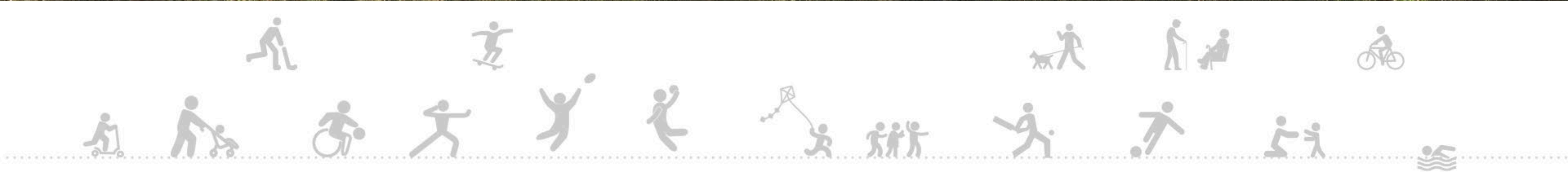


SPORTING COMMUNITIES OF PHILLIP ISLAND

GIVING BASS COAST SHIRE A HAND TOWARDS OUR RECREATIONAL FUTURE



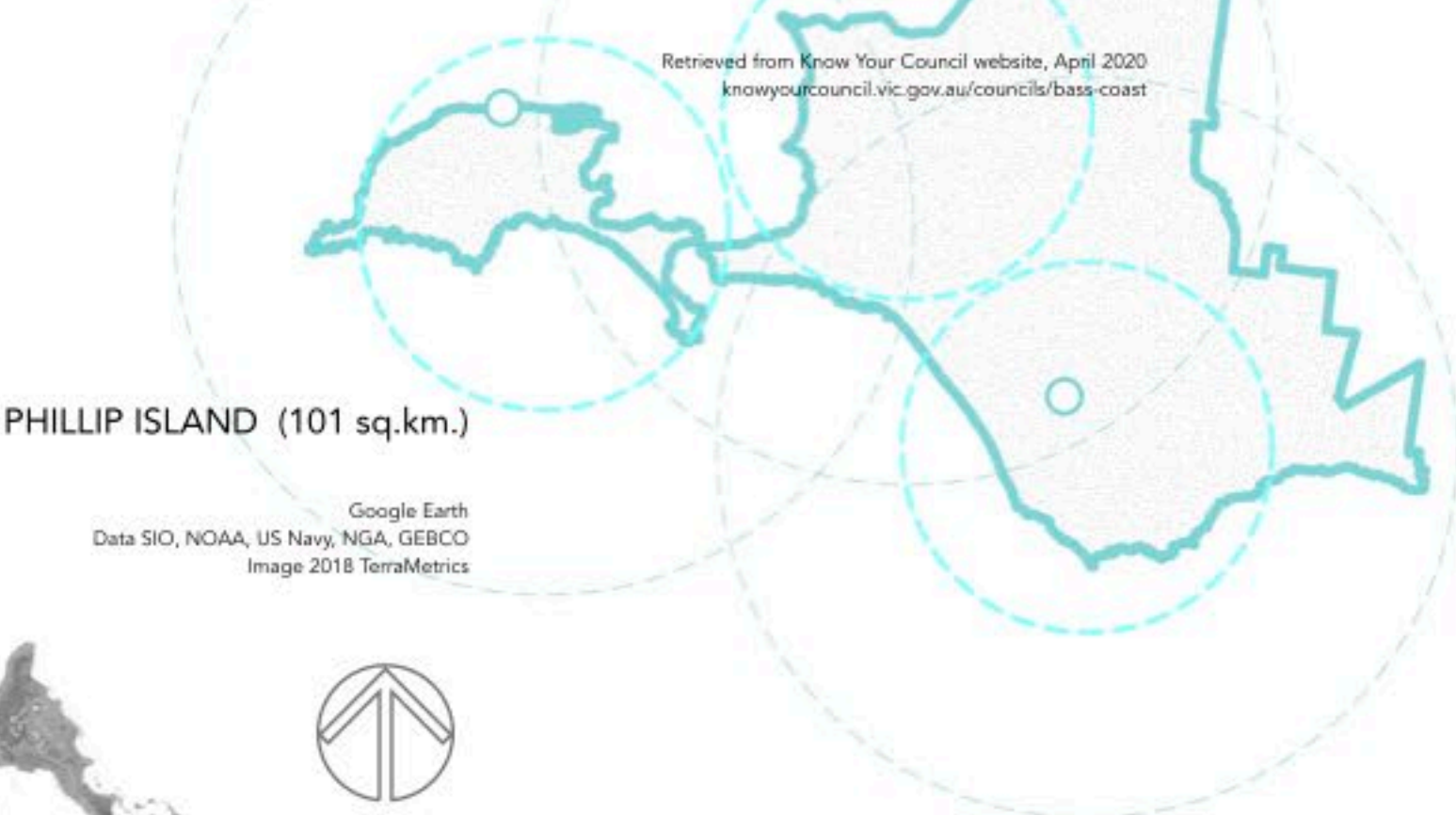
aspirations for a new community park

- active health (gym)
- allied health (therapy)
- aquatics
- art
- badminton
- basketball
- boules
- bike riding
- cafe
- callisthenics
- creche
- cricket
- dance
- football
- hockey
- indoor arena
- martial arts
- netball
- skating
- soccer
- squash
- volleyball
- table tennis
- tennis
- yoga
- walk / run / ride / see / meet / play
- indoor / outdoor / places for all seasons



BASS COAST SHIRE (865 sq.km.)
has one of the highest growth rates in Victoria and
29% of the resident population is over the age of 60.
Estimated resident population (ERP) by 2021 = 37,000

During peak holiday periods, Bass Coast's population exceeds 60,000.
The Shire is visited by 35% of Melbourne's international visitors each year.

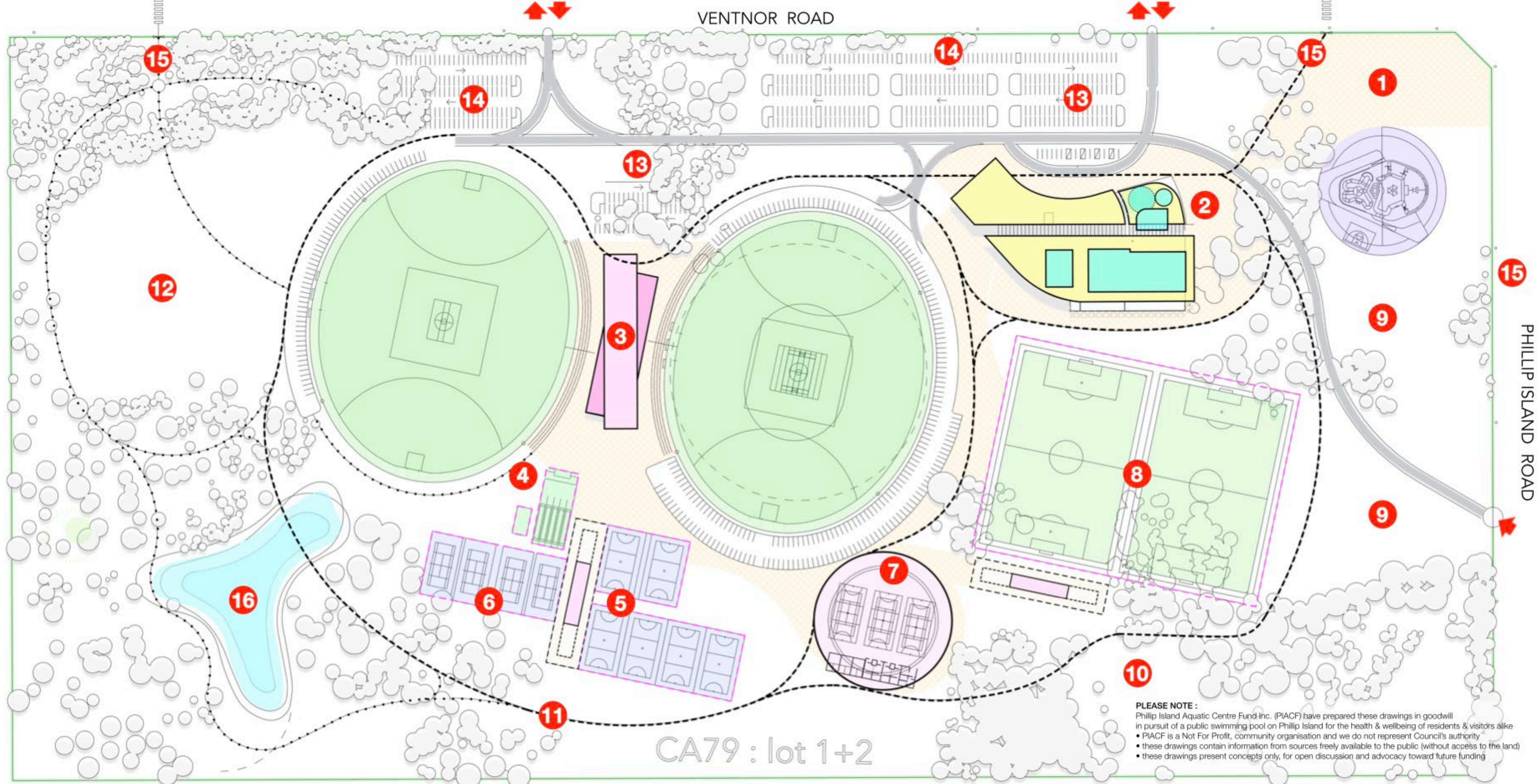


Travel distance :	Cowes to Wonthaggi	42 km
	Cowes to Grantville	38 km
	Grantville to Wonthaggi	32 km

PLEASE NOTE : Phillip Island Aquatic Centre Fund Inc. (PIACF)
have prepared these drawings in goodwill in pursuit of a public swimming pool
on Phillip Island for the health & wellbeing of residents & visitors alike
• PIACF is a Not For Profit, community group and we do not represent Council's authority
• these drawings contain information from sources freely available to the public
• these concepts are presented for open discussion and advocacy toward future funding



PHILLIP ISLAND
Aspirational
RECREATIONAL PARK



PLEASE NOTE :
 Phillip Island Aquatic Centre Fund Inc. (PIACF) have prepared these drawings in goodwill in pursuit of a public swimming pool on Phillip Island for the health & wellbeing of residents & visitors alike.

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- these drawings present concepts only, for open discussion and advocacy toward future funding

1. GATEWAY PLAZA + REGIONAL SKATE PARK
 primary pedestrian link Thompson Avenue

2. AQUATIC RECREATION CENTRE
 universal access to health & wellness
 indoor pools & water play / gymnasium
 PI Swim Club rooms / competition facilities
 2 floor levels / cafe kitchen

3. GREEN FIELD SPORTS COMMUNITY PAVILION
 PIFNC + PIDCC club & social rooms / 2 floor levels
 shared use / universal access facilities / storage units
 spectator seating on balconies & ground level terraces

4. CRICKET PRACTICE NETS
 5 lanes / shared use / storage / space for expansion

5. NETBALL COURTS
 accessible amenities / storage / space for expansion

6. TENNIS COURTS
 accessible amenities / storage
 space for expansion / PITC club rooms

7. INDOOR COURTS + HIBALL ARENA
 PIDBA club rooms / competition facilities
 shared use / universal access / storage units
 kiosk kitchen / tiered spectator seating

8. SOCCER PITCH
 2 senior dedicated fields / 1 junior field
 option to share use on cricket ground
 PISC club & social rooms / storage

9. OUTDOOR EVENT SPACE
 CREATIVE ARTS FACILITY ? PICAL ?

10. BCSC / PARKS + GARDENS
 park management & maintenance depot
 park plant nursery & kitchen gardens

11. PARK PATHWAYS
 shared use / walk / run / ride / rest

12. DOGS 'Off Leash' AREA
 secure play & training space

13. PARK + RIDE
 public transport / coach setdown
 bicycle parking hire & repair
 tourist information
 EV charge stations

14. MAJOR EVENTS overflow parking

15. LINKS TO URBAN PATH NETWORK
 gateway design / option pedestrian
 overpass to shared pathways East side
 Reduce 80kph speed limit Ventnor Rd?

16. BIO-LINK TO VEGETATION CORRIDOR
 stormwater retention pond for irrigation
 wetland filter to Saltwater Creek catchment

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aspirations for our new community park

Firstly thanks for the email and all the work you and the group have done so far, it's fantastic.
The plans look great, we as a football club do need make sure of a couple things

- Secure fencing around the main football oval and netball courts as there is an admission price to gain entry
- We require our own social rooms as we have a bar / bistro running all year round
- There needs to be a change room area at the netball courts
- Ideally both football/cricket ovals would have up to date ground lighting

Chris Ross
President, Phillip Island Football Netball Club

FOOTBALL TOTAL 465	Auskick	180	NETBALL TOTAL 160
	Under 10	50	
	Under 12	50	
	Under 14	36	
	Youth girls	50	
	Under 16	21	
	Under 18	23	
	Seniors	55	
	Netball	100	
	Net set go	60	

Potential numbers worked from 2016 figures	Potential age group 2020
0-4 years	629
5-9 years	762
10-14 years	691
15-19 years	553
20-24 years	404
25-29 years	464
30-34 years	616



PO Box 541, COWES 3922
Contact: 5952 2523
info@pifc.com.au
www.pifc.com.au

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aspirations for our new community park

Thanks for your time with getting this project to this stage as it would have been a huge effort.

For the basketball club we would use the Hi Ball Courts.

Wonthaggi Secondary has three courts and would be great if we could do the same.
For instance we have 6 teams in U12 and U14 boys and with two courts we are unable to play each age group all at the same time. It means that games go until late because we try and fit all games across two courts for all our boys age groups, not ideal finishing at 9pm on a Monday.

The other benefit is that multiple clubs could potentially use the Hi Ball stadium at the same time during inclement weather. Eg. Netball training sessions, Basketball skills sessions, Football, etc. There are so many clubs on the Island that would benefit in the long run given our constant increase in population with families moving to the Island.

Looking at the emails from the Cricket and Football/Netball clubs and knowing that Tennis and Soccer also need an indoor facility during inclement weather it puts the case forward for at least 3 if not 4 indoor courts. With improved indoor facilities it may also create new clubs to start up such as Volleyball (if we don't have one already) in the region.

It is important to have a walk through Knox State Basketball Centre, Casey Stadium in Cranbourne and Churchill YMCA, which has 3 courts, to get an idea of what is possible.
Your commitment to this project is greatly appreciated and if we can dream big then four courts would be ideal.

Also I would suggest a website dedicated to providing information to the community on the full range of sporting clubs on the Island with program dates, contact details, etc.

A one stop shop to promote sport on the island.

Branca McFarlane

Junior Basketball Competition Coordinator
Phillip Island & District Basketball Association

Junior Basket Ball

Estimate 250 and 300 per season
Run through two 11 week seasons:
February to June & September to December

Basketball Australia Hoops Program

each school term for eight weeks
with 24 per term per program = 48 sessions

Phillip Island Rips - Domestic

Run 11 to 12 teams using 100 players
Participating from July/August to April

Currently Domestic Basketball & Aussie Hoops run at the same time and competitions juggle existing court availability between the YMCA Cowes, San Remo Recreation Centre & Newhaven College courts . . it's very difficult



Phillip Island & District Basketball Association

PO Box 575, COWES 3922

Contact: 0416 132 006

secretary@phillipislandbasketball.org
www.phillipislandbasketball.org

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aspirations for our new community park

The Basketball club would need the following within the indoor Hi Ball Court:

Built in scoring benches for all courts with power points to charge scoring devices, laptops, etc. including a built in cupboard to store the possession arrow and scoring equipment and draws for storage during a game for ad hoc items needed by scorers/referees, etc.

Adjustable professional level basketball rings - for Aussie Hoops and standard competition

Professional level electronic scoreboards for all courts
include a scoring control box and shot clock timer box for each court

Seating for up to 200 on show court and minimum of 100 per other courts - if we have 3 courts

This would mean we could have major tournaments in this region and partner with Wonthaggi Coasters to create yearly events just like Korumburra, Warragul & Traralgon currently do, eg. Bass Coast Junior Basketball Tournament

This would bring extra money into the region(s) for business in accommodation, retail, hospitality and tourist attractions

A large lockable storeroom, roughly 6 m x 5m with lockable cupboards / draw shelves / hanging space to accommodate our domestic and representative team competitions:

- Minimum of 50 x Basketballs for our domestic competition
- Minimum of 22 x Basketballs for our representative competition
- 12 x large Representative team bags
- Domestic team singlet storage - up to 400 team singlets
- Representative team uniform storage - up to 150 uniforms
- Merchandise shop and storage area
- Access to a professional level ball pump
- First aid room and storage with sink
- Controlled entrance for spectators
- Front reception desk for use by club administrators
- Administrative office access for club admins to use during the competition days/nights
- Internet / WIFI access
- Toilets & separate change rooms for boys and girls
- Cleaning storage area and adequate floor cleaning items large sweep for courts, etc.
- Built in audio PA facility
- Kitchen/canteen facility



Phillip Island & District Basketball Association

PO Box 575, COWES 3922

Contact: 0416 132 006

secretary@phillipislandbasketball.org
www.phillipislandbasketball.org

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aspirations for our new community park

From a Cricket Club perspective the initial plans look fantastic with some adjustments needed to suit our needs.

- The Cricket Club will require our own independent rooms with an unobstructed view to both playing fields
- We desperately need a turf wicket centre
- We need changing rooms for home and away teams as well as suitable changing rooms for female players
- We need storage capacity for training and other equipment
- Is there provision for sight-screens on the main turf area?
- As part of our cricket training nets we need a "throwdown" additional net, approx. 8m x 12m

I believe this is a great initiative to house all major sporting groups on the Island, including soccer, and have provision for under roof netball, basketball and indoor cricket areas.

Ron Young

President
Phillip Island District Cricket Club



P.O. Box 693 Cowes 3922

Contact: 0415 744 771

phillipislanddistrictcc.vic.cricket.com.au

Senior Cricket

80 members playing this year

Junior Cricket

140 members playing this year
across the various teams

Social Club Membership

80 members at present this year

aspirations for our new community park

Ideally for the soccer club ;

- 2 full size pitches would be best
- There would also need to be changing facilities close to the soccer pitches
- If there was any way to have a small sized synthetic pitch that could be used for modified games, that would be a bonus!
- Match standard lighting would be essential too

Andrea Blair

Secretary
Phillip Island Soccer Club

PIBSC TEAMS

1 x Female Senior

2 x Mens Seniors

PIBSC TEAMS

8 x Junior Teams

mixed male & female participants

PIBSC CLUB

Total membership

160 currently



Phillip Island Breakers Soccer Club
PO Box 920, NEWHAVEN 3925
Contact: 0413 009 636
phillipislandsoccer@gmail.com

aspirations for our new community park

Aquatic Centre and Gym

- 50 metre competition pool - eight lanes with moveable boom would allow separated lane space for training
- Tiered seating for swim carnival spectators
- Learn-to-swim pool with access ramp
- Swim Club - storage rooms - meeting room access - dry workout space with access to online teaching resources
- Toddlers pool + splash pad + water play unit with access to outdoor space / courtyard lawn
- Warm water program pool with access ramp + spa jets
- Dry and steam saunas
- Pool Hall entry designed with direct access to change village & pool deck showers
- Wellness centre - rooms for allied health treatments with direct access to warm water pool/spa/saunas
- Gym / Dry floor program spaces
- Group fitness / multi-purpose rooms with access to outdoor space / courtyard lawn
- Other features accessible to all park users include a cafe + creche + community/club meeting room

Nadine Newman

President
Phillip Island Swim Club



Phillip Island Swimming Club

PO Box 122 COWES 3922

Contact: 0414 986 159

swimclub@waterfront.net.au



aspirations for our new community park

The Phillip Island Aquatic Centre Fund committee has been working a long time to achieve an Aquatic Centre on the island

Our future view of aquatic facilities for Bass Coast includes a 50 metre indoor pool on Phillip Island. We believe this can be attainable given careful approach as shown by the recently successful Business Case model for Rosebud Aquatic Centre (November 2017) delivered to the Shire of Mornington Peninsula.

- We make the following statements:
- 1. Yes the cost to build a 50 metre pool is more than a 25 metre pool.
 - 2. Yes annual running costs are more (approx. \$139,000.00 p.a.)
 - 3. But, a bigger facility offers more in diversity and opportunity returning a higher annual income.
 - 4. It concentrates on Health & Wellbeing through recreational & social activity, bringing the community better services & support.
 - 5. It provides a stronger platform towards an all-season tourist economy and caters to our current & future residential growth.



The Census of 2016 shows Phillip Island & San Remo population growth at a steady rate, with our youths 0 -19 expected to number 2635 this year and our 60-84+ age group 4613. When we add holiday homes and seasonal tourism we know the Island gets to breaking point, then include, the annual visitation numbers to the island youth holiday camps (x3) and a solid case certainly develops to support a 50 metre pool complex on Phillip island (in our opinion).

Option / Key components	Aquatic components	Health / Fitness & Wellbeing	Other
Option 1	<p>25 metre indoor pool x 8 lanes</p> <p>learn to swim pool</p> <p>warm water program pool inclusive of spa area sauna / steam rooms</p> <p>aquaplay / splashdeck</p>	<p>multi purpose room</p> <p>wellness centre visible & accessible to warm water pool hall</p>	<p>cafe / office admin ticketing / retail space</p> <p>change rooms / amenities pool storage and plant rooms</p> <p>school group change rooms tiered spectator seating</p>
Option 2	<p>same as Option 1 with exception 50 metre indoor pool x 8 lanes</p>	<p>as above</p>	<p>as above</p>

Phillip Island Aquatic Centre Fund Inc.

A.B.N. 79215424048 A.I.N.A0038685S

P.O. Box 808 Cowes, VIC 3922

www.piac.org.au

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building community health and wellbeing

For Phillip Island to justify against the business model of Rosebud Aquatic Centre we would need each resident to visit our facility 2.6 times each month without reliance on tourism or holiday home visitation. Last year's Annual Report of BCSC, showed it cost \$889,900.00 paid to the YMCA at a ratio of 4.33 attendances against the Bass Coast Shire population (33,300 in 2016) which equates to \$7.69 per person. To justify a 50mt pool at Wonthaggi minus Phillip Island / San Remo population (11,937 in 2016) using 400,000 visits per year (to match the Rosebud business case), the remaining population (21,363 in 2016) would need to visit the centre at least twice, every month without the prominent visitor numbers of the Phillip Island / San Remo economy.

Phillip Island last Census evening, according the figure's of 6,731 or 59% of the total Bass Coast Shire unoccupied residencies. If occupied the potential increase for Phillip Island could be 16,828 residents before tourists. There were only 4,093 or 31% of the Bass Coast Shire properties being occupied on Phillip Island at the time, which produced these figure's.

<https://forecast.id.com.au/bass-coast/population-summary>

Option	building footprint with gym	preliminary QS estimate	other site costs (incl. ESD)	gym cost	total preliminary cost estimate incl. gym (2017 figures)
Option 1 25 metre indoor pool	5,860 m2	\$26.9 M	\$3.71 M	\$3.34 M	\$33.95 M
Option 2 50 metre indoor pool	6,830 m2	\$34.4 M	\$3.83 M	\$3.34 M	\$41.57 M

Rosebud Aquatic Centre Business Case model / November 2017/ extract

Capital Costs based on Rosebud Aquatic Centre

While the Rosebud Business case came to the conclusion of recommending the 25 metre pool, Mornington Peninsula Council resolved to build a 50 metre facility. Mornington qualified 'shovel ready' for \$5 million Federal Government support from the Stronger Regions Fund.

Phillip Island has the equivalent benefit of a high Tourism Profile and may run the better opportunity of producing the best outcome for including a 50m pool. The project is a significant investment,

Rosebud Centre tendered price	federal government support	Council funds via asset	low cost State Government loan	Council borrowings
\$35.82 M	\$5 M	\$2 M	\$10 M	\$18.82 M

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improved community health and wellbeing

Aquatic facilities support physical and mental health, and create opportunities for social interaction. The following points describe some of the expected health & wellbeing benefits in providing new aquatic facilities to the community.

Swimming is one of Australia's most popular pastimes and caters for people of all ages, genders, cultures and abilities. Swimming is an effective all-round activity because it:

- is a low impact form of exercise
- builds endurance, muscle strength and cardiovascular fitness
- helps maintain a healthy weight, healthy heart and lungs
- tones muscles and builds strength
- provides an all-over body workout ¹⁴

Recent ground-breaking international research into the health benefits of swimming concluded that;

- Swimming is uniquely placed to support people throughout their entire life
- Swimming lowers the risk of early death by 28%
- Swimming lessons help children to develop skills quicker and can help children to develop physical, cognitive and social skills quicker than those who do not have lessons
- Swimming and aquatic activity is a safe, cost-effective and viable option for healthcare professionals to signpost patients

The unique benefits of water make it a perfect place for people of all ages to exercise particularly those with long term health conditions. Water is a non-weight bearing form of physical activity and is accessible to all people despite health conditions that may prevent their participation in other forms of exercise (obesity, musculoskeletal issues). In addition, swimming can benefit those with long term health conditions. ¹⁵

Swimming is also an ideal recreational activity for people with disabilities or mobility impairments. Rehabilitation and exercise programmes conducted in a swimming pool have been found to be very beneficial due to the weightlessness achieved in the water and the lower resistance encountered. Swimming pool accessibility is therefore an important issue for many disabled and elderly members of the community.

The research also found evidence that swimmers live longer and regular swimming helps older people stay mentally and physically fit.

Four of Cowes/Phillip Island five retirement/aged villages are located within 1 kilometre of the proposed aquatic site. Given Phillip Island's ageing population profile the provision of a high-quality aquatic centre can be expected to make an important contribution to improved community health outcomes, as well as offering a range of social benefits for the local community.

¹⁴ Source: *Better Health Victoria*

¹⁵ Source: *Health and Wellbeing Benefits of Swimming July 2, 2017*

<https://www.ausleisure.com.au/news/groundbreaking-study-shows-the-wellness-benefits-of-swimming>



swimming is good for you for ages

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improved education in water safety

Swimming Australia advocates that every Australian should learn to swim in a safe and friendly environment. Swimming skills, particularly among children, are fundamental to every individual’s safety and overall motor skill development. High-quality aquatic facilities that provide the community with a safe, supervised place to swim will mitigate the high risk of drownings on the Mornington Peninsula.

According to Life Saving Victoria, public pools are the safest aquatic environment. Few people die in public swimming pools coastal waters, home pools, rivers and lakes are far more lethal. More than 80% of Australians live near the coast, and swimming in the ocean is a part of our national identity. Aquatic facilities can provide education on water safety and awareness and maybe lessen the impact of risk associated with swimming in the ocean.

From 2017, all Victorian Government and Catholic schools are required to teach swimming and water safety as part of their standard Health and Physical Education curriculum^{15F 16}. This is part of the Victorian Government and Life Saving Victoria initiative to reduce the number of drownings in the State. Research has revealed that 60% of children leaving primary school (i.e. over the age of 12) are unable to swim 50 metres continuously or stay afloat for two minutes. The primary causes of children failing to learn to swim include high costs of lessons, **transport issues** and cultural barriers.

To mitigate some of these barriers and improve swimming and water skills, swimming lessons must now be provided by schools for free, preparing students to receive a Victorian Water Safety Certificate in swimming, floating and water safety.

There are seven schools located within the catchment zone of the proposed aquatic centre site, facilitating easy access for families and children. Projected enrolments in these schools, described in [Table 5](#), indicate that more than 2,000 students would fall within this catchment by 2022.

Providing an additional aquatic centre in the region will enable primary schools to meet their obligations to improve water safety skills for their students, in line with Victorian Government requirements.

16 Life Saving Victoria (2016)
<https://lsv.com.au/education/faq-school-swimming-water-safety/>

School	2019	2020	2021	2022	2023
Cowes State Primary	560	577	594	611	628
San Remo State Primary	136	140	144	148	152
Newhaven State Primary	137	141	145	149	193
Newhaven College	918	946	973	1,001	1,028
Future San Remo Campus ?	nil	20	22	24	26
Our Lady Star of the Sea	50	52	53	55	57
Phillip Island Village school	37	38	39	40	41
total student catchment	1,838	1,914	1,970	2,028	2,125

Table 5 : Projected Government/Private School Enrolments in Phillip Island Catchment Zone

Community Sports Infrastructure Fund 19

Sports and Recreation Victoria administer a scheme that provides grants for “planning, building new and improving existing facilities” for community sport and recreation. The program’s major objectives are to increase participation in sport and recreation, and improve the accessibility of facilities.

The Phillip Island Aquatic Centre will likely qualify for the Better Pools Grant funding of up to \$3 million to “provide high-quality aquatic leisure facilities through new or redeveloped aquatic leisure centres”. The allocation of funding prioritises areas experiencing strong population growth such as the Bass Coast Shire Region.

The program guidelines also seek projects that will:

- Increase participation, particularly of females and juniors
- Improve the health and wellbeing of the community
- Encourage the development of multi-use, shared and co-located facilities
- Collaborate with schools and community groups

An aquatic centre offering a variety of programs and community recreational space fulfils the above objectives, providing an affordable facility in which to exercise socialise, and provide for swimming lessons as required under Victoria’s new Physical Education curriculum.

Victorian Government Inquiry into Women and Girls in Sport and Active Recreation 20

This Inquiry highlighted significantly fewer opportunities for female participation in sport and active recreation compared to males.

The design of the proposed aquatic centre conforms to the Inquiry’s recommendations to increase participation, planning to:

- Deliver female friendly built environments and equitable facility usage policies
- Identify women and girls as a key market segment within community sport, recreation and leisure planning projects
- Ensure that planning and market estimates for future demand considers age and gender demographics and reflects participant or user life stage requirements within planning projections.

Coastal Strategy 21

The Victorian Coastal Strategy established guidelines for developments on the coast. The coast plays an important role in the community, fostering tourism, supporting industry and providing access for all. The Strategy outlined a number of future objectives to ensure that developments are environmentally responsible and support the communities in which they are based. This requires suitable design, ensuring that any built structures are well sited, multi-purpose and make appropriate use of public land for broad community benefit. There is also an expectation that any new buildings will be offset by the reduction of other structures so that there is a “net gain in the quality and quantity of the public land estate along the coast”.

19 2018-2019 Community Sports Infrastructure Fund: Application Guidelines (version 4.0), Victorian State Government (2017)

20 Inquiry into Women and Girls in Sport and Active Recreation: A Five Year Game Plan for Victoria, Victorian State Government (2015)

21 Victorian Coastal Strategy, Victorian Coastal Council (2002)

Aquatic facility suggestions - Addendum 1

from Phillip Island Aquatic Centre Fund Inc. July 2020

Bass Coast Shire Council - plans & policies relevant to PIACF submission

“Council has declared a climate emergency and is currently working with the community to develop the Climate Change Action Plan. The Plan will guide the community towards net-zero emissions while facilitating climate adaptation and urban resilience over the next 10 years.”

<https://www.basscoast.vic.gov.au/services/environment/climate-change-taking-action>

CLIMATE CHANGE ACTION PLAN 2020-2030 PROJECT

ACTIVE BASS COAST 2018 - 2028

DISABILITY ACTION PLAN 2016 - 2020

YOUTH ACTION PLAN 2016 - 2020

MUNICIPAL PUBLIC HEALTH & WELLBEING PLAN 2017

BIODIVERSITY BIOLINKS PLAN 2018

BASS COAST SHIRE ASPIRATIONAL NETWORK PATHWAYS PLAN 2016

PHILLIP ISLAND AND SAN REMO VISITOR ECONOMY STRATEGY 2035

BASS COAST SKATE STRATEGY 2018 - 2028

ASSET MANAGEMENT STRATEGY FOR INFRASTRUCTURE ASSETS 2017 - 2021

NATURAL ENVIRONMENT STRATEGY 2016 - 2026

BASS COAST AQUATIC STRATEGY 2015

DEFERRED Phillip Island Aquatic Centre Concept Design 2016

DRAFT Phillip Island Aquatic Centre Concept Plan 2015 (Section C Specification)

ADOPTED Bass Coast Aquatic & Leisure Centre Master Plan and Schematic Design 2015

PHILLIP ISLAND INTEGRATED TRANSPORT STUDY 2014

Aquatic, leisure and wellness components

- 50m, eight lane competition pool with access ramp
- Pool side tiered seating for spectator events
- Pool side wet change rooms and marshalling floor space for program groups
- Leisure water / Learn to Swim Program Pool
- Water play unit and splash pad
- Water slides (included or as addition) of creative design
- Courtyard gardens (included or as addition) for all seasons, sun, shade & shelter
- Warm Water Program Pool with adjoining spas
- Wellness Centre - rooms for therapeutic, sports and recovery treatment
- Sauna / steam room
- Gym with E-Card access - independently operational
- Group fitness studios
- Multi-purpose room for health & fitness
- Assessment rooms
- Access to external courtyard or balcony
- Multiple wet & dry change rooms, including family change
- Swim Club meeting room & event equipment storage space
- Cafe and kitchen - high quality food service - independently operational
- Crèche with access to secure external courtyard
- Community program room

Design response

- Sensitive site presence and form
- a connected environment of universal access and inclusion
- providing shelter on approach & departure, welcome on arrival and transparency at ground level for orientation
- viewed 'in-the-round' the facility associates with the site environment, sports fields, buildings and courts



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Green Building Council Australia (GBCA) - documents relevant to PIACF submission

<https://new.gbca.org.au/rate/evolution/future-focus/>

Green Star for Performance (Paper)

Green Star for Performance builds on the success of Green Star in building operations.

It aims to meet the megatrends of the future, create a more approachable framework for communicating achievements, as well as set a pathway for net zero building operations to be delivered over the next decade.

Green Star for Communities (Paper)

Green Star for New Buildings (Paper)

other links relevant to PIACF submission

ROSEBUD AQUATIC CENTRE - ESD Initiatives

typical response base rate 3% > Rosebud increased to 8%

increase in building fabric costs to 8% (PV Solar & Building Management Systems)

but reduced utilities (electricity / air/handling/heating) by 35%

PIACF suggest Bass Coast explore 8% plus (aspiration to achieve 6-star GBCA accreditation)

Informal contacts

Professor Ian Johnston AO - Geo-Exchange Systems consultant

ianwj@unimelb.edu.au

Honourary Fellow / Melbourne University

Derek Harbison - Renewable Energy consultant

www.smart.consult.com.au

Amna Abdallah

amna.abdalla@yarracity.vic.gov.au

Environmentally Sustainable Design (ESD)

ESTABLISH strength of ESD commitment at concept stage within Aquatic Feasibility Report, to meet Council's future climate, emissions & sustainable building policies

IMPLEMENT the benefit of capital cost investment in significant ESD to minimise energy use and reduce annual operational costs

APPLY equivalent policy across the overall development of 'Phillip Island Recreational Park'

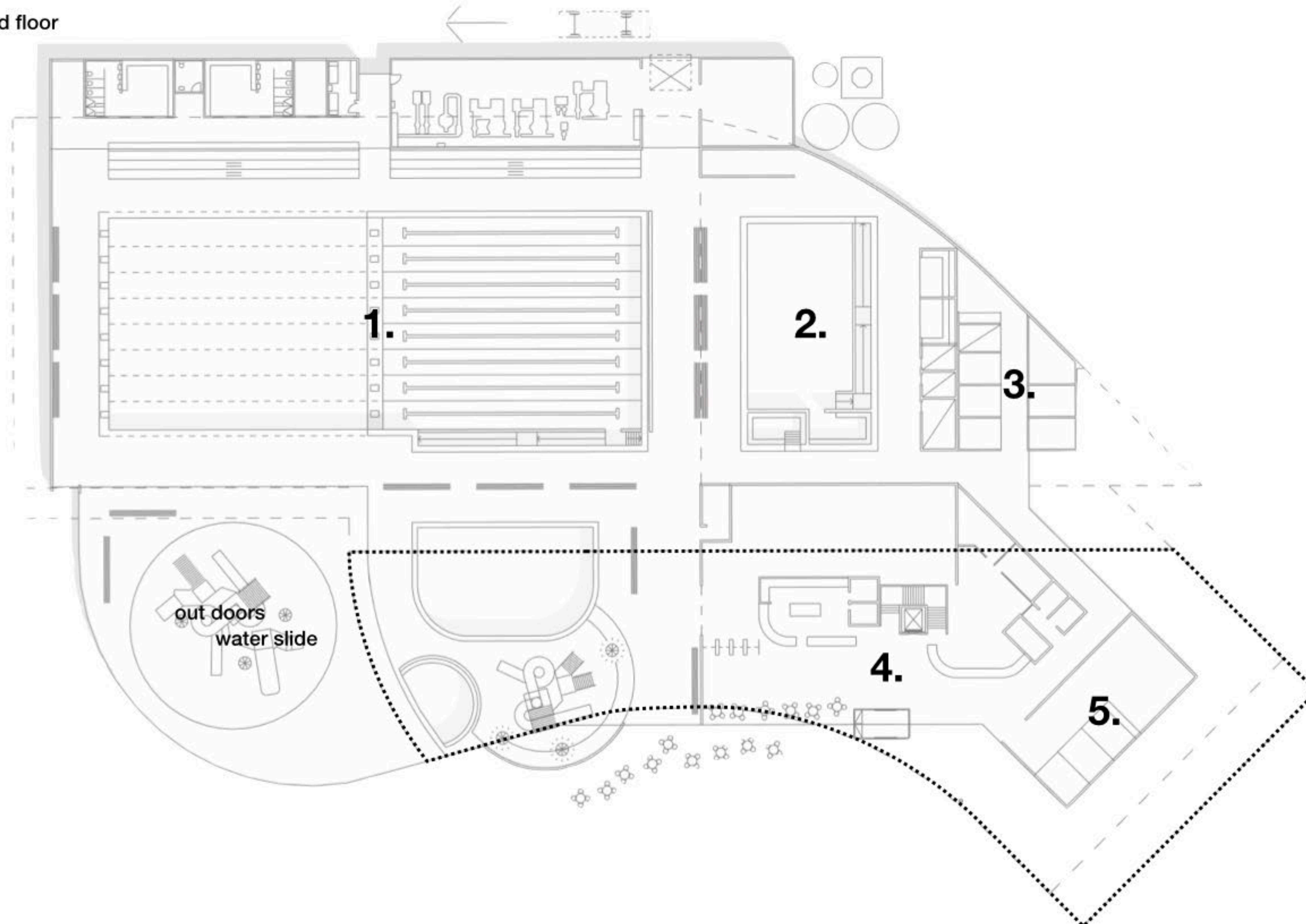
Question - does Council have a Sustainable Building Policy in place or underway?

Question - will the feasibility study / design development of 'sister facilities' at Cowes and Wonthaggi explore equivalent measures at cost for ESD commitment (beyond 3-star base standards)?

some ESD options

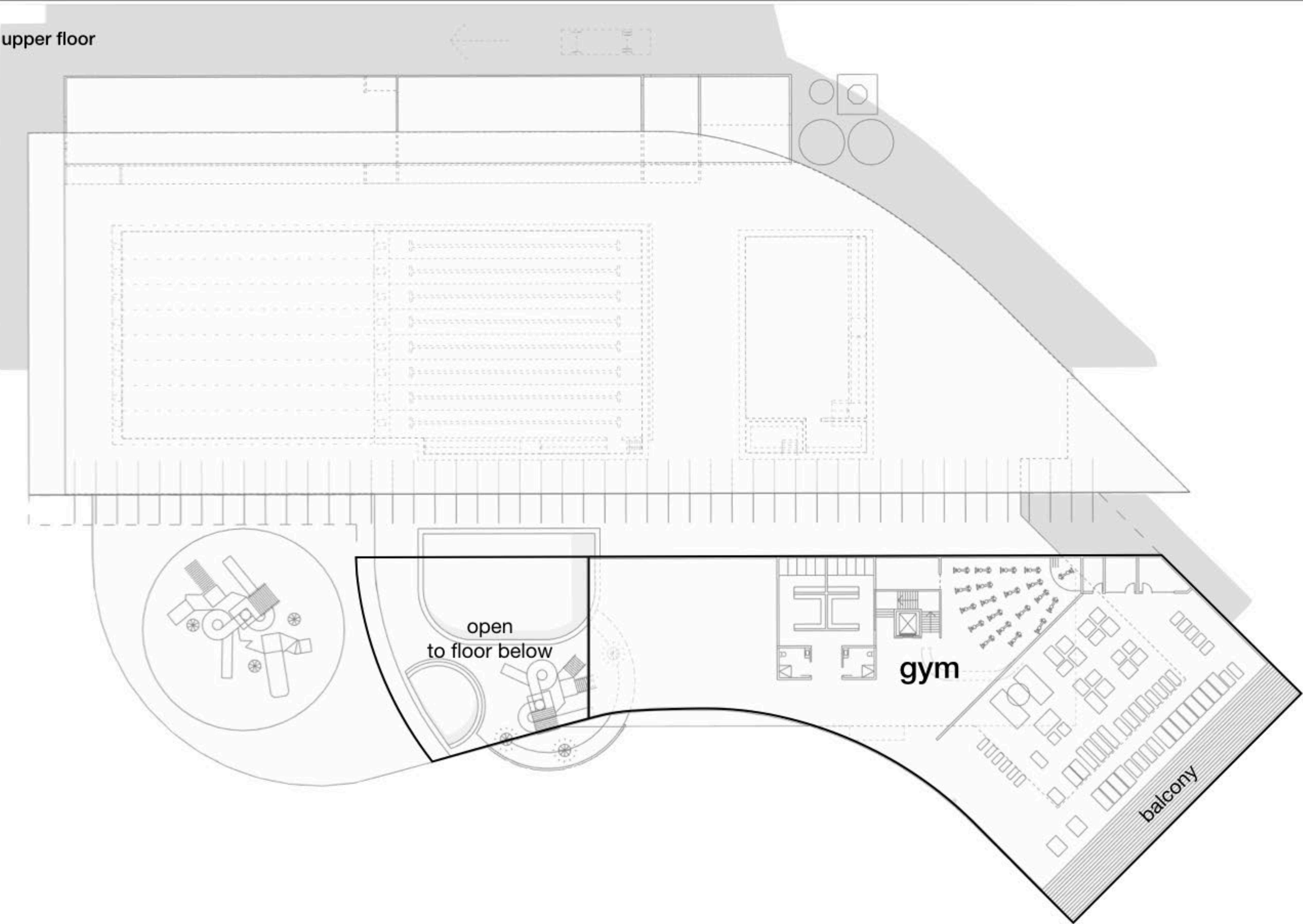
- Passivehaus design principles
https://en.wikipedia.org/wiki/Passive_house
insulation - efficiency - comfort - heat recovery - ventilation
- Ground source Heat Exchange - 5 year pay back on installation cost - 40 year lifespan
- Linked pool hydraulics with electrical and mechanical systems for heating benefits
- Photovoltaic as integrated building material or solar system as roof panel array
- Heat recovery from waste water
- Heat recovery from underground water storage
- Future battery technology - external storage
- Building Information Management (BIM) system suited to new technologies
- Rainwater harvest, storage and connection to recreational park facilities
- All recreational park sports facilities to generate ESD value and be system integrated where appropriate

ground floor



- 1. pool hall (wet) rooms**
 - all change rooms
 - storage
 - pool office
- 2. warm water pool hall (wet) rooms**
 - 'changing places'
 - UA change
 - steam & sauna
 - storage
- 3. wellness centre (dry) rooms**
 - foyer / waiting
 - treatment
 - massage
 - UA change
 - storage
- 4. entry hall (dry) rooms**
 - reception / admin. office
 - foyer / waiting lounge
 - cafe / kitchen
 - stairwell / lift
- 5. creche / multi purpose (dry) room**
 - management room
 - kitchenette
 - secure outdoor play space
 - storage

upper floor



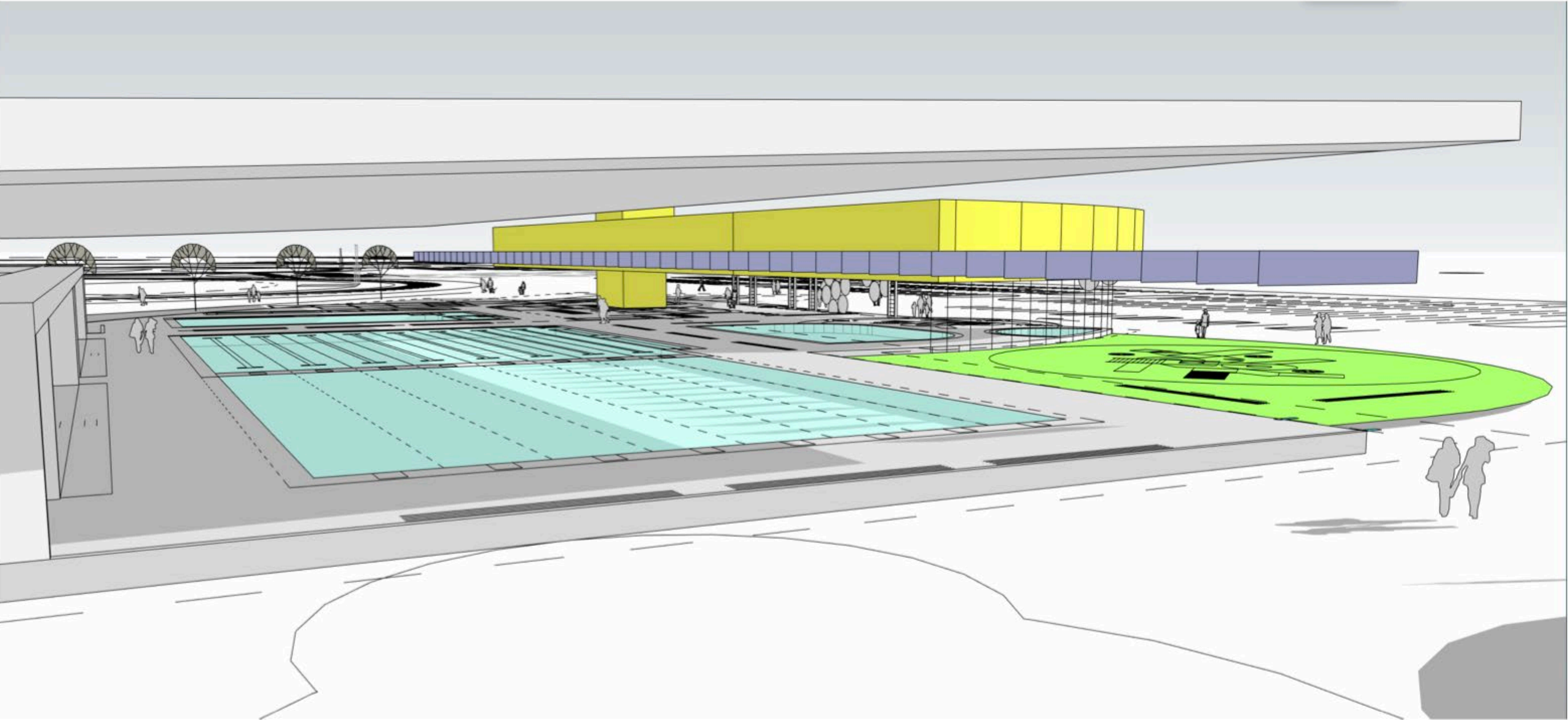
gym

- group fitness studios
- multi-purpose room for health & fitness
- assessment rooms
- storage
- access to external courtyard or balcony

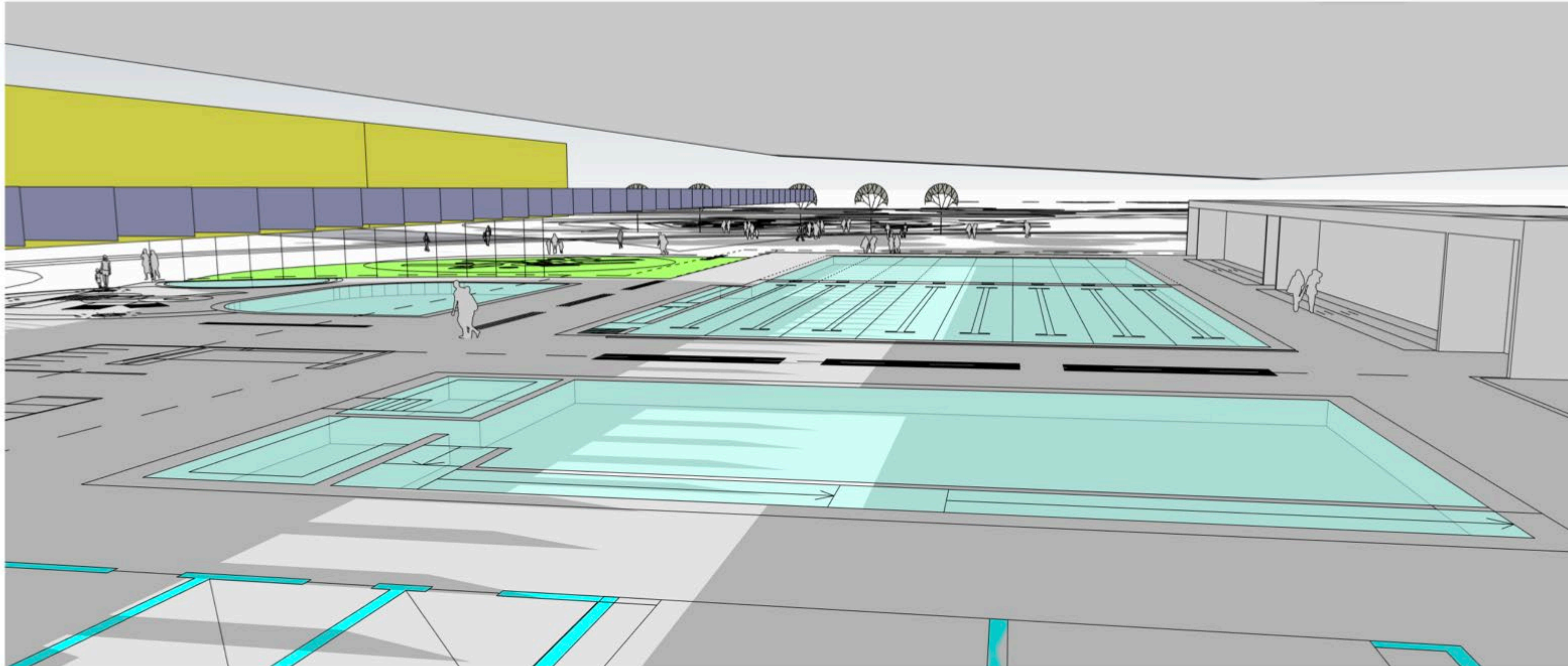
e-card access - independently accessible

- UA dry change rooms
- waiting lounge
- stairwell / lift
- locker pods

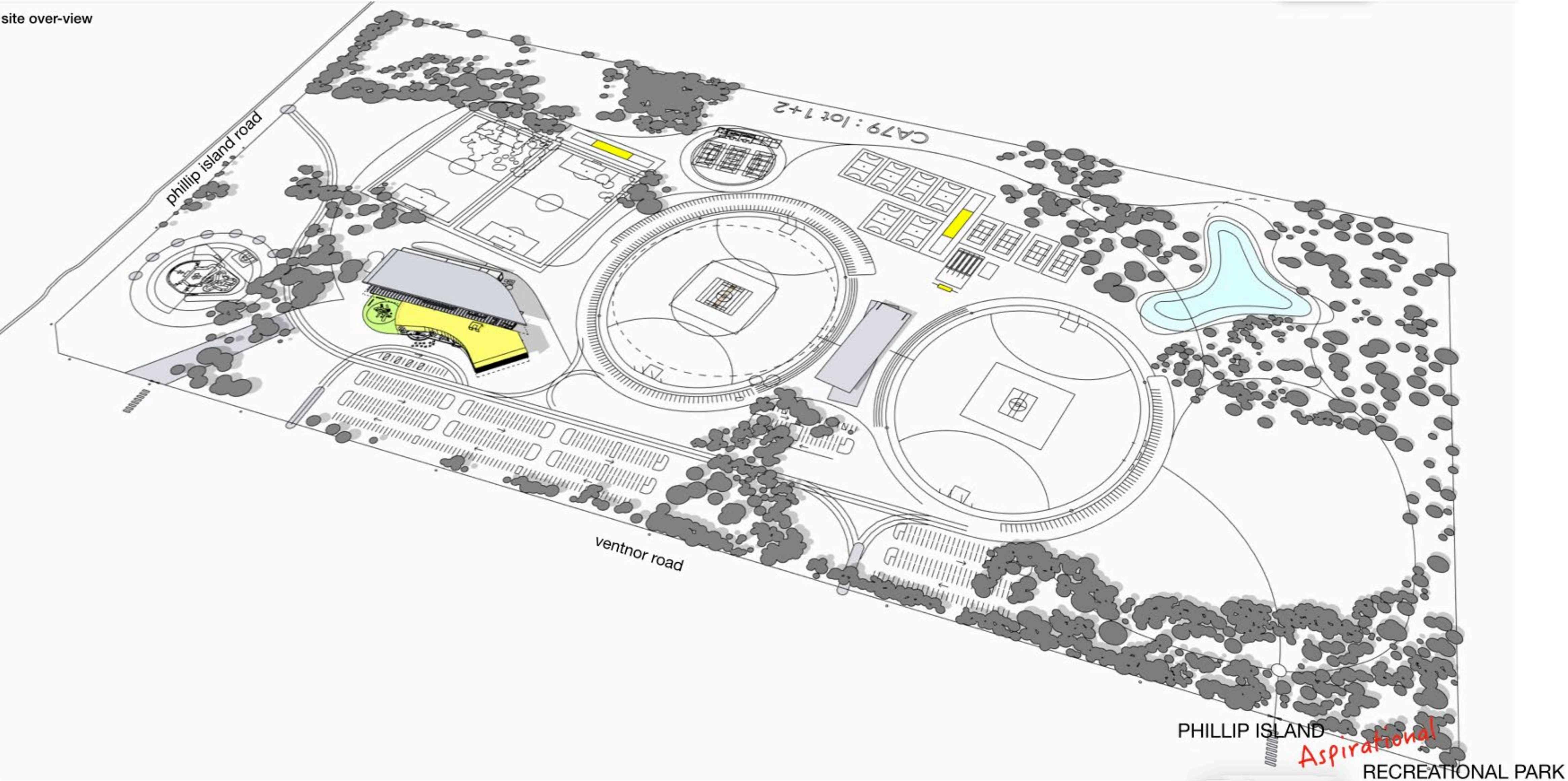
sketch views



sketch views



site over-view



Aquatic facility suggestions - Attachment

For information on table of figures as shown below - contact Peter McMahon - Secretary / Treasurer PIACF - 0418 533 256
Ref : GHD Report for Mornington Peninsula Shire Council Rosebud Aquatic Centre Business Case - November 2017 (GHD Advisory)

Operating costs comparison 50mt vs 25mt Aquatic Centre																
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		10Yr	30Yr
50m Indoor Pool (with Gym)																
Projected operating performance		-\$1,119,934	-\$1,001,097	-\$846,848	-\$624,896	-\$645,124	-\$745,158	-\$851,551	-\$964,629	-\$823,744	-\$762,649	-\$1,022,211	-\$1,058,653		-\$8,385,630	-\$34,889,682
25m Indoor Pool with Gym																
Projected operating performance		-\$983,385	-\$859,755	-\$703,638	-\$512,155	-\$527,725	-\$621,799	-\$721,937	-\$828,453	-\$684,298	-\$618,590	-\$868,853	-\$898,825		-\$7,061,735	-\$28,898,276
Variance		-\$136,549	-\$141,342	-\$143,210	-\$112,741	-\$117,399	-\$123,359	-\$129,614	-\$136,176	-\$139,446	-\$144,059	-\$153,358	-\$159,828		-\$1,323,895	-\$5,991,406
50m Indoor Pool (with Gym)																
	Total depreciation/Interest costs	\$3,058,850	\$3,001,166	\$2,940,309	\$2,876,105	\$2,808,370	\$2,736,909	\$2,661,518	\$2,611,981	\$2,528,069	\$2,439,542	\$2,346,146	\$2,247,613		\$27,662,820	\$57,583,062
25m Indoor Pool with Gym																
	Total depreciation/interest costs	\$2,449,250	\$2,403,585	\$2,355,409	\$2,304,583	\$2,250,962	\$2,194,391	\$2,134,709	\$2,101,745	\$2,035,318	\$1,965,237	\$1,891,301	\$1,813,299		\$22,195,190	\$46,735,332
Variance		\$609,600	\$597,581	\$584,900	\$571,522	\$557,408	\$542,518	\$526,809	\$510,236	\$492,751	\$474,305	\$454,845	\$434,314		\$5,467,630	\$10,847,730
	Additional cost per year	-\$746,149	-\$738,923	-\$728,110	-\$684,263	-\$674,807	-\$665,877	-\$656,423	-\$646,412	-\$632,197	-\$618,364	-\$608,203	-\$594,142		-\$6,791,525	-\$16,839,136
Projected centre performance		-\$4,178,784	-\$4,002,263	-\$3,787,157	-\$3,501,001	-\$3,453,494	-\$3,482,068	-\$3,513,070	-\$3,576,610	-\$3,351,813	-\$3,202,191	-\$3,368,357	-\$3,306,266		-\$36,048,450	-\$92,472,744
Projected centre performance		-\$3,432,635	-\$3,263,340	-\$3,059,047	-\$2,816,738	-\$2,778,687	-\$2,816,190	-\$2,856,647	-\$2,930,198	-\$2,719,616	-\$2,583,827	-\$2,760,154	-\$2,712,124		-\$29,256,925	-\$75,633,609
		-\$746,149	-\$738,923	-\$728,110	-\$684,263	-\$674,807	-\$665,878	-\$656,423	-\$646,412	-\$632,197	-\$618,364	-\$608,203	-\$594,142		-\$6,791,525	-\$16,839,135
All above figure's are worked out on Capital costs below not on accepted Tender figure																
Capital Costs based on Rosebud Aquatic Centre																
		Pool	Gym	Total		Tender							Variance			
25mt Indoor pool		\$ 30,540,000	\$ 3,410,000	\$ 33,950,000												
50mt Indoor pool		\$ 38,160,000	\$ 3,410,000	\$ 41,570,000		\$ 35,820,000	Buxton Constructions 24th June 2019					-\$ 5,750,000	-14%	Operating costs could be \$100,000.00 cheaper per year with a better tender outcome.		
(Based on 400,000+ visitations yearly)																
Currently pay in last years Annual Report \$889,000.00 to YMCA			Visitation is 4.33 times Shire population 30,000 = 129,900 What is breakdown Aquatic /Gym.										\$6.89cost per visit.			
The above option two relates to 400,000 visits per year at a loss of \$800,000.00 apro cost is \$2.00 per visit.																
One more assumption for suggesting the 50meter pool should be built on the Island, is being a holiday destination we have an abundant number of holiday accommodation venues to cover the potential with running completions on the Island.																
Each individual area of our aquatic centre will be better utilised from the young to the middle age and onto the older community. This plays right into improving every bodies health and well being.																
We believe a 50mt Aquatic Centre built on the island fits right into the Phillip Island San Remo Tourism Strategy of the Bass Coast Shire.																
All of the figure's used to compile the above are taken from the Business Case for Rosebuds Aquatic centre, they used higher interest rates etc so we should be in a better position than what is suggested above.																

In 2017, GHD Advisory Report for Rosebud Aquatic Centre Business Case final recommendation was for a 25 metre pool.

Mornington Peninsula Council resolved to build a 50 metre facility and successfully qualified 'shovel ready' in 2018 for \$5 million Government grants via the Stronger Regions Fund.

In 2019 Buxton Constructions won the tender to build the aquatic centre at \$36 million.