tr> <td>Batemans Bay</td> <td>25,768</td> <td>\$145,000</td> <td>\$5.62</td> </tr> <tr> <td>Moruya</td> <td>23,975</td> <td>\$117,000</td> <td>\$4.88</td> </tr> <tr> <td>Narooma</td> <td>39,868</td> <td>\$282,600</td> <td>\$7.08</td> </tr> <tr> <td>Total</td> <td>89,611</td> <td>\$544,650</td> <td>\$6.07</td> </tr> </tbody> </table> <p>A review of aquatic and indoor sport competitors found limited competition within Batemans Bay catchment area.</p> <p>As part of this study market research and consultation with the community and key stakeholders involving a range of activities was undertaken, including:</p> <ul style="list-style-type: none"> <li>• Resident household telephone survey (405 respondents)</li> <li>• Key informant interviews</li> <li>• Focus groups</li> <li>• Non-resident survey.</li> </ul> <p>The household telephone survey indicated that:</p> <ul style="list-style-type: none"> <li>• Swimming (both indoors and outdoors) was the most popular activity amongst respondents (18%). The next most popular activities are Golf (16%), Tennis (14%) and Health &amp; Wellness (11%).</li> <li>• Batemans Bay residents were more likely to participate in swimming outdoors (24%) and golf (24%) compared with the other 2 districts and other activities, however Narooma residents were more likely to participate in indoor swimming (24%).</li> <li>• Middle age groups were more likely to participate in swimming, tennis, health &amp; wellness.</li> <li>• 37% of respondents participated in swimming at Batemans Bay (mostly outdoors) and 35% of people at Narooma (mostly indoors).</li> <li>• The top 7 recreation activities were swimming (99%), health and wellness (97%), bike riding (94%), fishing (88%), other (79%), canoeing (69%) and tennis outdoors (59%).</li> <li>• The main reasons for non-use of public swimming pools was due to use of the beach (26%) and lack of interest (17%).</li> <li>• Batemans Bay (49%) and Narooma (38%) were the most popular swimming pools used, followed by Moruya (32%).</li> <li>• 32% of people used a swimming pool facility weekly or more. 21% of people used pools fortnightly or monthly.</li> <li>• 51% of people rated their most-used facility as good, followed by 24% as average and 13% excellent.</li> <li>• The main services that respondents were unhappy with at their most-used facility were as follows:</li> </ul>	Pool	Visits	Operational Cost to Council	Cost per Visit	Batemans Bay	25,768	\$145,000	\$5.62	Moruya	23,975	\$117,000	\$4.88	Narooma	39,868	\$282,600	\$7.08	Total	89,611	\$544,650	\$6.07	<p><b>Hanging Rock Precinct Masterplan &amp; Business Plan Final Report, August 2013</b> (Montemare Pty Ltd and Cox Architects)</p>
Pool	Visits	Operational Cost to Council	Cost per Visit																		
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Total	89,611	\$544,650	\$6.07																		



Key Findings/ Recommendations	Source
<ul style="list-style-type: none"> <li>○ Lack of Indoor &amp; Warm Water               <ul style="list-style-type: none"> <li>▪ Not enough indoor pools 15%</li> <li>▪ No heated program or hydrotherapy pool 14%</li> <li>▪ Water temperature too cold 9%</li> </ul> </li> <li>○ Poor quality &amp; not enough pools               <ul style="list-style-type: none"> <li>▪ Quality of the outdoor pools 14%</li> <li>▪ Not enough pools 11%</li> </ul> </li> <li>○ Inappropriate opening hrs 19%</li> <li>○ Quality of the Amenities 9%</li> </ul> <ul style="list-style-type: none"> <li>• Inappropriate opening hours (19%) overall, and the quality of the toilet/change rooms at Narooma Pool (24%) were the biggest areas of dissatisfaction.</li> <li>• The top 5 activities engaged in by patrons at their most used facility were lap swimming (51%), recreational swimming, fun, leisure &amp; play (49%), taking their child to the pool (22%) and aqua-aerobics (7%).</li> <li>• Batemans Bay residents had higher levels of health and fitness club membership (20%) than Moruya (12%) and Narooma (9%).</li> <li>• The most popular desired activity for the future was swimming - making up 35% of the overall responses (indoors 21%, outdoors 14%). The next most popular future activities were golf (16%), tennis outdoors (14%), gym/ weight training (13%) and bike riding (7%).</li> <li>• The main facilities that respondents felt would encourage greater use of Aquatic, Leisure and Sports facilities were:               <ul style="list-style-type: none"> <li>○ Indoor Hydro/Warm water program (28)%</li> <li>○ Indoor Leisure Pools (27%)</li> <li>○ Health &amp; Wellness (14%)</li> <li>○ Longer Operating Hours (12%)</li> <li>○ Indoor Competition Pool (7%)</li> <li>○ More Programs/Activities (5%)</li> <li>○ Cleaner more Hygienic Facilities (4%).</li> </ul> </li> </ul> <p>Aquatic-related issues/ constraints identified through the consultation were:</p> <ul style="list-style-type: none"> <li>• Lack of indoor water and warm water for ageing population and learn-to-swim.</li> <li>• Poor quality of existing pool and support facilities/ amenities.</li> <li>• Limited opening hours.</li> <li>• Lack of year-round access.</li> <li>• Viability of swimming clubs because of poor quality, opening hours and lack of year-round access.</li> <li>• Ageing pool infrastructure and increasing cost of repair and maintenance.</li> </ul> <p>Aquatic-related future needs/ opportunities identified through consultation were:</p> <ul style="list-style-type: none"> <li>• Indoor water space for fitness, competition (25m).</li> <li>• Recreation &amp; leisure water.</li> <li>• Hydrotherapy &amp; warm water programs.</li> <li>• Health &amp; fitness &amp; wellness.</li> <li>• Café selling quality foods.</li> <li>• Spectator seating.</li> <li>• Crèche.</li> <li>• Indoor/ outdoor spaces, playground, parklands.</li> <li>• Possible outdoor water expansion.</li> </ul> <p>The research identified overwhelming support for the development of an integrated arts, leisure and sports precinct at Hanging Rock.</p> <p>Priority facility components included:</p> <ul style="list-style-type: none"> <li>• Aquatic Leisure centre               <ul style="list-style-type: none"> <li>○ Indoor warm water multi-purpose program pool</li> <li>○ Indoor play and leisure water (incl. additional lap and LTS lanes)</li> <li>○ Indoor/ outdoor entertainment water</li> <li>○ Indoor 25m x 8 lane pool</li> </ul> </li> </ul>	



Key Findings/ Recommendations	Source
<ul style="list-style-type: none"> <li>○ Spa/ Sauna</li> <li>○ Wet Lounge</li> <li>○ Plant &amp; Storage</li> <li>• Dry Facilities               <ul style="list-style-type: none"> <li>○ Health and fitness gymnasium</li> <li>○ Wellness studio</li> <li>○ Multi-purpose program/ meeting rooms</li> <li>○ Commercial/ community lease areas</li> <li>○ Office/ testing room</li> <li>○ Front of House, back of house and other areas such as grassed areas, car parking, public art.</li> <li>○ Indoor Sports Centre</li> <li>○ 3-4 court stadium</li> <li>○ 250 spectator seating</li> <li>○ Multi-function meeting space</li> <li>○ Kiosk, admin, amenities etc.</li> </ul> </li> <li>• Performing arts centre               <ul style="list-style-type: none"> <li>○ Creative and conference spaces including 400-500pp auditorium, flexible staging, orchestral lift pit, green room, dressing room, multi-purpose rooms.</li> <li>○ Support areas and amenities.</li> </ul> </li> <li>• Tennis Centre - 12-16 mixed surface tennis courts and multi-use clubhouse</li> <li>• Outdoor Sports Reserve - 2 x multi-purpose pitches</li> <li>• Other areas - remote control cars, sailing, marine safety.</li> </ul> <p>Two priority development options were provided for further feasibility and business planning:</p> <ul style="list-style-type: none"> <li>• Option 1 - Regional Cultural, Aquatic Leisure, Sport &amp; Events Precinct.</li> <li>• Option 2 - Major new Aquatic Leisure &amp; Sports Precinct.</li> </ul> <p>Option 2 was identified as the preferred option. A preliminary order of costs was estimated at \$51,329,980 based on 2013 construction rates.</p>	
<p>This “Working Draft” has not yet been considered by Council. The study undertook a review of and updated the 2010 Recreation and Open Space Strategy, including the development of a strategic framework for the management, provision and development of recreation and open space in Eurobodalla. The Strategy seeks to ensure it maintains its currency with recent trends and reflected changing community needs and demographics.</p> <p>Key points relevant to this study and aquatic facility planning were:</p> <p><u>Aquatic</u></p> <ul style="list-style-type: none"> <li>• Research identified that residents are unhappy with Eurobodalla’s aquatic facilities, and indoor sport and recreation centres.</li> <li>• Over two-thirds (67.5%) of respondents from the northern planning precinct indicated that the overall quality of aquatic facilities was poor.</li> <li>• There is strong support for the development of an indoor aquatic facility in the Batemans Bay area.</li> <li>• More than one third of all written responses to the survey question “What would be your top three open space priorities” related to an indoor aquatic facility</li> <li>• The report notes that it is uncommon for rural and regional councils to provide a year-round access aquatic centre and potential for such a facility in Eurobodalla should be carefully considered.</li> <li>• More than 62% of respondents from the Moruya planning area were prepared to travel more than 15 minutes to attend a quality sporting facility (suggesting that travel to Narooma swimming centre should be achievable when the Moruya Pool is not open).</li> </ul>	<p><b>Draft Eurobodalla Shire Council Recreation and Open Space Strategy, 2016</b> (ROSS Planning)</p>



Key Findings/ Recommendations	Source
<p><u>Indoor Courts</u></p> <ul style="list-style-type: none"> <li>The study identified demand from sporting groups, schools and the general community for an additional multi-purpose indoor court within Eurobodalla.</li> </ul> <p>Priority Actions in relation to aquatic centres/ indoor sport:</p> <ul style="list-style-type: none"> <li>The Working Draft states that community engagement has raised a desire for access to a year-round indoor aquatic centre in Batemans Bay. A priority action in the report is investigate carefully the feasibility of the potential development of a year-round access indoor aquatic facility in conjunction with the Mackay Park precinct planning exercise.</li> <li>Another priority action of the Working Draft report is to undertake a feasibility study into the provision of an indoor multi-court sport and recreation facility (either at Mackay Park or expansion of the existing Hanging Rock facility). Such a facility would provide for existing club demand and also provide a suitable venue for conducting district and regional school sport trials. Currently, all indoor sport regional trials are held outside Eurobodalla, whilst district trials are difficult to schedule in single court facilities.</li> <li>A master plan for Narooma Swimming Centre is also listed as a priority action.</li> </ul>	
<p>This Strategy provided a guide to the strategic planning, development, management and use of recreation facilities and open space within the Eurobodalla Shire.</p> <p>Provision strategies stated the following in relation to aquatic facilities:</p> <ul style="list-style-type: none"> <li>Batemans Bay/Catalina - there is identified unmet demand for an indoor aquatic centre that needs to be justified through documented need for development to occur.</li> <li>Narooma/ North Narooma/ Kianga - Narooma swimming pool requires separate bodies of water, additional programming and co-location of services to ensure financial viability of the facility.</li> <li>Urban Moruya /Moruya Heads - investigate storage possibilities at Moruya Pool.</li> </ul> <p>Key recommendations in relation to aquatic facilities were:</p> <ul style="list-style-type: none"> <li>Narooma Swimming Pool <ul style="list-style-type: none"> <li>Fill in children's pool and replace with aqua play area.</li> <li>Investigate co-location of additional facilities such as gym and café to improve economic viability.</li> <li>Potential to redesign existing 50m pool to accommodate three separate bodies of water: 25m indoor pool, hydrotherapy and beach entry play pool.</li> </ul> </li> </ul> <p>Relevant actions include:</p> <ul style="list-style-type: none"> <li>Investigate opportunities for conversion of existing halls to accommodate indoor sports.</li> <li>Undertake a feasibility study for an indoor sports and aquatic centre at Hanging Rock Sporting Precinct.</li> </ul>	<p><b>Eurobodalla Shire Council Recreation and Open Space Strategy, 2010</b></p>
<p>This Customer Survey related to all three swimming centres in Eurobodalla Shire and was conducted by the operator, YMCA.</p> <p>118 responses were collected with 42 related to Batemans Bay Pool, 61 related to Moruya Pool and 15 related to Narooma Pool. 79 respondents were women aged over 40 years.</p> <p>Key findings included:</p> <ul style="list-style-type: none"> <li>53% of respondents used the pools for lap swimming.</li> <li>Aqua, swim teach course, water polo and gym were identified as the top responses for programs/ activities that respondents would like to attend that are not currently offered.</li> </ul>	<p><b>YMCA NSW and Eurobodalla Council Customer Survey Results and Analysis, 2016</b></p>



Key Findings/ Recommendations	Source
<ul style="list-style-type: none"> <li>• 56% of respondents indicated they attend their centre more than twice a week.</li> <li>• The three centres scored 8.24 out of 10 for overall customer satisfaction.</li> <li>• The top 4 expectations of respondents were:               <ul style="list-style-type: none"> <li>○ Have a suitable range of programs/ activities</li> <li>○ Be well maintained</li> <li>○ Have programs/ activities that provide value for money</li> <li>○ Offer healthy food and drink choices.</li> </ul> </li> </ul>	
<p>This long term plan undertaken in accordance with NSW Government legislation contains a vision, community values and four focus areas that are the framework for the objectives and strategies to implement the vision.</p> <p>The four focus areas of the Plan are:</p> <ul style="list-style-type: none"> <li>• Liveable communities</li> <li>• Sustainable communities</li> <li>• Productive communities</li> <li>• Collaborative communities</li> </ul> <p>Objectives and strategies most relevant to aquatic facilities are:</p> <p><b>Liveable Communities</b></p> <ul style="list-style-type: none"> <li>• We are healthy and active               <ul style="list-style-type: none"> <li>○ Encourage and enable healthy lifestyle choices</li> <li>○ Provide the right places, spaces and activities</li> </ul> </li> <li>• Our community is a great place to live               <ul style="list-style-type: none"> <li>○ Enable accessible and affordable lifestyle options</li> </ul> </li> </ul> <p><b>Productive Communities</b></p> <ul style="list-style-type: none"> <li>• We help our economy grow               <ul style="list-style-type: none"> <li>○ Plan for and develop the right assets and infrastructure</li> </ul> </li> </ul> <p>For each objective, aspects of Council’s role are listed. Those most pertinent to aquatic facilities are:</p> <ul style="list-style-type: none"> <li>• Support local sporting groups and clubs.</li> <li>• Ensure recreation opportunities and facilities meet changing needs.</li> <li>• Deliver programs and services that support our community in all stages of life.</li> <li>• Provide and maintain public infrastructure.</li> <li>• Partner with business and industry to attract funding and investment.</li> </ul>	<p><b>Eurobodalla Community Strategic Plan: One Community 2013</b></p>
<p>This document contains Council’s Delivery Program, Operational Plan and Budget and uses the four focus areas of the Community Strategic Plan - Liveable, Sustainable, Productive, and Collaborative Communities.</p> <p>The following activities and actions relate to aquatic planning:</p> <ul style="list-style-type: none"> <li>• Implement recreation and community development initiatives               <ul style="list-style-type: none"> <li>○ Coordinate management of pools</li> </ul> </li> <li>• Monitor recreational waters               <ul style="list-style-type: none"> <li>○ Undertake public pool inspection program</li> </ul> </li> </ul> <p>The Community Spaces budget shows Expenditure of \$1,220,821 for swimming pools.</p> <p>The Capital Improvements budget includes \$283,600 for swimming pools of which \$80,000 is allocated from the Infrastructure Fund. The Capital improvements include:</p> <ul style="list-style-type: none"> <li>• \$25,000 - swimming pools renewals (Infrastructure Fund)</li> <li>• \$30,000 - Moryua clubroom kitchen and improvements (Infrastructure Fund)</li> <li>• \$203,000 - Narooma Pool renewal</li> <li>• \$25,000 - Narooma clubroom kitchen and improvements (Infrastructure Fund)</li> </ul> <p>The transport budget includes \$40,000 for the Moruya Pool carpark.</p>	<p><b>Eurobodalla Shire Council Delivery Program 2013-17 and Operational Plan &amp; Budget 2016-17</b></p>



Key Findings/ Recommendations	Source
<p>A rates breakdown shows that for every \$100 of rates, \$2.00 is allocated towards strategic planning, which includes the recreation and open space strategy and \$2.20 is allocated towards Social Inclusion, which includes pool and surf lifesaving contracts.</p>	
<p>According to this Financial Plan, Council's goal is to achieve a break even operating result to provide adequate service delivery, which would include maintenance and renewal programs to maintain the condition of infrastructure and funding to upgrade existing infrastructure to meet community expectations.</p> <p>The Financial Plan outlines three scenarios:</p> <p><u>Base case</u> - includes minimal capital works.  <u>Original SRV Case</u> - funding for infrastructure renewal and a broad range of new and upgraded community infrastructure to support community needs, including upgrade to the Batemans Bay CBD. Includes:</p> <ul style="list-style-type: none"> <li>• \$3.9M for upgrades and new infrastructure to sportsgrounds, local reserves and parks.</li> <li>• \$560,000 to improve local community halls.</li> <li>• 1.25M to upgrade Batemans Bay CBD.</li> </ul> <p><u>Adopted SRV Case</u> - provides for infrastructure renewal and a broad range of new and upgraded community infrastructure to support the needs of the community and promote economic development. Includes:</p> <ul style="list-style-type: none"> <li>• \$3.1M for upgrades and new infrastructure to sportsgrounds, local reserves and parks.</li> <li>• \$560,000 to improve local community halls.</li> <li>• \$1.25M upgrade to Batemans Bay CBD.</li> </ul>	<p><b>Eurobodalla Shire Council Long Term Financial Plan 2015-2025</b></p>
<p>Data contained in the 2016 Eurobodalla Tourism Monitor indicates that the main tourism destination in Eurobodalla is Batemans Bay, with 59% of overnight visitors and 45% of day visitors (p17). A further 9% of overnight visitors and 2% of day visitors have a main destination of Broulee-Tomakin. The 5 year average visitation for the Shire as a whole (p7) is described as:</p> <ul style="list-style-type: none"> <li>• Domestic overnight 746,750</li> <li>• International 25,000</li> <li>• Domestic <u>530,140</u></li> <li>• Total 1,301,890</li> </ul> <p>Applying the above percentages, Batemans Bay receives 440,582 overnight and 238,563 day visitors pa making a total of 679,145 domestic tourist visits per annum.</p>	<p><b>Eurobodalla Tourism Monitor. Dec 2016</b>          (Jo Mackellar, Destination Research)</p>
<p>This report considers how tourism contributes to economic growth and development in Eurobodalla.</p> <p>Key points relevant to this study are:</p> <ul style="list-style-type: none"> <li>• During 2015 there were 9.8 million visitors to the NSW South Coast. 35% of these were domestic overnight visitors, 64% were domestic day visitors and 1% were international visitors.</li> <li>• With an estimated total expenditure of \$2.4 million, the South Coast is the 10<sup>th</sup> largest region in terms of visitor expenditure across all Australian tourism regions and the 3<sup>rd</sup> in NSW.</li> <li>• Eurobodalla is well positioned as an important domestic leisure travel destination within the South Coast Region.</li> <li>• Tourism data shows that Eurobodalla LGA received 1.26 million visitors during 2015 of which 58% were domestic overnight visitors, 40% were domestic day visitors and 2% were international visitors.</li> <li>• Tourism product and experience development is considered a key aspect of destination development. This includes upgrades to Council's sporting facilities and attracting sports tourism events. The Batemans Bay Adventure and Aquatic Centre and the Hanging Rock Regional Sporting Complex are mentioned as examples.</li> </ul>	<p><b>Eurobodalla Shire Tourism Sector Analysis Report: to inform the development of an integrated Economic Growth Development Strategy</b>          (Wray, 2016).</p>



Key Findings/ Recommendations	Source
<p>This document describes the outcomes of a visioning workshop involving local business owners, land owners and community members. Key values were identified and developed into the following key vision statements:</p> <ul style="list-style-type: none"> <li>• A place that gains inspiration from water.</li> <li>• A connected place with reasons to stay and take it easy.</li> <li>• A place that people want to promote.</li> <li>• A place that provides a welcome, safe, inclusive environment.</li> <li>• A place where the community takes responsibility for each other.</li> <li>• A place that takes advantage of proximity to other places.</li> </ul> <p>Attractions for year-round visitation (e.g. indoor aquatic centre) were identified as a support strategy under the vision statement “a connected place with reasons to stay and take it easy.”</p>	<p><b>Batemans Bay Visioning Workshop Report, December 2016</b> (KJA Engaging Solutions)</p>
<p>This booklet provides a snapshot of Batemans Bay and emerging trends, challenges and opportunities as part of the Batemans Bay Vision and Growth Project.</p> <p>Key points that may impact aquatic planning in Batemans Bay are summarised below.</p> <p><b>Current Planning Context</b></p> <ul style="list-style-type: none"> <li>• Identified as a <u>major regional centre</u> under the NSW Govt. South Coast Regional strategy, 2006 and the Draft South East and Tablelands Regional Plan, 2016.</li> <li>• Planning should consider unique characteristics (i.e. below 1 in 100-year flood level).</li> <li>• Easily accessible (i.e. junction of The Kings and Princes Highways).</li> </ul> <p><b>Future Opportunities &amp; Challenges</b></p> <ul style="list-style-type: none"> <li>• Population growth (including in Canberra and surrounding areas).</li> <li>• Tourism trends.</li> <li>• Traffic, transport and parking.</li> <li>• Climate change.</li> <li>• Ageing population.</li> </ul> <p><b>Mackay Park Precinct Planning</b></p> <ul style="list-style-type: none"> <li>• Some of Council’s preferred development opportunities for the site include a new aquatic centre, arts and culture facility, conference and event space, tourism accommodation, restaurant and cafes, seniors’ living and integration of existing sporting fields into future development.</li> <li>• Private sector partnership opportunities.</li> </ul>	<p><b>Batemans Bay Town Centre Vision and Growth Project: Workshop Booklet, November 2016</b></p>

## 4.1 Implications for Aquatic Facilities

The facility improvement recommendations outlined in the 2005 Pools Strategic Review have largely not been progressed. A master plan was prepared to investigate the development of an integrated sport and leisure precinct at Hanging Rock Reserve, which incorporated a major new aquatic and indoor sports centre. Design options costed these components at between \$24M and \$32M (excluding parking and services). The Mackay Park Precinct has now been determined by Council as its preferred site for this development.

From analysis of previous research, patronage at all three of Council’s aquatic facilities are significantly subsidised, with Narooma having the highest cost per visit (\$7.60). Aquatic based activities are popular with the residents of Eurobodalla, however the main services generating the most dissatisfaction are:

- Lack of indoor and warm water
- Poor quality and not enough pools
- Inappropriate opening hours
- Quality of the amenities.





Similarly, the main facilities that would encourage greater use of aquatic, leisure and sports facilities were described as:

- Indoor hydro/warm water program
- Indoor leisure pools
- Health and wellness
- Longer operating hours.

These responses suggest the need for increased, year-round, quality indoor aquatic facilities in the Eurobodalla Shire. Previous recommendations to upgrade the Moruya Swimming Centre and fully redevelop the Narooma Swimming Centre have not progressed.

The 2016 Draft Eurobodalla Shire Council Recreation and Open Space Strategy suggests there is strong support for the development of an indoor aquatic facility in the Batemans Bay area. The majority of respondents from the Moruya planning area were prepared to travel more than 15 minutes to attend a quality sporting facility. This suggests that residents may be willing to travel to other quality, year-round swimming facilities within a reasonable driving distance. Importantly, this Draft Strategy highlighted that the potential for Eurobodalla to have two year-round access aquatic facilities should be carefully considered as it is not common for rural and regional councils to provide these types of facilities. The Draft Strategy recommends a master plan be prepared for the Narooma Swimming Centre.

From an indoor court perspective, the Draft Strategy suggests that ideally, Eurobodalla requires a facility with two or three courts. The Draft Strategy suggested that the options exist to develop new courts at the Mackay Park Precinct or an additional court at the existing indoor facility at the Hanging Rock Precinct.

The 2010 Eurobodalla Shire Council Recreation and Open Space Strategy also found that there was unmet demand for an indoor aquatic centre in the Batemans Bay/ Catalina area and a need for a major redevelopment of the Narooma Swimming Centre. The Strategy also recommended Council investigate opportunities for conversion of existing halls to accommodate indoor sports.

The 2016 Eurobodalla Shire Tourism Sector Analysis Report notes that tourism product and experience development is considered a key aspect of destination development, including the upgrades to Council's sporting facilities and attracting sports tourism events. The 2016 Eurobodalla Tourism Monitor noted that the five (5) year average visitation to Batemans Bay is 324,000 and 11,000 to Broulee-Tomakin. This represents a significant market opportunity for aquatic centre patrons.

In summary, the literature review suggests there has been community demand for year-round aquatic facilities and increased indoor courts in Eurobodalla dating back to the 2005 Pools Strategic Review. However, the future potential development of high cost aquatic and indoor court facilities should also be determined in consideration of the size of the population catchment and the ability of the facilities to maximise their viability.



## 5. Population Analysis

### 5.1 Population Characteristics

The main population characteristics of Eurobodalla Shire as a whole are as follows:

- As at 2016 the Shire population was 38,025, with projected growth of 6,749 persons by 2036, making a total estimated population by that time of 44,774.<sup>1</sup>
- This figure is much higher when non-residents and visitors are taken into account (refer section 5.4)
- There are three main planning catchments - Batemans Bay, Moruya and Narooma
- The estimated 2016 catchment population for Batemans Bay is 18,201 increasing to an estimated 21,702 by 2036 as outlined at Table 2 below<sup>2</sup>. The catchment could extend more broadly for certain activities if regional scale facilities are developed.
- The median age of the Eurobodalla population as at 2016 Census was 54 years<sup>3</sup>, which is vastly higher than NSW as a whole (38). 55.4% of the shire population is aged 50 and over compared to 34.6% for NSW as a whole. The population will age much faster than NSW as a whole.
- Eurobodalla has a lower proportion of children and teenagers aged 0-19 (19.2%) than NSW as a whole (24.5%)
- Median weekly household income in Eurobodalla is lower than NSW as a whole (\$939 compared to \$1,486) and the Shire has a higher index of disadvantage than both Regional NSW and NSW as a whole
- From information provided by Council, approximately 38% of ratepayers do not live in the Shire.

**Table 2: Current and Project Population by Catchment and Locality** (Source: <http://forecast.id.com.au/eurobodalla/home>)

Area	2016 Population	Estimated 2036 Population	Change 2016-2036
<b>Batemans Bay</b>			
Batemans Bay - Catalina	4,045	4,524	+479
Batemans Bay Rural Hinterland	2,584	2,950	+366
Malua Bay - Lilly Pilli - Rosedale - Guerilla Bay	2,524	3,625	+1,101
Surf Beach - Batehaven - Sunshine Bay - Denhams Beach	5,891	6,526	+635
Surfside - Long Beach - Maloneys Beach - North Batemans Bay	3,157	4,077	+920
<b>Total</b>	<b>18,201</b>	<b>21,702</b>	<b>+3,501</b>
<b>Moruya</b>			
Moruya Rural Hinterland	2,684	2,859	+175
Broulee - Tomakin - Mossy Point	3,097	4,140	+1,043
Tuross Head	2,283	2,432	+149
Urban Moruya - Moruya Heads	3,626	4,807	+1,181
<b>Total</b>	<b>11,690</b>	<b>14,238</b>	<b>+2,548</b>
<b>Narooma</b>			
Dalmeny	2,087	2,327	+240
Narooma - North Narooma - Kianga	3,478	3,868	+390
Narooma Rural Hinterland	2,568	2,660	+92
<b>Total</b>	<b>8,133</b>	<b>8,855</b>	<b>+722</b>
<b>Total Eurobodalla Shire</b>	<b>38,024</b>	<b>44,795</b>	<b>+6,771</b>

<sup>1</sup> Eurobodalla Population Forecasts. <http://forecast.id.com.au/eurobodalla/home> (accessed 4/08/17)

<sup>2</sup> ibid

<sup>3</sup> 2016 Census. [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA12750?opendocument](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA12750?opendocument)



## 5.2 Income

Households in Eurobodalla have significantly lower incomes compared to NSW. The median weekly household income from Eurobodalla is \$939 compared with \$1,486 for NSW as a whole.

## 5.3 SEIFA

The Socio-Economic Index for Age (SEIFA) is an index that measures an area's relative level of socio-economic disadvantage based on a range of Census characteristics such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. The higher the score the lower the level of disadvantage. Eurobodalla Shire Council as a whole (956) has a higher index of disadvantage than Regional NSW (969) and NSW as a whole (996).

## 5.4 Sea Change Impacts on Population

A 2013 report<sup>4</sup> for the National Sea Change Task Force sought to quantify the temporary populations associated with holiday homes along the Australian coastline, situated in so called sea change localities. These were defined generally as those areas becoming increasingly popular as retirement centres for baby boomers in particular - of which Eurobodalla Shire is one.

The report notes that sea change localities experience a substantial influx of holiday makers during weekends and holidays as well as those that stay overnight. When the non-resident population, total equivalent full time residents from tourist accommodation, a percentage of visitors who stay with friends and family, plus day visitors are taken into account, the study estimated Eurobodalla Shire Council's daily average population in 2011 at 48,978 (p143).

## 5.5 Tourism Characteristics

Tourist visitation has a significant impact on the Eurobodalla population, particularly during Summer months. Key points to note include:

- Tourism's accounts for around one third of the total Eurobodalla economy<sup>5</sup>
- Data contained in the 2016 Eurobodalla Tourism Monitor<sup>6</sup> indicates the following:
  - For the 5 years from 2012 to 2016 there was an average of 1.3M visitors to Eurobodalla Shire.
  - 57% were domestic overnight visitors - mostly families with children or older retired couples, mostly from Canberra or Sydney, staying an average 3.7 nights
  - 41% were domestic day visitors, mostly older retired couples or families with children, mostly from the South Coast or, to a lesser extent, Canberra.
  - The largest proportion (34%) of domestic overnight visitors stayed in private accommodation (visiting friends and relatives) while a further 11% stayed in a private residence.
  - 22% stayed in a caravan park or commercial camping ground while a further 5% stayed in non-commercial camping.
  - 22% stayed in hotels/ resorts and a further 11% stayed in a rented house or apartment
  - The main destination is Batemans Bay (59% of overnight visitors and 45% of day visitors). A further 9% of overnight visitors and 2% of day visitors had a main destination of relatively nearby Broulee-Tomakin.
  - The 5 year average visitation to Batemans Bay is 324,000 and 11,000 to Broulee-Tomakin.

<sup>4</sup> University of Adelaide. "National Sea Change Taskforce. Time and tide: moving towards an understanding of temporal population changes in coastal Australia." April 2013.

<sup>5</sup> Eurobodalla Shire Council. "Business Development Strategic Plan 2014-2018" (p11)

<sup>6</sup> Jo Mackellar, Destination Research. Eurobodalla Tourism Monitor. Dec 2016



**Table 3 Visitors to Eurobodalla Shire (Summary 2012-2016)**

FIVE YEAR AVERAGE	DOMESTIC OVERNIGHT	INTERNATIONAL	DOMESTIC DAY TRIP	TOTAL
Visitors	746,750	25,000	530,140	1,301,890
Av night stay	3.7	4.5	n/a	
Lifecycle	Lifecycle families with children (39%) Older retired persons (21%)	Older people 55+ (35%) Young people, 20-30yrs (17%)	Families with children (27%) Older retired couples (33%)	
Source markets	Canberra (30%) Sydney (24%) South Coast (11%)	UK/Europe (62%) Nth America (16%) Asia(11%)	South Coast (61%) Canberra (23%) Sydney (7%)	

In order to increase overnight visitor expenditure by 25% and the number of overnight stays by 25% the Draft Eurobodalla Destination Action Plan<sup>7</sup> identifies a number of challenges to overcome, including:

- Revitalise Batemans Bay as an appealing gateway for the community and visitors to Eurobodalla
- Overcome aging accommodation infrastructure
- A need to attract new investment for infrastructure and tourism product development
- Pursue and support new and existing festivals and events that are key drivers of visitation to help overcome seasonality and generate increased visitor awareness of Eurobodalla and its experiences

## 5.6 Possible Aquatic Facility Planning Implications

The Eurobodalla community and tourism profile suggests a number of possible implications for aquatic facility planning:

- While a total catchment population of 38,025 would not warrant the provision of three swimming pools in urban environments, Eurobodalla Shire has a long coastline, substantial hinterland areas, and three main townships (approx 72kms from the northern-most to the southern-most township).
- The provision of aquatic facilities is seen as an important service to residents and Council has provided a swimming pool in each of the three main townships.
- This represents a significant cost to Council. Given relatively modest projected growth of 6,749 to 2036, it will be important to ensure that future aquatic provision is sustainable. It will not be possible to provide a high level of contemporary aquatic facility provision in each township and product differentiation will be necessary.
- The much higher median age (54 years) in Eurobodalla compared to the NSW median age (38) suggests there is likely to be higher demand for indoor, heated program water that supports therapy and fitness activity.
- Conversely, the high number of tourists, many (39%) comprising families with children suggests there is likely to be high demand for leisure and adventure water during the high tourist season periods. Further, with Batemans Bay attracting the majority of tourist related overnight and day visitors to the Shire, the demand for leisure and adventure water in Batemans Bay is likely to be higher than in other localities.
- The significantly lower incomes compared to NSW and higher level of socio-economic disadvantage, suggests residents’ access to aquatic and leisure programs and services may be price sensitive. This is less likely to be an issue for the tourist sector.

<sup>7</sup> Dr Meredith Wray. “Draft Eurobodalla Destination Action Plan”. (2017-2021)



## 6. Analysis of Current Provision and Performance

### 6.1 Overview

This section outlines a summary of the condition, catchment and operating performance of Council aquatic centres. The data is sourced from:

- Site Inspection Report - Aquatic Facilities Audit, Eurobodalla, Brown Consulting, 2014
- Aquatic Facility Safety Assessment (Batemans Bay, Moruya, Narooma Swimming Centres), Royal Life Saving Society Australia, 2015
- Section 3 - Population Analysis
- Eurobodalla Shire Swimming Pools - visitation data from 2006 - 2016; and
- YMCA Eurobodalla Shire Contract - Annual Reports (2014/ 15 and 2015/ 16).

All three Council aquatic centres are managed under a management agreement with the YMCA. These agreements are due to expire on 30 June 2017. The operator is responsible for:

- Administration
- Aquatic programs and services
- Minor maintenance and cleaning
- Marketing
- Finance
- Day-to-day management; and
- Chemicals.

Council is responsible for:

- Major maintenance;
- Utilities, including electricity and water costs; and
- Operator subsidy.

### 6.2 Batemans Bay Swimming Centre

Table 4 Batemans Bay Swimming Centre Analysis

ITEM	DESCRIPTION
Facility Assessment	Batemans Bay Swimming Centre is a typical 'post-war' aquatic facility with 50m outdoor and small low depth pools, ageing changing rooms, non-contemporary kiosk and reception arrangements. The Centre is situated within a broader sport and recreation precinct (Mackay Park) incorporating rugby league facilities, bowls club (currently closed) and mini-golf facility. The site is well positioned on the fringe of the CBD and is adjacent to the Princess Highway. The Centre does not reflect contemporary aquatic facility trends, include components that contribute to more successful facilities and/ or cater for a diversified range of markets.
Asset Condition <sup>8</sup>	Items for immediate attention are relatively few, but should be attended to as soon as funding allows. In the longer term, a filtration and reticulation pipework upgrade will be necessary but this will be triggered by increased bathing loads at the centre and/or results from the leak detection investigation. Major recommended works were: <ul style="list-style-type: none"> <li>• Provision of access ramp into the 50m pool - \$150,000 (Long Term)</li> <li>• New filtration system - \$400,000 (Long Term)</li> <li>• New reticulation pipework to pools - \$250,000 (Long Term).</li> </ul>

<sup>8</sup> Site Inspection Report Aquatic Facilities Audit - Eurobodalla, Brown Consulting 2014



ITEM	DESCRIPTION												
Aquatic Facility Safety Assessment <sup>9</sup>	<p>Compliance on 28 out of 33 Qualification items, compliance on 109 out of 149 total items and a Safety Score of 73.45% were achieved. The assessment states that this result can be improved by:</p> <ul style="list-style-type: none"> <li>• Implementation of the Safety Improvement Plan.</li> <li>• Regular internal reviews of the issues affecting safety at the Centre.</li> <li>• Internal Assessments.</li> <li>• Compliance with the RLSSA Guidelines for Safe Pool Operation and other statutes and regulations.</li> <li>• Continued periodic independent Aquatic Facility Safety Assessments.</li> </ul>												
Catchment	<ul style="list-style-type: none"> <li>• Estimated 2016 - 18,054</li> <li>• Estimated 2031 - 20,628</li> </ul>												
Visitation include CERM	<p>Total Visitation since 2011/ 12 was as follows:</p> <ul style="list-style-type: none"> <li>• 17,256 (2011/ 12)</li> <li>• 29,003 (2012/ 13)</li> <li>• 32,759 (2013/ 14)</li> <li>• 15,373 (2014/ 15)</li> <li>• 21,746 (2015/ 16)</li> </ul> <div data-bbox="507 904 1449 1462" data-label="Figure"> <table border="1"> <caption>Batemans Bay Swimming Centre Total Visitation 2011/12 - 2015/16</caption> <thead> <tr> <th>Year</th> <th>Visitation</th> </tr> </thead> <tbody> <tr> <td>2011-12</td> <td>17,256</td> </tr> <tr> <td>2012-13</td> <td>29,003</td> </tr> <tr> <td>2013-14</td> <td>32,759</td> </tr> <tr> <td>2014-15</td> <td>15,373</td> </tr> <tr> <td>2015-16</td> <td>21,746</td> </tr> </tbody> </table> </div> <p>By way of comparison, based on comparing the estimated 2016 Batemans Bay pool catchment population of 18,054 against the CERM<sup>10</sup> Group 5 Outdoor Pools (catchment multiple 2.1), a total visitation of 37,913 would be expected. So patronage of this pool is below expectations for a catchment of this size.</p> <p>Total Visitation by Month since 2011/ 12 is shown in the Figure below:</p>	Year	Visitation	2011-12	17,256	2012-13	29,003	2013-14	32,759	2014-15	15,373	2015-16	21,746
Year	Visitation												
2011-12	17,256												
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<sup>9</sup> Aquatic Facility Safety Assessment (Batemans Bay Swimming Centre), Royal Life Saving Society Australia, 2015

<sup>10</sup> CERM is the University of South Australia's 'Centre for Environmental and Recreation Management' and is recognised nationally for the development of performance indicators for indoor sporting centres, and aquatic & leisure centres. CERM PI® data measures operational management efficiency (cost recovery, operational ratios, catchment usage rates, secondary spending etc). Participation and provision of information is on a voluntary subscription basis. Most facilities on the CERM database are local government owned. Data for aquatic centres is categorised by the type of facility (ie outdoor only, indoor only, or indoor and outdoor) and further segmented by the size (m<sup>2</sup>) of the facility.

Eurobodalla's pools were compared with pools in similar categories on the CERM database. The most recent (2016) CERM operational benchmarks report provides median data for the period 2012/ 13 to 2014/ 15. It should be noted participation in, and provision of information for, the CERM database is on a purely voluntary subscription basis. To that end their database represents a "convenience sample" and is not representative of all Australian aquatic centres. For this reason, CERM data serves as a comparative guide only, based on similar pools on their database but it does not represent a definitive standard.



ITEM	DESCRIPTION																																																						
	<p style="text-align: center;"><b>Batemans Bay Swimming Centre Visitation by Month 2011/12 - 2015/16</b></p> <table border="1"> <caption>Batemans Bay Swimming Centre Visitation by Month 2011/12 - 2015/16</caption> <thead> <tr> <th>Month</th> <th>2015-16</th> <th>2014-15</th> <th>2013-14</th> <th>2012-13</th> <th>2011-12</th> </tr> </thead> <tbody> <tr><td>Sept</td><td>~400</td><td>~1000</td><td>~1000</td><td>~500</td><td>~200</td></tr> <tr><td>Oct</td><td>~2500</td><td>~1500</td><td>~4800</td><td>~3800</td><td>~300</td></tr> <tr><td>Nov</td><td>~2200</td><td>~1800</td><td>~5500</td><td>~4800</td><td>~2000</td></tr> <tr><td>Dec</td><td>~3800</td><td>~1200</td><td>~5200</td><td>~5800</td><td>~4200</td></tr> <tr><td>Jan</td><td>~6500</td><td>~5000</td><td>~7200</td><td>~6300</td><td>~5000</td></tr> <tr><td>Feb</td><td>~4200</td><td>~3800</td><td>~6200</td><td>~4800</td><td>~3500</td></tr> <tr><td>March</td><td>~2200</td><td>~2200</td><td>~3000</td><td>~3000</td><td>~1800</td></tr> <tr><td>April</td><td>~400</td><td>~0</td><td>~0</td><td>~0</td><td>~0</td></tr> </tbody> </table>	Month	2015-16	2014-15	2013-14	2012-13	2011-12	Sept	~400	~1000	~1000	~500	~200	Oct	~2500	~1500	~4800	~3800	~300	Nov	~2200	~1800	~5500	~4800	~2000	Dec	~3800	~1200	~5200	~5800	~4200	Jan	~6500	~5000	~7200	~6300	~5000	Feb	~4200	~3800	~6200	~4800	~3500	March	~2200	~2200	~3000	~3000	~1800	April	~400	~0	~0	~0	~0
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Operating Result	<p>The total operating result for 2014/ 15 &amp; 2015/ 16<sup>11</sup> is summarised below:</p> <table border="1"> <caption>Batemans Bay Swimming Centre Operating Result 2014/15 - 2015/16</caption> <thead> <tr> <th>Category</th> <th>2015/16</th> <th>2014/15</th> </tr> </thead> <tbody> <tr> <td>Operating Result</td> <td>-\$111,018</td> <td>-\$112,337</td> </tr> <tr> <td>Expenditure</td> <td>\$255,903</td> <td>\$256,469</td> </tr> <tr> <td>Income</td> <td>\$144,885</td> <td>\$144,132</td> </tr> </tbody> </table> <p>This equates to a subsidy of \$5.10 per user visit in 2015/ 16.</p>	Category	2015/16	2014/15	Operating Result	-\$111,018	-\$112,337	Expenditure	\$255,903	\$256,469	Income	\$144,885	\$144,132																																										
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### 6.3 Moruya Swimming Centre

**Table 5: Moruya Swimming Centre Analysis**

ITEM	DESCRIPTION
Facility Assessment	<p>Moruya Swimming Centre has recently upgraded its 25m outdoor pool to a wet-deck grating structure and pool resurfacing. The Centre has additional small low depth pools, ageing changing rooms, non-contemporary kiosk and reception arrangements. The Centre is situated on the CBD fringe adjacent to the Moruya River.</p> <p>The Centre does not reflect contemporary aquatic facility trends, include components that contribute to more successful facilities, and/ or cater for a diversified range of markets.</p>

<sup>11</sup> Eurobodalla Shire Contract Annual Report 2014/15 & 2015/16, YMCA



ITEM	DESCRIPTION												
Asset Condition <sup>12</sup>	<p>This facility is considered to be well maintained. Items for immediate attention are relatively few but should be attended to as soon as funding allows. In the longer term, a filtration and reticulation pipework upgrade will be necessary but this will be triggered by increased bathing loads at the centre and if the centre is having issues maintaining water quality. Major recommended works in the 2014 Audit included:</p> <ul style="list-style-type: none"> <li>• Provision of access ramp into the 25m pool - \$150,000 (Long Term)</li> <li>• New filtration system - \$400,000 (Long Term)</li> <li>• New reticulation pipework to pools - \$250,000 (Long Term).</li> </ul>												
Aquatic Facility Safety Assessment <sup>13</sup>	<p>Compliance on 28 out of 34 Qualification items, compliance on 111 out of 143 total items and a Safety Score of 76.12% were achieved. The assessment states that this result could be improved by;</p> <ul style="list-style-type: none"> <li>• Implementation of the Safety Improvement Plan.</li> <li>• Regular internal reviews of the issues affecting safety at the Centre.</li> <li>• Internal Assessments.</li> <li>• Compliance with the RLSSA Guidelines for Safe Pool Operation and other statutes and regulations.</li> <li>• Continued periodic independent Aquatic Facility Safety Assessments.</li> </ul>												
Catchment	<ul style="list-style-type: none"> <li>• Estimated 2016 - 11,569</li> <li>• Estimated 2031 - 13,162</li> </ul>												
Visitation	<p>Total Visitation since 2011/12 was as follows:</p> <ul style="list-style-type: none"> <li>• 23,868 (2011/ 12)</li> <li>• 38714 (2012/ 13)</li> <li>• 36,202 (2013/ 14)</li> <li>• 23,688 (2014/ 15)</li> <li>• 33,067 (2015/ 16)</li> </ul> <div data-bbox="507 1137 1449 1697" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;"><b>Moruya Swimming Centre Total Visitation 2011/12 - 2015/16</b></p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Year</th> <th>Visitation</th> </tr> </thead> <tbody> <tr> <td>2011-12</td> <td>23,836</td> </tr> <tr> <td>2012-13</td> <td>38,714</td> </tr> <tr> <td>2013-14</td> <td>36,202</td> </tr> <tr> <td>2014-15</td> <td>23,688</td> </tr> <tr> <td>2015-16</td> <td>33,067</td> </tr> </tbody> </table> </div> <p>By way of comparison, based on comparing the estimated 2016 Moruya Pool catchment population of 11,569 against the CERM<sup>14</sup> Group 5 Outdoor Pools catchment multiple (2.1), total visitation of 24,295 would be expected. So patronage is generally exceeding expectations for a catchment of this size.</p> <p>Total Visitation by Month since 2011/12 is shown in the Figure below:</p>	Year	Visitation	2011-12	23,836	2012-13	38,714	2013-14	36,202	2014-15	23,688	2015-16	33,067
Year	Visitation												
2011-12	23,836												
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<sup>12</sup> Site Inspection Report Aquatic Facilities Audit - Eurobodalla, Brown Consulting 2014

<sup>13</sup> Aquatic Facility Safety Assessment (Moruya Swimming Centre), Royal Life Saving Society Australia, 2015

<sup>14</sup> CERM, op cit



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Operating Result	<p>The total operating result for 2014/15 &amp; 2015/16<sup>15</sup> is summarised below:</p> <table border="1"> <caption>Moruya Swimming Centre Operating Result 2014/15 - 2015/16</caption> <thead> <tr> <th>Category</th> <th>2015/16</th> <th>2014/15</th> </tr> </thead> <tbody> <tr> <td>Operating Result</td> <td>-\$113,609</td> <td>-\$139,020</td> </tr> <tr> <td>Expenditure</td> <td>\$266,607</td> <td>\$293,945</td> </tr> <tr> <td>Income</td> <td>\$152,998</td> <td>\$154,925</td> </tr> </tbody> </table> <p>This equates to a subsidy of \$3.45 per visit in 2015/ 16.</p>	Category	2015/16	2014/15	Operating Result	-\$113,609	-\$139,020	Expenditure	\$266,607	\$293,945	Income	\$152,998	\$154,925																																				
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Income	\$152,998	\$154,925																																															

## 6.4 Narooma Swimming Centre

**Table 6 Narooma Swimming Centre Analysis**

ITEM	DESCRIPTION
Facility Assessment	<p>Narooma Swimming Centre has an indoor 50m pool, however the pool is ageing, has no ramp entry and has variable water depths. The Centre also includes a small low depth outdoor pool, ageing changing rooms, non-contemporary kiosk and reception arrangements. The Centre is situated adjacent to the local Camping and Caravan park, on the beach front.</p> <p>Narooma Swimming Centre does not reflect contemporary aquatic facility trends, has few components that contribute to more successful facilities and/ or cater for a diversified range of markets.</p>

<sup>15</sup> Eurobodalla Shire Contract Annual Report 2014/15 & 2015/16, YMCA

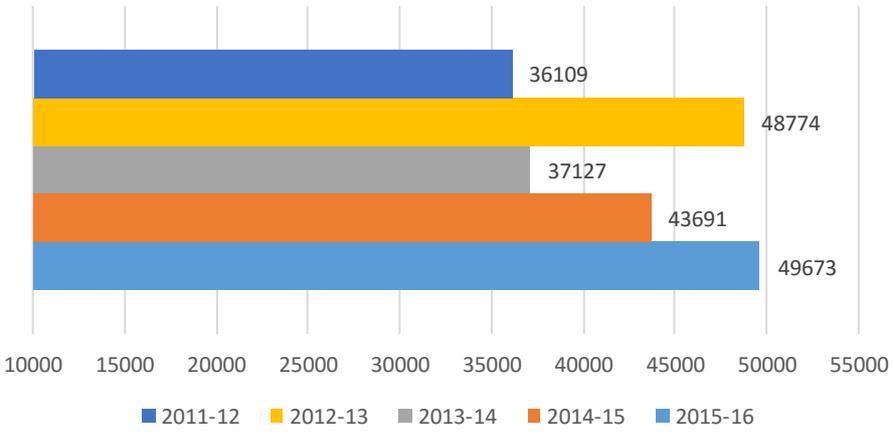
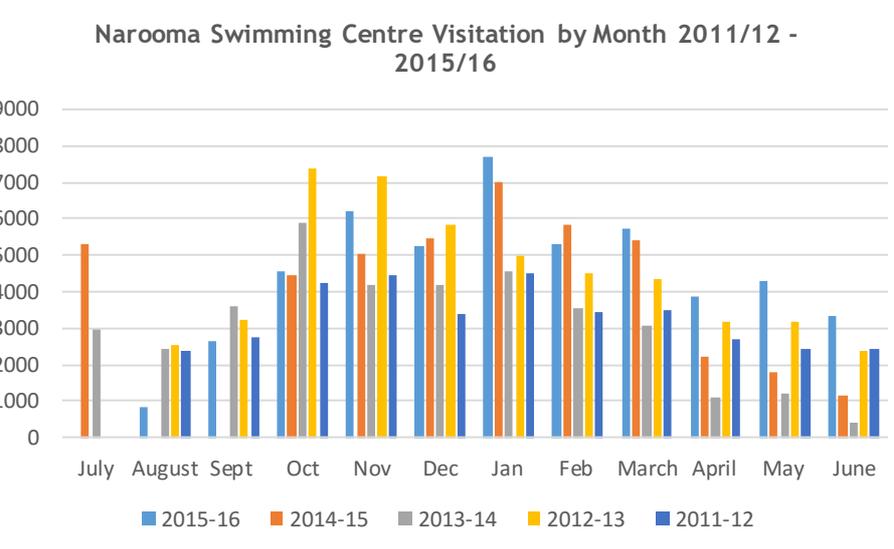


ITEM	DESCRIPTION
Asset Condition <sup>16</sup>	<p>Following a detailed inspection in 2014, it was found that the Centre will need some fairly major work in the not too distant future. Initially further investigation was recommended to establish what is actually happening to the pool and surrounding structure. There is evidence of foundation and subgrade movement which is likely to be a result changes in the ground water conditions.</p> <p>Initially, a leak test of the pool and pipe work and rectification of the associated leaks was recommended. The report recommended that a geotechnical engineer be engaged to review the material under the concourse and around the pool and building structure. This should provide sufficient information to establish what is causing the movement. To determine if the pool shell is to be retained, it recommended that destructive testing and defect mapping be undertaken to determine the effective life left in the pool shell. This investigation can also confirm what is happening at the expansion joints.</p> <p>These works would enable informed discussion of the pros and cons of pool repair versus pool replacement and the various options available, together with the preparation of associated costs for each of the options to enable a business case analysis to be undertaken.</p> <p>Major recommended works were:</p> <ul style="list-style-type: none"> <li>• Provision of access ramp into the 50m pool - \$150,000 (Long Term)</li> <li>• New filtration system - \$400,000 (Long Term)</li> <li>• New reticulation pipework to pools - \$250,000 (Long Term).</li> </ul>
Aquatic Facility Safety Assessment <sup>17</sup>	<p>Compliance on 27 out of 32 Qualification items, compliance on 110 out of 154 total items and a Safety Score of 69.69% was achieved. The assessment noted that this result could be improved by:</p> <ul style="list-style-type: none"> <li>• Implementation of the Safety Improvement Plan.</li> <li>• Regular internal reviews of the issues affecting safety at the Centre.</li> <li>• Internal Assessments.</li> <li>• Compliance with the RLSSA Guidelines for Safe Pool Operation and other statutes and regulations.</li> <li>• Continued periodic independent Aquatic Facility Safety Assessments.</li> </ul>
Catchment	<ul style="list-style-type: none"> <li>• Estimated 2016 - 8,077</li> <li>• Estimated 2031 - 8,686</li> </ul>
Visitation	<p>Total Visitation since 2011/ 12 was:</p> <ul style="list-style-type: none"> <li>• 36,109 (2011/ 12)</li> <li>• 48,774 (2012/ 13)</li> <li>• 37,127 (2013/ 14)</li> <li>• 43,691 (2014/ 15)</li> <li>• 49,763 (2015/ 16)</li> </ul>

<sup>16</sup> Site Inspection Report Aquatic Facilities Audit - Eurobodalla, Brown Consulting 2014

<sup>17</sup> Aquatic Facility Safety Assessment (Narooma Swimming Centre), Royal Life Saving Society Australia, 2015



ITEM	DESCRIPTION
	<p style="text-align: center;"><b>Narooma Swimming Centre Total Visitation 2011/12 - 2015/16</b></p>  <p>By way of comparison, based on comparing the estimated 2016 Narooma Pool catchment population of 8,077 against the CERM<sup>18</sup> Group 7 Indoor Pools catchment multiple (8.8), total visitation of 71,078 could be achieved. On this basis Narooma Pool is performing substantially below expectations. However, it would be unlikely that Narooma Pool would perform in line with the median performance of pools in this category on the CERM database as the vast majority would be much larger than Narooma Pool and would therefore have far greater capacity to generate patronage and revenue.</p> <p>Total Visitation by Month since 2011/ 12 is shown below:</p> 
Operating Result	The total operating result for 2014/15 & 2015/16 <sup>19</sup> is summarised below:

<sup>18</sup> CERM, op cit.

<sup>19</sup> Eurobodalla Shire Contract Annual Report 2014/15 & 2015/16, YMCA



ITEM	DESCRIPTION												
	<p style="text-align: center;"><b>Narooma Swimming Centre Operating Result 2014/15 - 2015/16</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Narooma Swimming Centre Operating Result Data</caption> <thead> <tr> <th>Category</th> <th>2015/16</th> <th>2014/15</th> </tr> </thead> <tbody> <tr> <td>Operating Result</td> <td>-\$378,222</td> <td>-\$370,765</td> </tr> <tr> <td>Expenditure</td> <td>\$628,152</td> <td>\$626,807</td> </tr> <tr> <td>Income</td> <td>\$249,930</td> <td>\$256,042</td> </tr> </tbody> </table> <p style="text-align: center;">This equates to a subsidy of \$7.60 per visit in 2015/ 16.</p>	Category	2015/16	2014/15	Operating Result	-\$378,222	-\$370,765	Expenditure	\$628,152	\$626,807	Income	\$249,930	\$256,042
Category	2015/16	2014/15											
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## 6.5 Implications for Eurobodalla Aquatic Facilities

All three of Council's swimming centres have ageing facilities and do not reflect contemporary aquatic facility trends, include components that contribute to successful facilities and/ or cater for a diversified range of markets.

The 2014 Site Inspection Report Aquatic Facilities Audit found the Batemans Bay and Moruya pools appeared to be fair condition with no areas of concrete spall or rust staining being noted. Concrete cracks, spall and rust staining is used as an indicator of the condition of the concrete pool shell. No indicators being observed suggests the pools are in relatively good condition. However, given the age of the pools, it is unlikely these pools will remain fit-for-purpose in the long term.

Cracks were observed for the Narooma indoor pool in the top wall and the in the portion of wall above the concourse slab. Much of the cracking did not have rust staining suggesting that the cracks may be limited to the renders and surface treatments. Brown Consulting recommended Council obtain a better understanding of the condition of the pool shell by undertaking destructive testing and defect mapping. The findings of this testing should be used to inform the timing of redeveloping this pool for inclusion within Council's forward capital works budgets.

Major recommended works for all of Council's three swimming centres were for the following long term projects:

- Provision of access ramp into the 50m pools at Batemans Bay and Narooma
- New filtration system; and
- New reticulation pipework to pools.

Whilst there have been safety improvements identified for all three of Council's swimming centres, there were no high risk issues raised by Royal Life Saving Society Australia.

To better assist with analysing the operating performance of its swimming centres, Council should consider having the operator capture data and report on:

- Breakdown of visitation by category (currently categorisation is reported for enrolments, not visitation); and
- Breakdown of income and expenditure by category (currently total income and expenditure only reported).



Given the size of the individual catchments, the visitation for Moruya Swimming Centre is considered strong in comparison to CERM benchmarks, whilst the Narooma and Batemans Bay Swimming Centres' visitation is comparatively poor. Visitation is strongest over the high tourist season months of October to February, spiking in January each year.

All three of Council's swimming centres are operating at a deficit with Batemans Bay and Moruya generating annual deficits of between \$111,018 - \$139,020 over the past two years. The Narooma Swimming Centre has generated recent operating deficits of \$370,765 and \$378,222, resulting in a 2015/16 subsidy per user visit of \$7.60.

## **6.6 Other Leisure Facility Provision**

As outlined at section 3.2, there are a small number of private swim school operators within the Shire and implications for Council's three swimming centres is considered relatively minor. There are several health and fitness facilities in Batemans Bay however the provision of health and fitness components in any future redevelopment of Mackay Park precinct would be considered essential to maximising the viability of the facility (refer section 7.5).

The Shire does not have a multi-court indoor facility. Multi-court facilities support more effective competition management, viability and usage outcomes. The need for a multi-court facility at Batemans Bay either at Mackay Park or as an extension to the existing venue at Hanging Rock was highlighted in the Draft 2016 Recreation and Open Space Strategy (refer section 4).



## 7. Aquatic Facility Trends Analysis

The development/ redevelopment of aquatic facilities can become an emotive public debate. Organised formal groups (specialist users of pools) may dominate consultation processes whilst the general resident/ casual and recreation user (highest user of pools) can remain unheard.

In many cases when a Council is faced with developing or redeveloping an aquatic facility the debate about the right components for the community it is to serve may at times be confronted by a number of challenges including:

- A demand for long course competition, lap swimming and training facilities (50m or 25m lap pools) sometimes at the expense of not including multi-use/ high use viable water areas.
- A demand for deep water to meet specialist sport needs which increases operating costs and also imposes restrictions as to who can use the water. Selection of these areas must be made with financial and user impacts clearly highlighted.
- Lack of a co-coordinated strategy for other existing pools in the project area and user catchment zones so that duplication within the catchment zone is avoided.
- Lack of knowledge of local competitor facilities and user markets as to why and how people use pools and what they pay for the different types of use. Participation trends usually reveal only a small market for lap swimming, whilst a large proportion of people use aquatic facilities for recreation, fun, enjoyment, socialisation, education and therapy.
- Lack of water areas of differing depths and temperatures.
- Ensuring all user markets are a priority so that a mix of water areas becomes an essential part of a successful aquatic leisure centre design brief.

### 7.1 Social and Leisure Trends Impacting on Aquatic Facilities

The following trends are impacting on the planning of leisure and aquatic facilities:

- **A gradual ageing of the population.** As life expectancy increases and the "baby boomers" of the 1950's and 1960's grow older, a demand for the provision of programmed hotter water areas as well as pools suitable for therapy and older adult exercises has emerged. This is contributing to a need for aquatic facilities to have a range of pools with different water depths and temperatures.
- **Flexibility in the times when people recreate.** As demands on people's time increases and work practices change, people are seeking to take their recreation at different times, over a broader spread of hours and at facilities that offer a variety of activities under the one roof. Indoor pools and health and fitness facilities are particularly attractive and becoming easier to use as many are open 12 to 16 hours, 7 days a week
- **Increased variety of recreation and leisure options.** People's leisure and recreation options are changing towards newer more varied activities offered over a greater range of timeframes compared to previous decades where limited variety in activities and scheduling occurred. This has supported the trend to more multi-use facilities to attract a broader range of users as well as multiple water areas to meet different needs at the one centre.
- **Constraints to recreation and leisure participation.** Lack of time, lack of facilities close by, family and work constraints, health problems and cost to use facilities are the main constraints to many people's recreation and leisure participation. The development of targeted markets of users, programs and services at aquatic and health and fitness centres has assisted in reducing some of these participation constraints
- **Changing employment structures, trading and work hours.** Work arrangements often make participation in traditional sports difficult and therefore people are looking for facilities that are open longer hours and have a lot of activity options at the one site. This makes facilities such as indoor pools attractive due to their long opening hours.



- **Different people want different activities.** Differing population characteristics i.e. age, gender, cultural background creates a need for facilities to offer potential users a much more varied range of programs and services than previously offered. All year-round indoor aquatic facilities also provide the greatest diversity of activities throughout the different seasons impacted by an area's local weather
- **Provision of high standards and quality of facilities and services.** People are increasingly seeking high standard, high quality facilities and services to meet their recreation and leisure needs. This has also seen the trend for indoor facilities becoming very popular as they allow activity in safe and secure spaces in all weather and environmental conditions. Developing low standard, low cost facilities will not attract the maximum user market
- **Desire for activities to be affordable.** The development of multi-purpose aquatic leisure centres has enabled high operating costs to be cross subsidised by more profitable activity areas such as health and fitness, food and beverage and entertainment areas. This has enabled many facilities to keep general entry fees low to encourage use.
- **Recognition of strong links between physical activity and health.** Preventative health and active lifestyles are an important motivator for many people's attendance at aquatic and health and fitness centres.
- **Expectations of equity and access.** People with special needs must be catered for in public aquatic and leisure facilities. This has seen improved design features to increase accessibility to and within such facilities. In addition, there is a growing array of programs and activities offered to people of all different abilities, physical condition and skill levels.

Figure 3 Tweed Aquatic and Recreation Centre



## 7.2 Aquatic Facility Model

Components that contribute to successful contemporary aquatic facilities are summarised at Figure 4 below:



Figure 4 Successful Aquatic Leisure Facility Model



### 7.3 Aquatic Facility User Markets

Traditionally, many local authority aquatic leisure facilities were built for specialist or limited market users (i.e. competitive swimmers or high level sport participants). Detailed planning and comprehensive feasibility studies now are able to show more targeted user profiles.

Such studies usually identify the demographic profile of residents in the project area, their current aquatic and leisure participation patterns and use of surrounding aquatic facilities that provide a sound base for more user-friendly facilities.

The majority of aquatic facility market research indicates future complexes must equally cater for four distinct aquatic user markets as outlined in Figure 5, p33. These comprise:

- **Recreation and Leisure Market** - usually made up of families, people coming with friends and groups for fun, relaxation, social activity and low level competition/participation.
- **Competitive/ Training/Fitness Market** - usually made up of people predominantly attending facilities alone for structured fitness or competition activities.
- **Education Market** - usually made up of children and adults wishing to increase water safety and survival skills. Includes Learn to swim classes, school and club use and individuals improving their skills and techniques. They require hot water pools and water depths with some straight edges and easy water access etc.



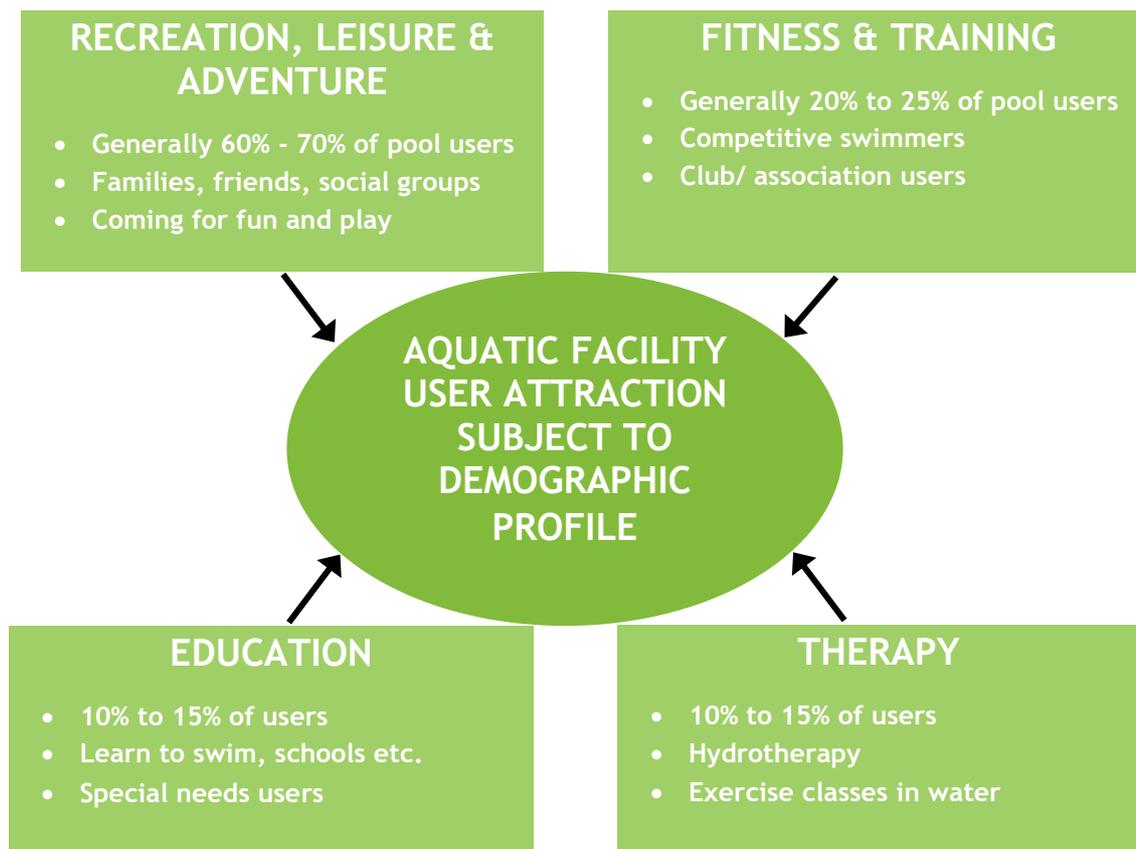
- **Health and Therapy Market** - usually made up of children, adults and older adults wanting to relax or exercise in hot water. This market also includes specialist health condition groups such as arthritis, asthma sufferers, etc. They require hot water pools and associated health relaxation areas, i.e. Spa/ saunas, etc.

Previous studies have indicated that the recreation and leisure market will usually be the largest as it contains people of all ages, ability, types, interest and gender. The competitive/ training/ fitness market is a more specialist market as it usually contains younger, fitter and more active people who have made time to train and compete.

Benchmarking studies undertaken by Otium Planning Group team members have indicated that in many cases 60% to 70% of facility users come from the recreation/ leisure sector with 20% to 30% coming from the competitive/ training/ fitness markets. The health and therapy and education markets can range from 10% to 20% of the market subject to the age and health profile of the community in which the facility is located.

The most successful centres attract all user markets and should be set up to allow people to participate in a range of activities at the one site. The further addition of health and fitness facilities, spas and saunas and social areas have been very successful at many aquatic facilities, as they add to the user experience and contribute to people being attracted to attend these facilities more often.

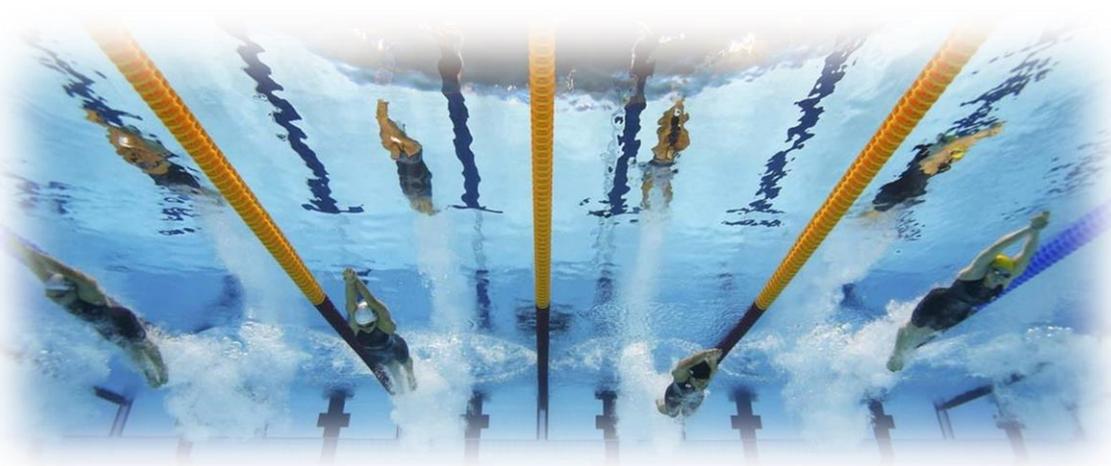
**Figure 5 Main Aquatic Leisure Facility User Markets**





Industry trends indicate that in the majority of current stand-alone aquatic facilities, revenue does not meet annual operating costs. While some Centres may have the capacity to return an operational surplus, they show no or minimal return on capital investment. A review of successful Centres demonstrates that they have the following characteristics:

- Higher expense recovery
- Much higher attendances
- Excellent program range returns
- Higher secondary spend returns
- Excellent range of attendance types (adult/ child ratio)
- Draws users from a large catchment area
- High revenue returns from health and fitness.



## 7.4 Private Sector Investment

Traditionally, commercial investment in aquatic facilities has been in specialist pools such as learn-to-swim or as additions to health and fitness clubs. High capital cost and limited financial returns have contributed to this situation. Some aquatic facility management groups are prepared to invest capital funds in return for longer-term agreements.

## 7.5 Health and Fitness Activity Areas

Industry trends indicate that users of aquatic facilities are also significant users of health and fitness facilities. Location of each of these activity components at the one site improves financial viability.

Health and fitness components have the capacity to record high expense recovery returns, with many centres returning 125% to 180% of expenditure. Locating these facilities at aquatic centres increases the potential of cross-selling and spin-off use. It also improves the membership/ program user and casual user ratio.





## 7.6 Ancillary Services and Activity Areas

In recent years, there has been a trend to develop a range of complementary businesses in conjunction with aquatic leisure facilities. These include:

- **Wellness Centres/Day Spas:** There is an emerging trend of adding in an area for specialist wellness activities, services and merchandising. The key services found at successful wellness centres include massage, beauty therapy treatments, gentle exercise classes and relaxation and time out activities.
- Inclusion of such facilities offers a broader range of activities to a larger age profile of people. The massage and beauty therapy are high yield sales activities and can have high linked merchandising product sales.
- It is essential in developing such areas that they are located with good views, away from general public noise and viewing areas and have very good finishes and fittings. There needs to be a close by lounge for relaxation after treatment or classes.
- **Sports Medicine:** Development of consulting rooms, with patient access to health and fitness and pools, have been excellent revenue generators.
- **Health and Therapeutic Services:** Health consultancies, weight loss and therapeutic services linking in worker and accident rehabilitation patients to use the range of facilities with centre memberships paid by relevant authorities.
- **Health and Beauty Services:** Leased areas to services such as beauticians, hair salons and body toning.



## 7.7 Innovations and New/ Redevelopment Considerations

Aquatic Facility reviews in Australia, North America, Canada, the Middle East and China in recent years provide a guide to potential aquatic facility innovations and trends. Key features that should be considered when redeveloping or retrofitting aquatic facilities are outlined under the headings below.

### 1) Leisure Play Equipment

Changing static shallow water areas into water play and fun zones is one of the most popular renovations. This can be done by adding simple play equipment, water sprays and interactive equipment to existing pools. Added to this is the option to introduce inflatable play equipment to allow the area to be changeable.

Many such outdoor pools that have been retrofitted have been linked to high use indoor pools.

### 2) Major Attraction Leisure Features

Water slides and similar challenge and adventure type activities have remained popular as long as the venue has a range of slides/rides to keep peoples interest. Single ride facilities struggle to keep interest due to the lack of variety. Multi ride areas allow users to try different length and configuration rides.

There are also a range of new water rides that have a slide component leading to another ride experience such as dropping into a bowl and then water, or onto a ramp and then into a splash pool. A key design trend is to link all slides to a common entry platform to ensure one staff person can supervise the area. A common splash down zone also allows one lifeguard to control a range of ride water entry points.

### 3) Special Effects

A range of North American Indoor leisure parks have added computerised light shows and sound systems to allow night time areas to be changed. The use of lights and sound provided users with new indoor facility experiences at night-time.



Some centres have gone further by adding projection walls to incorporate movies and short video clips with their new light and sound effects.

#### 4) Leisure Furniture

Many centres endeavour to keep parents and children at centres longer (to encourage greater secondary spending on food/beverage/merchandising) by providing quality furniture. The use of pool side lounges, tables, chairs, umbrellas, has allowed families to stay close to the water areas in relative comfort.

#### 5) Food/ Beverage/ Merchandising

This area has seen some major changes through development of pool side and dry area multi serving zones. Linked to these are high quality wet and dry lounge zones where people are encouraged to sit down and relax.

#### 6) Other

A number of innovative centres provide extensive lounge areas as well as pool-side furniture. These centres use mobile food and beverage carts to sell items directly to centre users (i.e. they take the product to the customer). A number of other centres visited have used merchandising innovations, such as all existing customers having to go through the sales area. Other innovations include:

- Multi-media video screens through the centre reminding customers about programs, special promotions, and food/beverage and merchandising specials.
- Providing customers with discount vouchers (at entry to centre) to spend in food/ beverage and merchandising outlets or on their next visit.
- Offering combination sales specials to attract a higher spend per person.

**Figure 6 Aqualink, Box Hill Vic**



## 7.8 Indoor Aquatic Provision

The provision of indoor aquatic facilities is most prevalent in those areas with cooler climates where there is a demand generally an increased demand for indoor aquatic facilities where there is desire for year-round access. This is evidenced by the high and growing number of fully indoor aquatic and leisure centres in Victoria compared to New South Wales and Queensland.

There is and within locations with cooler climates. Further, areas with higher rainfall may also increase the demand for indoor aquatic facilities in order to ensure comfortable, unimpeded use of the facilities.



## 7.9 Implications for Eurobodalla Shire

The most successful centres attract all user markets, including from the recreation and leisure; competitive/ training/ fitness; education; and health and therapy markets. To support the viability of Eurobodalla Shire aquatic centres, the facility mix, design, programs and services should be set up to allow people to participate in a range of activities.

In accordance with contemporary trends for the most financially viable aquatic centres, the following components should be considered in any future development of aquatic facilities in Eurobodalla:

- Provide a mix of shallow leisure/ recreation water with programmable water areas.
- Provide high revenue generating complementary service areas such as retail, food and beverage services.
- Co-locate aquatic facilities with a range of other leisure facilities and services.
- Provision of health and fitness, wellness and sports medicine options.

The future provision of aquatic facilities within the Eurobodalla Shire should be of an appropriate scale in consideration of there being three aquatic centres within the Shire drawing from a relatively modest combined estimated catchment of 38,025 as at 2016.

In order to contribute to viability, high summer holiday season tourist visitation should be factored into the design of future aquatic redevelopment at Batemans Bay (as this area receives the highest proportion of tourist visitation to the Shire)





## 8. Stakeholder Engagement

In keeping with Council's brief for this project, a targeted stakeholder engagement process was undertaken in order to inform the Eurobodalla Aquatic Strategy. Interviews were held with the following groups:

- YMCA management and pool managers
- Batemans Bay Chamber of Commerce
- Eurobodalla Health Service Community Consultation Committee
- Batemans Bay U3A
- Members of Council's Sunset Committee
- Batemans Bay Indoor Aquatic Centre Committee
- Batemans Bay Tigers Rugby League (Juniors)
- Batemans Bay Tigers Rugby League (Seniors)
- Bay Soldiers Club
- Village Centre Batemans Bay
- Range of other community/ cultural organisations

### 8.1 Consultation Themes

A number of key themes relating to aquatic and leisure facilities emerged from this consultation:

1. There is a demand for year-round, indoor, heated water.
2. The future potential redevelopment of Mackay Park should ensure the facilities, programs and services are multi-use.
3. The provision of adequate car parking and access arrangements for any potential Mackay Park redevelopment is critical.

### 8.2 Consultation Summary

A summary of consultation advice and comments related to aquatic and leisure facilities is outlined below:

- There is an increasing demand for better accessibility within Council's swimming pools.
- It is difficult to service the optimal temperature needs of different pool users within the one body of water.
- All of Council's swimming centres are used for carnivals and regional swim events.
- There is high demand for lane access during peak times at Council's swimming centres.
- Swim Clubs are based at all three of Council's swimming centres.
- While the primary demand is for a year-round, heated facility in Batemans Bay, a 50m pool is still sought in order to support carnivals and high level training and swim squad/ club activities
- Council's three swimming centres are ageing and tired in appearance and do not meet the full needs of the community.
- The Narooma Swimming Centre has received \$350,000 in NSW Government funding to develop a splash park.
- There is a high demand for a hydrotherapy pool due to the older population in Eurobodalla.



- An indoor aquatic facility should consider opening walls to spill out to adjacent greenspace in the warmer months.
- Any future facility improvements at Council's swimming centres should incorporate improved spectator seating, shade, allied health, crèche and improved food and beverage facilities.
- Marketing and communication at Council's swimming centres could be improved.
- If a major redevelopment of Mackay Park occurs, the co-location of a range of sporting facilities should be considered including aquatic, indoor court, health and fitness, outdoor sport and mini-golf.
- If the Batemans Bay Swimming Centre was upgraded to include a gym, indoor heated pool and allied health services, these elements would likely be supported by local sporting clubs.
- There needs to be adequate car parking at Mackay Park if the facilities are improved/ expanded.
- Road access into the Mackay Park precinct should be improved. Traffic banks up on exit to the highway especially during major events.
- The Batemans Bay Village Shopping Centre is constrained for future expansion. Lack of car parking is a major issue for the Shopping Centre. Whilst it may be an expensive solution, the future potential connectivity between the Shopping Centre and Mackay Park could be mutually beneficial.
- Development of the Mackay Park precinct should be a tourism-driven site which is a catalyst for growth in Batemans Bay, but needs to be consistent with a broader vision for Batemans Bay as a whole and the updated Destination Management Plan.
- The demographics of the region means good disability access and internal mobility must be taken into account in design
- There is a need for additional indoor sports courts
- Up to 50% of turnover for businesses occurs in the Christmas and Easter holiday periods and leisure related businesses can struggle outside of the peak tourist season (eg recent closure of the Batemans Bay Cinema)
- It can be difficult to secure learn-to-swim instructors.
- The indoor sports court at Hanging Rock is at capacity
- Lack of access to indoor sports is inhibiting the development of indoor court sports other than basketball
- There is a need for an additional two indoor courts to service indoor sport needs and co-location with other infrastructure at Mackay Park (eg aquatic, health and fitness, café, administration) would be a benefit



## 9. Strategic Direction for Aquatic Centres

### 9.1 Overview

Structurally, both Batemans Bay and Moruya pools are considered to be in fair condition, however cracks have been identified in the Narooma indoor pool slab which require further investigation and may necessitate substantial repairs or replacement. Recent condition audits have recommended the long term replacement of filtration and reticulation, and provision of access ramps at all three swimming centres, however given the age of the pools, penetrating the pool shell to retrofit ramp access may cause other problems with the integrity of the pool structures.

Patronage at Batemans Bay and Narooma Pools is below the benchmark performance of similar pools, while Moruya pool patronage has generally been exceeding benchmark expectations.

Eurobodalla Shire has a high median age and significantly lower household income compared to NSW as a whole. Typically, this suggests a demand for access to heated, year round water and price sensitivity for general admission or programs - although the latter is less likely to be an issue for the tourist sector. The cooler Eurobodalla climate compared to Sydney reinforces the likely demand for a facility of this type. From analysis of previous reports there has been community demand for a year-round aquatic facility in Batemans Bay dating back to 2005 which, from targeted consultation, remains current.

Similarly, there has been demand for increased indoor sports courts in Eurobodalla Shire for some time, most recently confirmed in the Draft 2016 Recreation and Open Space Strategy. Multi-court facilities support more effective competition management, viability and usage outcomes. The Draft Strategy identifies the option of developing new courts at the Mackay Park Precinct in Batemans Bay or extending the existing indoor facility at Hanging Rock.

Successful, contemporary aquatic facilities are characterised by design and management that targets multiple market segments. The most successful aquatic facilities attract all user markets, including from the recreation and leisure; competitive/ training/ fitness; education; and health and therapy markets. All three of Council's swimming centres are ageing facilities that do not reflect contemporary aquatic facility trends and cater for diverse market segments.

While a total population of 38,025 would not warrant the provision of three swimming pools in urban environments, Eurobodalla Shire has a long coastline, substantial hinterland areas, and three main townships. Council regards the provision of aquatic facilities as an important service and subsidises the operation of each of the pools in the main towns. Narooma Pool has the highest subsidy per user visit (\$7.60).

It will be important to ensure that future aquatic provision is sustainable. To that end it would not be prudent to provide a major aquatic facility featuring the contemporary elements outlined at Section 7 in each township, and some product differentiation will be necessary.

Eurobodalla Shire Council is considering a public private partnership for the redevelopment of Batemans Bay Mackay Park Precinct. This site incorporates Council owned land with the balance of the site being Crown Reserve under Council control. Council is seeking to upgrade the Batemans Bay Swimming Centre as part of the redevelopment of the Precinct and incorporate the potential development of arts/ cultural/ events/ leisure/ Visitor Information facilities.

With Batemans Bay attracting the highest proportion of the 1.3M tourist visits to Eurobodalla per annum, many of whom comprise families with children, there is likely to be a higher demand for leisure and adventure water at this pool during the peak tourist season periods.



## 9.2 Market Positioning

In order to service the full range of aquatic uses, maximise viability and avoid duplication and competition between centres, Eurobodalla Shire Council needs to have a clear differentiation between its swimming centres. Given the relatively modest size of the current and predicted future population, and the geographic dispersal of Council’s three existing swimming centres, it is recommended that the facilities be positioned as follows:

- **Batemans Bay Leisure Centre - Program and Leisure Aquatic Centre**  
Redeveloped as a contemporary aquatic leisure centre with different water spaces featuring a mix of program, leisure, fitness and adventure water options, health & fitness facilities, retail, food & beverage, and co-location with visitor information centre, community, and arts & cultural centre.
- **Narooma Swimming Centre - Event and Competition Swimming Centre**  
Retention of enclosed 50m pool in order to accommodate the Shire’s swimming carnival and event needs.
- **Moruya Swimming Centre - District Level Swimming Pool**  
Future development does not conflict with or duplicate the Batemans Bay and Narooma aquatic facilities. Only replace facilities once they reach the end of their useful life.

## 9.3 Strategy for Individual Pools

The recommended future directions and improvements for each pool, including proposed development priority, are outlined below. Time frames for recommendations are notionally classified as:

- Short Term: 0 - 5 years
- Medium Term: 6 - 10 years
- Long Term: 11 - 15 years.

### 9.3.1 Batemans Bay Leisure Centre

Batemans Bay Leisure Centre
<u>Rationale:</u>
<p>The opportunity for a public private partnership (PPP) for the redevelopment of Batemans Bay Mackay Park Precinct supports the short term development of Batemans Bay Leisure Centre.</p> <p>An indoor heated pool will respond to long standing demands for year round pool access. Integration of health and fitness, adventure water, party room, and food and beverage services will assist in maximising usage and viability. There may be complaints from lap swimmers about the loss of access to a 50m pool but the proposed facility mix is focussed on contemporary design, addressing key market demands and endeavouring to keep operating costs as sustainable as possible.</p> <p>The existing Batemans Bay Swimming Centre does not reflect contemporary aquatic facility trends. The proposed different bodies of water with varying depths and temperatures will service a range of demographics and community needs. Leisure and adventure water elements will better service the largely family orientated tourist market and local family recreation demand. Health and fitness facilities are incorporated in order to service all market segments and maximise the viability of the centre. The facility would be situated adjacent to the mini-golf facility.</p> <p>A shared reception foyer for aquatic/ arts/ cultural/ visitor information/ health and fitness/ merchandising will enable operating efficiencies and support economies of scale in terms of capital and operating costs.</p> <p>The design intent of the upgraded Batemans Bay pool serves two important functions:</p> <ol style="list-style-type: none"> <li>1. Firstly, the co-location of aquatic, recreation, arts/ cultural, visitor, and mini-golf facilities at the southern end of the Mackay Park Precinct ensures economies of scale and efficiencies from a capital and operating cost perspective.</li> <li>2. Secondly, this enables the freehold land on which the former bowls club was situated to accommodate an unencumbered PPP commercial development proposal (eg tourist accommodation, hotel).</li> </ol>



There is an identified need for a multi-court indoor sporting facility in Batemans Bay which could service broader shire-wide needs. The capacity of the Mackay Park Precinct to accommodate a 2 or 3 court facility, together with the other design elements listed above, plus car parking and long vehicle parking was investigated in subsequent preliminary design of an integrated aquatic and arts/ cultural facility and found to be unfeasible. The Draft Recreation and Open Space Strategy identifies the extension of the recently upgraded existing indoor sports court at Hanging Rock as an option.

<u>Future Development:</u>	<u>Priority</u>
<p><b>Indoor Aquatic Facility</b></p> <ul style="list-style-type: none"> <li>• Indoor 25m x 20m (8 lane) pool with ramp access</li> <li>• Warm water/ program pool and spa area at end of pool with ramp access</li> <li>• Toddlers/ leisure water (incorporating some deeper water at one end to accommodate additional learn-to-swim)</li> <li>• Water play splash pad (zero depth)</li> <li>• Tower and waterslides</li> <li>• Aquatic change rooms and amenities</li> <li>• Family/ special needs change rooms</li> <li>• Pool deck showers</li> <li>• Other support facilities               <ul style="list-style-type: none"> <li>- Storage</li> <li>- First aid room</li> <li>- Aquatic office</li> <li>- Wet lounge</li> <li>- Plant room</li> </ul> </li> </ul>	Short Term
<p><b>Health and Fitness</b></p> <ul style="list-style-type: none"> <li>• Program rooms (dividable x 2)</li> <li>• Gymnasium/ weights room</li> <li>• Health and fitness amenities and change</li> </ul>	Short Term
<p><b>'Dry' Indoor Area</b></p> <ul style="list-style-type: none"> <li>• Party room</li> <li>• Possible indoor sports courts (subsequent concept planning investigation found this to be unfeasible in an integrated design with arts/ cultural facilities)</li> </ul>	Short term
<p><b>Shared Front of House Areas</b></p> <ul style="list-style-type: none"> <li>• Shared foyer/ reception/ merchandising area for aquatic, arts/ cultural/ visitor information components</li> <li>• Food and beverage areas to service above components</li> <li>• Offices/ administration/ staff rooms to service above components</li> <li>• Public toilets</li> </ul>	Short Term
<p><b>Other Areas</b></p> <ul style="list-style-type: none"> <li>• Car parking and access</li> <li>• Dry plant room</li> <li>• Loading bay</li> <li>• Cleaners room/ store</li> <li>• Communications room</li> <li>• Circulation including lift well</li> </ul>	Short Term
<p><b>Area</b></p> <p>The total area of the indoor aquatic facility, health and fitness, other aquatic related areas would be approximately 3,700m<sup>2</sup> - 4,000m<sup>2</sup> (excluding indoor sports courts, shared areas and car parking). Shared foyer/ reception/ food and beverage/ administration areas servicing aquatic, health and fitness, visitor centre, arts &amp; cultural components would be approximately 600m<sup>2</sup>.</p>	



### 9.3.2 Moruya Swimming Centre

Moruya Swimming Centre	
<u>Rationale:</u>	
<p>It is <u>not</u> proposed to undertake substantial capital investment at Moruya Swimming Centre in the short to medium term and/ or expand its existing facility mix in consideration of:</p> <ul style="list-style-type: none"> <li>• The proposed development of the new Batemans Bay Leisure Centre in the short term and upgrading of Narooma Swimming Centre in the medium term;</li> <li>• The likely high operating cost for the upgraded Narooma Swimming Centre and to a lesser extent the proposed new Batemans Bay Leisure Centre; and</li> <li>• The size of the current and estimated future Eurobodalla population catchment will not support three major aquatic centres and therefore it is important to manage the scale of facilities, differentiate the facility mix, and avoid unnecessary competition with other Council swimming centres.</li> </ul>	
<u>Future Development:</u>	<u>Priority</u>
<b>Outdoor Aquatic Facilities</b> <ul style="list-style-type: none"> <li>• Replace outdoor 25m pool/ plant and include ramp access when pool reaches end of useful asset life</li> <li>• Replace learn to swim pool and provide separate plant, and include ramp access (or alternatively design with beach entry leisure/ toddler water)</li> </ul>	Long Term/ End of Useful Life

### 9.3.3 Narooma Swimming Centre

Narooma Swimming Centre	
<u>Rationale:</u>	
<p>Geotechnical investigation into foundation and subgrade movement and the integrity of the pool at shell Narooma Swimming Centre needs to be undertaken. Subject to the outcome of this investigation, the repair or replacement of the existing 50m pool may be required. The timing of these works will be subject to the outcome of the engineering investigation.</p> <p>Narooma Swimming Centre currently has a 50m indoor pool servicing the community. Further, the Centre is proposed to be positioned as the Shire’s swimming carnival and events facility. On this basis, the need to replace the existing indoor 50m pool once it reaches the end of its useful life with another 50m enclosed pool is considered necessary. Ramp access into the pool will improve accessibility for people with disabilities, older adults and persons with an injury. An expanded concourse and spectator seating is necessary in order to better service the larger number of participants and spectators that gather for aquatic events. Funding of \$350,000 for the development of leisure water is already committed.</p> <p>Whilst the co-location of aquatic facilities with other elements (eg health and fitness, wellness, retail and food and beverage) support a centre to better maximise its viability, once the proposed new Batemans Bay Leisure Centre is developed it is highly unlikely Council will be able to meet the capital and operational funding required to upgrade its other pools to this level.</p>	
<u>Future Development:</u>	<u>Priority</u>
<b>Indoor Aquatic Facility</b> <ul style="list-style-type: none"> <li>• Install leisure water (external funding of \$350,000 committed)</li> <li>• When the pool reaches the end of its useful asset life, replace with an enclosed 50m x 20m (8 lane) pool, ramp access, moveable bulkhead and new plant</li> <li>• Expand concourse and spectator seating when the pool is eventually replaced</li> </ul>	Short term Medium Term/ End of Useful Life



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## 10. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.