

RECREATION AQUATIC FACILITY

Timeline of Project Development

YEAR	ACTION
2000	George Burnett Leisure Centre was constructed and opened.
2003	The Recreation and Needs Study (Shirley Barnes & Associates) was completed. The study identified: <ul style="list-style-type: none">• lack of “Busyness” at GBLC• Another basketball court is necessary so that spaces are available for small competition• Strong need for indoor sports facilities• Additional sports courts, gym, crèche and refit of kitchen required
2009	The Physical Activity Plan (Jill Powell & Associates) <ul style="list-style-type: none">• 201 responses from Survey to 1000 randomly selected City of South Perth residents• (32 Como, 20 Karawara, 27 Kensington, 6 Manning, 40 Salter Point, 21 South Perth, 35 Waterford)• 65% female, 35% male• Swimming/Water activities (highest); Gym and fitness classes; Dancing classes; Hydrotherapy; Yoga, Pilates, Tai Chi most common answers to the question “what would you like to participate in which is currently unavailable or inaccessible in the City”• Recommendations - Expansion of GBLC to include more courts, gym, aerobic room
2011	Family and Children’s Services Study Key Research was commissioned to undertake a comprehensive research study looking at the provision of children’s services and facilities in the City of South Perth. It identified: <ul style="list-style-type: none">• A dissatisfaction was cited as access to a swimming pool/aquatic centre (12%)• A significant number of respondents travel out of the City of South Perth area to use facilities for children although the majority of these services were generally aquatic centre based or other sports or physical activity.• There was a very high level of support for the redevelopment of the George Burnett Leisure Centre. The addition of a Swimming pool/aquatic centre was the most popular service or facility suggested as an improvement. Children’s activities and programmes was also mentioned by a significant number of respondents as an additional service for the redevelopment of the George Burnett Leisure Centre
2011	Survey on behalf of Federal Member for Swan, Hon Steve Iron’s <ul style="list-style-type: none">• 1,000 responses



- 97.8% in favour of an aquatic facility within the City of South Perth
 - Strong support from Curtin University and Water Polo WA
- 2012
- A key action in the City's Strategic Plan was to complete the **George Burnett Leisure Centre (GBLC) Feasibility Study** (Jill Powell & Associates). The Study completed 3 levels of stakeholder engagement and identified:
- General Community Survey
 - 132 of 645 surveys posted (20%) representing 341 people – 164 male, 175 female
 - Swimming pool, gym, indoor courts most needed/wanted facilities
 - 52% believe funded by rates and user pays
 - GBLC User Survey
 - 18 surveys returned – mostly 56 year of age or over female
 - 5 local residents, remainder outside of LGA
 - Most needed or wanted facilities kiosk, indoor courts, swimming pool
 - Public advertisement 10 July 2012
 - 15 letters supporting "Sports Mall" concept
 - Volleyball WA expressed desire to create outdoor beach volleyball courts
 - Key Findings
 - Existing GBLC operational loss of \$286,907 (2012)
 - Projected annual visitation of 100,000 people
 - Estimate capital cost of \$6M for new sports court, storage, gym, offices
 - Estimated future annual operational loss of \$50,000 in first year with an anticipated operational surplus of \$32,000 after year 2.
 - An allocation of \$7M for the development of GBLC was considered as part of the forward financial plan (2013)
- 2015
- A grant of \$45,000 by the Federal Government (endorsed by Member for Swan, Hon Steve Irons) was provided to the City to conduct an **Aquatic Centre Feasibility Study**. The study was completed by Jill Powell & Associates. The Study completed 3 levels of stakeholder engagement and identified:
- General Community Survey
 - 201 of 650 surveys posted
 - The majority of respondents wanted an indoor lap pool, followed by an indoor leisure pool or an outdoor 50m pool. There was some support for a hydrotherapy pool which would be in keeping with the older age group for rehabilitation, joint mobility and also learn to swim for the younger age groups.
 - 37% of respondents stated they did not want to pay anything to subsidise the construction and ongoing operation of new facilities
 - Swimming pool, gym, indoor courts most needed/wanted facilities
 - Public Meeting held at GBLC(11 March 2012)
 - 87 people attended



- All of the residents in attendance at the meeting wanted their desire for a swimming pool conveyed to the council
- Letters of Support
 - Subsequent to the public meeting a Facebook Page was developed by a local resident called “Support the South Perth Aquatic Centre” and encouraged people to write in to show their support for the development of an Aquatic Centre.
 - A total of 63 emails/letters were received which vary in content from a simple “we support the development of a pool” to more detailed reasons for the development of a pool.
- Key Findings from Aquatic Centre Feasibility Study
 - Existing annual GBLC operational loss of \$274,000 (2015)
 - Projected annual visitation of 201,000 -258,000 people
 - Estimate capital cost of \$16M for one new sports court, storage, gym, offices, one indoor 50m pool
 - An additional \$6M capital was estimated for provision of leisure pool, waterslides and hydrotherapy pool
 - Estimated year 1 annual operational loss of \$460,000 in first year and a continued annual operational loss estimated in year 3 of \$216,000.
 - the development and management of the aquatic centre would not be as financially viable as the development of the “dry side” facilities and it would be appropriate to develop these facilities prior to the aquatic facilities as they will aid the financial viability of the development.

2017

City of South Perth Strategic Community Plan 2017-2027

In October 2016, the City embarked on a major review of its 10 year Strategic Community Plan 2013-2023 and developed the Vision 2027 project to engage the community in the review. The engagement activities provided the community and stakeholders with the opportunity to have their say about the City’s priorities and future for the next 10 years.

Approximately 1,300 community members, stakeholders, staff and Councillors were directly involved in developing the Strategic Community Plan. The activities held were as follows:

- two surveys • two events • four workshops • various staff and Councillor meetings
- various social media and online engagement tools.

A key strategy resulted that forms part of the Strategic Community Plan to:

“Plan for and promote the development of recreation and aquatic facilities to service City of South Perth needs.”



- 2017
- As part of longer term financial planning by the City, the CEO and staff commenced a strategic review for improvements to key facilities George Burnett Leisure Centre (GBLC) and Collier Park Golf Course (CPGC). Previous planning had indicated that a conventional swimming pool, while publicly supported, would likely require ongoing subsidy to meet operational costs.
- With these considerations in mind, the necessity to explore how a recreation and aquatic facility could be made more viable as a functioning centre was articulated through the initiation of a **Recreation and Aquatic Facility (RAF) Feasibility Project**.
- 2018
- Clublinks commenced as the Course Controller for **Collier Park Golf Course (CPGC) in March 2018**. Under the terms of the agreement Clublinks were to work with the City to develop a masterplan for the course that would drive improved facilities, usage, and financial returns across the facility, with specific areas for improvement detailed.
- As part of the RAF project, key stakeholder engagement commences with the general community, Council, local Schools, Clontarf Aboriginal College, Federal Government, State Government, Curtin University, Town of Victoria Park, SportsWest (formerly West Australian Sports Federation), Golf WA, Clublinks, Basketball WA, Volleyball WA, Badminton WA, Swimming WA, Water Polo WA, Table Tennis WA, Netball WA, Perth Redbacks Basketball Association.
- 2018
- At the Council meeting held in October 2018, Council resolved to:
1. Reaffirm its commitment for the planning and promotion of the development of recreation and aquatic facilities to service community needs in accordance with Strategic Outcome 1.2(C) of the City of South Perth Strategic Community Plan 2017-2027;
 2. Commence formal engagement with Federal and State Governments, adjoining local authorities, tertiary institutions, peak sporting bodies and commercial operators to gauge their interest, support and involvement in a regional scale multi-use leisure and aquatic facility to be located within the City;
 3. Advance work on the design concepts and preferred sites to enable preparation of a detailed Business Plan to be submitted to Council by July 2019;
 4. Commit to consultation with stakeholder groups and the public on the refinement of the concepts and preferred sites; and
 5. Form a Project Reference Group reporting through to the Property Committee to oversee the development of the project.
- 2019
- The City receives a feasibility report from NS Group that was procured in order to establish the high-level feasibility of a recreation and aquatic facility in South Perth and that allowed the City to shortlist the potential sites to three. This provided indicative financials for the shortlisted sites, based on similar recreation and aquatic facilities currently in operation. The financials were at a sufficient level



to allow benchmarking of the facilities such that a preferred site could be identified.

On 17 April, Federal Treasurer, Hon Josh Frydenberg MP announced a \$20million election commitment as part of a West Australian pre-election visit at the Collier Park Golf Course

The Coalition Federal Government wins federal election.

Property Committee report submitted recommending selection of preferred site at Collier Park (north) and formal acceptance of the Coalition Government funding commitment. Report is considered and referred to September Council Meeting including request for additional information.

The financials on the preferred site were presented to Council at a briefing on 3 September 2019.

This updated report submitted to September Council meeting.

