

Doone Kennedy Hobart Aquatic Centre

Redevelopment Master Plan May 2017

Approved by Council 22 May 2017



Doone Kennedy
**HOBART
AQUATIC
CENTRE**



SWIM



KIDS



AQUA



GYM



60PLUS

Message from the Lord Mayor

THE HOBART AQUATIC CENTRE WAS BUILT 21 YEARS AGO AS AN INITIATIVE OF THE LATE DOONE KENNEDY, HOBART'S FIRST FEMALE LORD MAYOR AND AFTER WHOM THE CENTRE WAS RENAMED IN 2015

Funded by both State and Commonwealth monies including that from the Vietnam Veterans Fund, the Centre is an iconic facility in the heart of Hobart that is well supported as a multipurpose health and fitness complex. Time however has caught up with the Centre and it no longer meets contemporary competition standards or community expectations.

The proposed redevelopment, which will not only provide a welcome injection for the Tasmanian economy and create ongoing employment opportunities, will build upon what is an important asset for Hobart and its residents.

Once finished the Doone Kennedy Hobart Aquatic Centre will be an accessible, social energised facility that gets people active, relaxed and moving.

Further tourism and economic benefits will also be delivered as it will become a premier aquatic competition venue, capable of hosting national and international events of the size and calibre as our capabilities allow.

This masterplan explains our proposed redevelopment works and vision for how we intend to ensure that as Tasmania's largest aquatic, fitness and movement centre we are fully accessible for all Tasmanian's.

The Hobart City Council is fully committed to this redevelopment and has committed \$12 million over three years. All elected members of the Council are unanimous in their support for this important project which seeks to improve the health and wellbeing of our community.

The Council is also seeking external funding of \$10 million where if successful will bring a total potential investment of \$22 million.



Alderman Sue Hickey
LORD MAYOR



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The Purpose of this Document

The purpose of the Doone Kennedy Hobart Aquatic Centre Redevelopment Masterplan is to clearly articulate our redevelopment vision for the Centre and to guide that redevelopment to:

- Improve the access for all, especially those living with a disability
- Creating a fun, welcoming and safe space for all our community
- Provide a functional and friendly space to get relaxed, be active and to get moving
- Deliver the relaxation and health services that the community wants
- Deliver the services that families, teenagers and our older community members want
- Assist in fighting obesity and other significant community health issues

The Need for the Redevelopment

THE CENTRE IS A HEAVILY UTILISED FACILITY, UNDER CONTINUED PRESSURE FROM INTENSE PUBLIC USE WITH ITS AGEING EQUIPMENT BELOW STANDARD. IT LOOKS ITS AGE AND IS OLD AND TIRED

When conceptualised and designed over 21 years ago the Centre was a leading Australian aquatic centre. The original design and construction standards however have not kept pace with the demands of the community.

The Centre's operating costs have also increased significantly due to its ageing infrastructure.

This redevelopment is needed because:

- Whilst built as a competition facility the layout no longer meets national or international competition standards limiting its capacity to hold events
- This asset could offer much more to support healthy and active lifestyles
- The Centre does not meet the needs of the community for rehabilitation, and ageing health fitness and wellness activities

- The Centre is significantly below contemporary standards for disability access
- Car parking requires a review to improve usability
- Circulation paths in the Centre limit access and flexibility and the ability to offer new services or run multiple activities at the same time
- The facility lacks sufficient space for key activities, particular for learn to swim and water survival classes, wellness, senior and youth activities.



Current Works in Progress

AS PART OF THE REDEVELOPMENT WORKS, THE CITY OF HOBART HAS COMMENCED A SIGNIFICANT ASSET RENEWAL PROGRAM WITHIN THE CENTRE TO OFFER A SAFE ENVIRONMENT THAT MEETS CONTEMPORARY OPERATIONAL AND ENVIRONMENTAL STANDARDS

Creating a more efficient, smarter and greener facility

With a desire to minimise our impact on the environment a number of initiatives have recently been introduced including:

- 100kW solar panels
- LED lighting in the car park, change rooms, gym, reception, plant rooms and walkways
- Daylight harvesting lighting introduced in the pool halls
- Variable speed drives for the pool pumps
- More efficient water heating using modern heat pumps
- Pool hall air handling unit efficiency upgrades for better air quality within the centre.

Over the past 5 years the annual energy consumption of the Centre has reduced by 700,000kWhrs. The estimated reduction at the completion of the future projects is a total reduction of approximately 2,000,000kWhrs.

With strong environmental stewardship driving this redevelopment a program is currently underway to refurbish the ageing plant room and deliver key services to a high standard, including:

- Gas hot water showers for a constant guarantee of hot water
- Upgrade of the UV filtration creating clearer and cleaner pool water (completed)
- Refurbishment of change facilities and toilets
- Upgrade of the aerobics room air conditioning (completed)
- Backwash water heat recovery
- A further 302kW solar panel installation for heating and reducing overhead costs (in progress)
- Implementation of a gas boiler and gas hot water system (in progress)
- Upgrade of the chemical dosing systems (in progress)
- A double glazing upgrade at the 25m pool
- Upgrade the emergency management of fire detection systems (in progress)
- Upgrade of the existing spa as an interim measure (in progress)

- Energy efficiency initiatives for lighting with further LED lighting installations (completed)
- The installation of a new modern computer controlled building management system (completed).

These upgrades will reduce some of the Centre's overheads as they will save water and energy and ensure a more efficient operation with less downtime of critical infrastructure. These savings will mean funds can be allocated back into operations ensuring fees remain affordable and new services can be offered. For visitors to the Centre it also means improved water and air quality.

Addressing car parking issues

We know that car parking at the Centre is something the community would like improved. The introduction of practical, cost effective solutions to improve parking and traffic flow within the existing car park is a key priority and planning and design work for the car park has commenced.

A car park review has been undertaken to identify some short term improvements that can be immediately made and to develop upgrades that will be introduced during the redevelopment. A traffic engineer is working on longer term reviews for car parking.



Funding for the Redevelopment

THE HOBART CITY COUNCIL IS SEEKING EXTERNAL FUNDING OF \$10 MILLION. THE CITY WILL CONTRIBUTE A FURTHER \$12 MILLION MAKING A TOTAL INVESTMENT OF \$22 MILLION

The full 22 million redevelopment will provide year-round pool access, gym and health and well-being facilities. It will contribute to social cohesiveness and regional livability and provide a community hub for health, fitness and recreation. The Hobart City Council will fund over the next three years \$12 million dollars for the Centre's redevelopment.

The City will continue to identify opportunities to secure external funding to enable the full redevelopment of the Centre as proposed in this plan.

Financial models developed show that with the full redevelopment:

- The Centre will be a one stop facility offering aquatic, health, fitness and wellness services that will attract a broad range of users of all ages and interests, ensuring future operational usage, growth in visitation and financial sustainability.
- Additional traffic will still be able to be managed within the car parking arrangements but there will be additional parking available on the domain and Regatta Grounds. It is also expected that many visitors will choose to walk, ride or arrive by bus. The proposed new pedestrian and shared use bridges crossing the Brooker Avenue and the Tasman Highway will provide improved access.
- The provision of enhanced health and fitness, a wellness centre, quality food and beverage and retail areas will generate revenue to subsidise the high cost of operating the facility.
- Increased revenue will be also brought into the city through the redevelopment by offering events that encourage out-of-state usage and visitation.



Challenges and Constraints

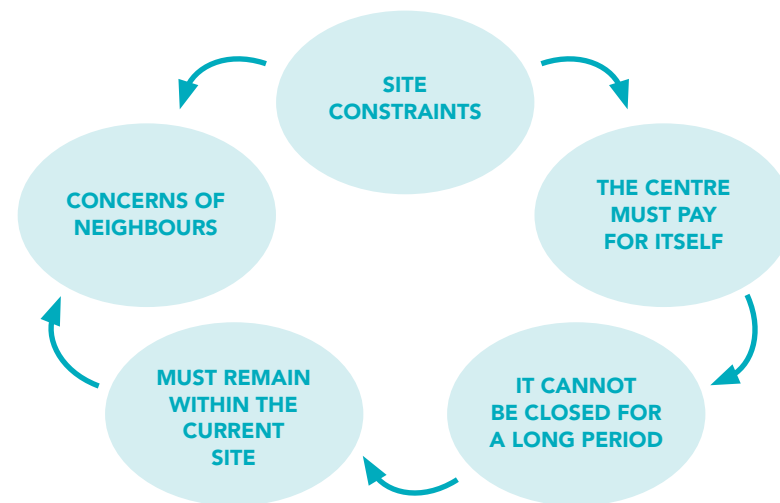
WHEN DESIGNED AND BUILT 20 YEARS AGO ITS SITE WAS CHOSEN FOR ITS PICTURESQUE LOCATION AND BEING CLOSE TO THE CITY CENTRE. TODAY THE SITE PRESENTS A NUMBER OF CHALLENGES AND CREATES SIGNIFICANT BUILDING CONSTRAINTS

The redevelopment of the Doone Kennedy Hobart Aquatic Centre must occur within its current site, limiting opportunities of what can be included in the final design. Further complicating the redevelopment is that:

- The Soldier's Memorial Avenue, which starts at the junction of Aberdeen Street and the Tasman Highway, is beside the Centre and cannot be altered in anyway; and
- The facility borders the historical residential area of the Glebe with any development while delivering on the needs of the whole local community to also take into account residential sensitivity perceived additional noise or increased traffic.

In addition there are broader issues that act as constraints in the redevelopment plan:

- The Centre must pay for itself, making it a ratepayer neutral expense and so services must have a focus on revenue generation
- The Centre needs to remain open during construction. A lengthy closure period would adversely affect the staff employed, create cost overheads and cause concern to those who use the Centre
- The existing infrastructure such as the grandstand cannot be increased in size due to the need to remain within the current footprint so the Centre cannot host larger events.



All these challenges and constraints have influenced the concept redevelopment plan and decisions have been based on what will deliver the greatest benefits to all Southern Tasmania's residents and statewide users.

The Redevelopment Vision

OUR VISION IS TO DEVELOP A MODERN AND VIBRANT AQUATIC, HEALTH, WELLNESS AND FITNESS FACILITY THAT IS FUNCTIONAL, FRIENDLY WITH A WHOLE COMMUNITY AND FAMILY FOCUS

We want to contribute to the fabric of the city of Hobart as a place that provides:



Market research undertaken in 2012 and 2015, and community consultation in 2017, has revealed that the top redevelopment issues that the community wants addressed are:

- A cleaner and a more user friendly Centre for all with improved change rooms that offer modern amenities
- More car parking and Senior accessible spaces closer to the centre's entrance with improvements in car parking sizes
- Improved indoor spa and saunas
- Better café facilities with improved food and beverages
- New zero depth child splash pad play with better play equipment
- An indoor warm water pool heated 36 degrees
- Better air quality within the Centre
- More learn to swim pool space especially for infant learn to swim
- New adventure waterslides.
- Larger gym and weights area with modern group fitness rooms

In designing a practical, fun and functional aquatic centre, a concept plan has been developed that includes a range of new facilities as well as improvements to the existing infrastructure including:

Council Funded:

- An additional floor that allows for level entry access directly from the car park to customer service
- A new cafe area with outdoor access to provide an alternate space to the wet area
- A new large lift to make the Centre easily accessible
- Refurbishment of the public toilets and change facilities and a new “change village setup” that allows family group use of the change rooms
- A new gym entry and increased gym and group training space and spin room
- New gym change rooms
- Improved car parking
- Retrofit existing spas - it is the intention to place new spas in the existing area due to the significant feedback we have received on the current spas.

Grant Funded:

- A new “user pays” water slide
- A new zero depth splash play children’s play area
- A new warm-water program pool incorporating the spas, heated 36°C, 1.1–1.4 meters depth
- A new steam room and sauna area
- Specific school change areas
- A dry diving space to allow the Centre to bid for national diving competitions
- New wellness centre, including accessible change rooms and consulting rooms
- A new first aid room

Unless external funding of \$10 million is secured for the redevelopment not all these improvements will be able to be undertaken

It is proposed to not include a new 35 metre pool, as it would have cost \$8m but rather build a warm water pool at a cost of \$3m. The warm water pool will have higher and more frequent usage and provides a market of new users.

Financial modelling has shown that the 35m pool would add to the operational deficit of the Centre due to its restricted use and limited new revenue opportunities whereas the warm water pool can provide an operating surplus.

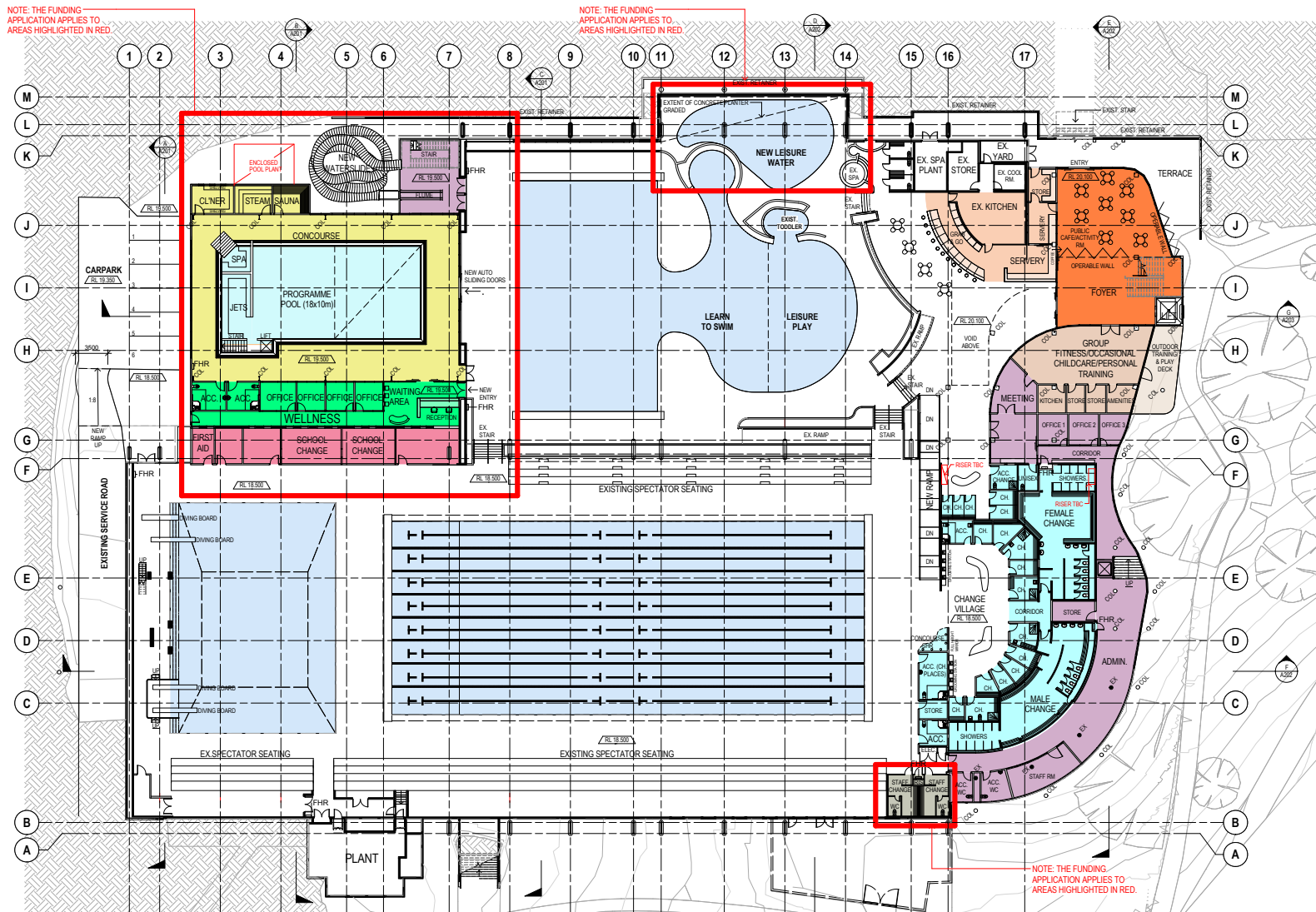
The warm water pool will be open at all times and will also be booked for therapy, physio and learn to swim classes. A 35m pool could provide more lap swimming but the Centre already has a good supply of this with the 50m pool, 25m pool and dive pool.

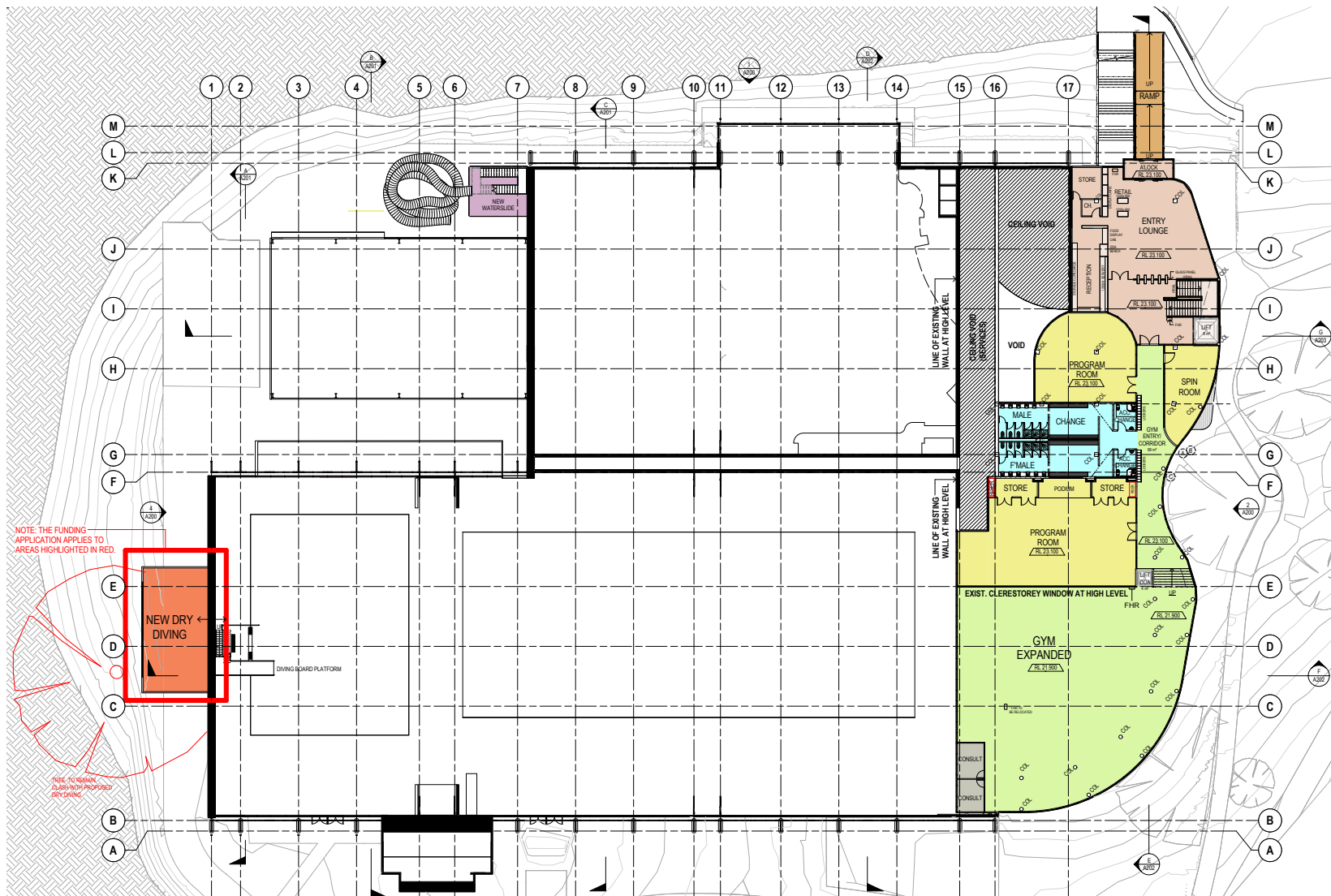
Having carefully analysed all options it has been decided not to add two extra lanes to the 50m pool. To do this would require demolition of the existing 50m pool and construction of a new pool.

It’s not possible to add wider water areas to the existing concrete pool shell. To add two extra lanes would have a significant capital cost of \$4 to 5m and require closure of the centre for 10 to 12 months.

More details supporting this decision can be found in the Appendix.

WORK TO UNDERTAKE THE AREAS HIGHLIGHTED BY THE RED BORDERS ARE DEPENDENT ON RECEIVING EXTERNAL GOVERNMENT FUNDING.





Specific Redevelopment Components

THESE ARE THE VARIOUS OPPORTUNITIES WE HAVE IDENTIFIED, IT SHOULD BE NOTED HOWEVER THAT ALL ELEMENTS OF THE REDEVELOPMENT CAN'T BE PROGRESSED UNTIL EXTERNAL FUNDING ASSISTANCE IS SECURED.

WARM WATER PROGRAM POOL AND WELLNESS CENTRE

THE POPULARITY OF WARM WATER POOLS HAS BECOME ONE OF THE HIGHEST PRIORITIES IN THE AQUATICS INDUSTRY

The proposed new development includes a fully accessible, warm water program pool and accessible spa that is within the same water space.

The pool will be heated at 36°C degrees and will have a depth from 1.1m to 1.4m. This will make it suitable for:

- Infant Learn to Swim and Water Survival classes
- Rehabilitation from injuries
- Wellness activities to improve health or alleviate health problems
- Support for chronic health conditions
- Warm water aqua aerobics

- The pool will have noise reduction panels and other acoustic treatments
- Disability fitness activities and rehabilitation
- Water walking for fitness.

A stand up hydraulic lift will be installed for easy access for all.

It is proposed that linked to this new warm water zone will be a wide concourse area that will provide relaxation areas with lounges and 2 pool deck accessible change rooms that are not gender specific and provide cubicles for changing.

Complementing the area would be a new spa and sauna area that includes steam and dry saunas and a separate spa.

This new warm water area will be built on the current grassed area adjacent to the indoor 25m pool.

The provision of this pool and its associated infrastructure is dependant on receiving external funding





ADVENTURE WATER AREA

A MAJOR TREND IN THE LAST DECADE HAS BEEN THE LOSS OF THE YOUTH MARKET TO MANY AQUATIC LEISURE CENTRES. WE BELIEVE A NEW WATERSLIDE CAN CHANGE THAT

There is evidence that waterslides and adventure water areas co-located within aquatic facilities encourage youth and others to be regular visitors.

Waterslides recently built in Geelong's LeisureLink, East Bentleigh and Cranbourne in Melbourne have shown significant use that earn high revenues through a user pay system.

Redevelopment will include a new indoor/outdoor (covered flume) waterslide and tower to replace the existing small indoor slide. It would have a flat entry end shoot which offers greater safety on impact.

The new slide will provide some challenge and fun for all of Hobart's residents including smaller children and young adults and allow them to burn off energy in a safe but adrenaline packed experience. It will also create extra revenue through a user pay system for access to the slide.

The waterslide will not be operational at all times and will be closed off when not in use.

The provision of the new waterslide and associated infrastructure is dependant on the council securing external funding assistance.



CHILDREN AND FAMILY WATER PLAY AREA

A KEY FEATURE TO ATTRACTING FAMILIES AND CHILDREN BACK TO THE CENTRE IS A NEW WATER PLAY AND ZERO DEPTH SPLASHPAD

We were one of the first centres in Australia to install a beach area in a state swimming centre. These features have been very popular and have served users well but are now tired and out dated.

It is proposed to redevelop a new family and interactive zero depth water play areas that provide free play in a safe environment.

The redevelopment will include lots of fun things to do for the whole family. Included in the design are water cannons and the latest interactive water play activities.

This area will also be designed so that it is fully accessible and useable by children living with a disability and aquatic wheelchairs to be available for use.

The provision of the new splashpad and associated infrastructure is dependant on the council securing external funding assistance.



HEALTH AND FITNESS SPACES

THE REDEVELOPED GYM WILL OFFER MORE SPACE, NEW GYM EQUIPMENT AND THE FITNESS ROOMS WILL BE REFURBISHED TO OFFER BETTER SOUND, LIGHTING AND COMFORT

The current health and fitness areas are well undersized for a capital city and CBD location, especially when taking into account the user catchment population.

The Centre currently has a gym/weights area of 244m², a fitness program room area of 266m² which gives a total usable floor area of 500m². Strong membership levels have been achieved for such a small floor space but there are limitations to what can be offered.

The redevelopment would deliver 1,000m² of health and fitness areas that will include a large program room, another fitness room to give users an improved level of services and facilities and a spin room.

With the best view in town the redevelopment will allow for a relaxing and inspiring space to train in so that you can work on your wellness journey.

It is proposed to also develop a new program room to be used for:

- Wellness services
- Rehabilitation service
- Weight loss consultation
- Positive ageing programs.

DUAL SIDED CAFÉ AND LEISURE AREA

A CAFÉ AND CHILL OUT SPACE THAT IS CONTEMPORARY AND OFFERS INDOOR AND OUTDOOR SPACE

We want to offer a space that is both tranquil and functional. The design will introduce warmth by featuring Tasmanian timbers and relaxing spaces with different seating and configurations to meet everyone's needs including parents with double prams.

The café will be a place where visitors will want to stay and enjoy delicious and healthy food and drink options. It will be a friendly space to meet after a class or group activity .

The café is to be accessible from an external courtyard entry, as well as from the pool deck so families can continue to stay, eat and play in the comfort of the Centre but it will also provide a space so that parents can wait in a safe and relaxed area without having to enter the pool area. You will be able to collect coffee on the way past. The cafe will have self-service function to speed up being served.

Great food, great seating and a great ambience for everyone.



MODERN CHANGE ROOMS

**A CENTRE THAT IS USEABLE AND FRIENDLY FOR ALL TO USE
ALL BY SIGNIFICANTLY IMPROVING CHANGING FACILITIES**

GYM USERS - GOLD MEMBERS:

Our gym users would have new contemporary change room facilities on the first floor and these will be accessed as part of entry to the gym. Offering quality finishes with a modern look and feel, there will be spaces for lockers, individual showers and improved areas for dressing and relaxing.

AQUATIC USERS - AQUATIC MEMBERS - WILL HAVE FREE LOCKERS ON POOL DECK:

There will be no specific members aquatic change rooms due to all of the new facilities being of a higher standard.

The redevelopment will cater for families and new “change village” facilities to allow children of all ages and their parents or carers to change together. The redevelopment concept includes on pool deck showers and family change spaces.

We will also offer increased size change spaces for people who need more space due to walking aids and other constraints.

SCHOOL GROUPS:

The Centre currently has no group or school change areas. Groups currently use curtained meeting rooms on the main public change facilities which causes overcrowding. Two new group/school change facilities will be built adjacent to the diving pool. Providing better change solutions the redevelopment will also enhance the safety and supervision of the children who attend as part of a school group.



NEW RECEPTION AREA WITH LIFT ACCESS

A NEW RECEPTION AND RETAIL AREA WOULD BE LOCATED DIRECTLY FROM AN ACCESSIBLE BRIDGE

As you enter the Centre from the car park, there will be a new flat ramp into a new first floor entry. This design element is to make it easier for those living with a disability, families or those older users to access our services.

The new walkway will open into an open and contemporary customer service and retail area. From here members will be able to easily access the gym.

A lift and internal ramp will provide easy access to the pool deck and aquatic change rooms.

The redevelopment also allows for redesigned entry services that will introduce entry technology to speed up entry for members.

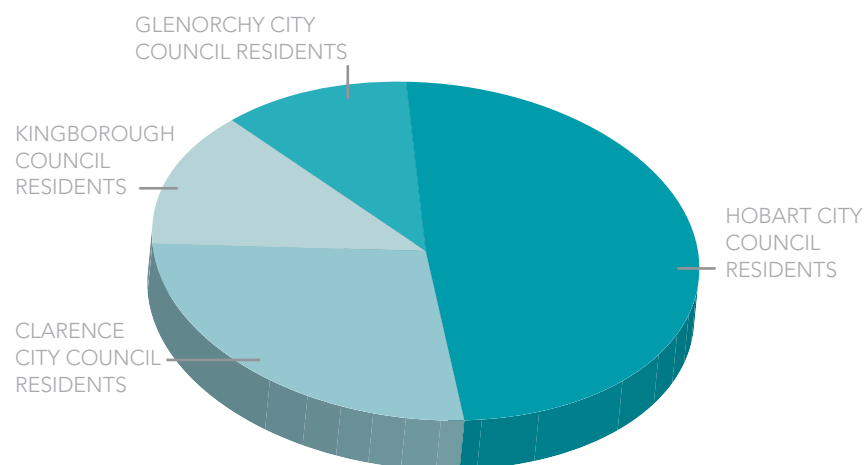
* There will be an extension underneath to allow for new administration areas, staff training and lunch rooms.

Retail services will be relocated to the new first floor reception/entry area and will provide a modern retail area allowing for an expanded range.



The Opportunities the Redevelopment Creates

A survey undertaken in 2016 showed that 93% of those who visit the Doone Kennedy Hobart Aquatic Centre lived in four different Local Council areas showing how the Centre is a wonderful asset not only for those who live in the City of Hobart but also in the surrounding community.



ADDRESSING DISADVANTAGE AND HEALTH CONCERNS

Tasmania has the highest levels of poverty in Australia and this disadvantage often leads to low levels of social inclusion and chronic health outcomes.

Southern Tasmania, home to over 50% of the state's population, also has a high prevalence of disability with more than 22.7% of residents having a disability compared to the national average of 18.5%.

SIGNIFICANTLY IMPROVING DISABILITY ACCESS AND SERVICES

People living with a disability have significant challenges in accessing the Doone Kennedy Hobart Aquatic Centre due to site constraints and design flaws in the original build. Once fully funded and completed the redevelopment will immeasurably improve access. It will provide:

- A bridge to allow flat ramp access from the car park to reception
- An internal large lift to move between floors accommodating specialty wheelchairs
- New accessible ramp to the pool deck and change rooms
- A stand up hydraulic lift for the warm water pool
- Increased accessible change rooms with a specialised lift.

Our plans also include increased facilities for children living with a disability to allow them to more easily interact with other children in play activities.

“I love this place but the redevelopment could mean that my rehabilitation and gym sessions will be so much easier with a new access bridge and lift. Not just for me though – but also for all those Mums I see struggling with prams”.

JASON FROM BELLERIVE

Injured in a car accident 14 years ago, he was told he would never walk again. Jason goes to the Centre twice a day for rehabilitation and to use the gym.



Specifically we would like the redevelopment to address and work towards:

INCREASING PHYSICAL ACTIVITY WITHIN OUR COMMUNITY	Currently 69.4% of our population over the age of 18 are not participating in enough exercise to make any health difference
TACKLING OUR OBESITY EPIDEMIC	Tasmania's levels of obesity are significantly higher than the national average
IMPROVING THE POOR HEALTH INDICATORS IN THE COMMUNITY	We have a high prevalence of chronic health conditions including Cardiovascular Disease, Hypertension, Type 2 Diabetes and Arthritis.
IMPROVING ACCESSIBILITY FOR THOSE WITH A DISABILITY	Currently, more than 75% of people in Tasmania living with a disability do not participate in physical activity as it is just too difficult to access.

The redevelopment of the Doone Kennedy Hobart Aquatic Centre will get people, of all ages, interests and fitness levels, active, relaxed and moving.

It will provide new spaces and services in a modern, engaging and welcoming Centre that is responsive and inclusive. It will be a Centre that has social inclusion at its heart and a space that is energised.


The redevelopment is designed to increase participation in aquatic and fitness activities by all people, regardless of gender, age or physical capabilities.

PROVIDING MORE SERVICES FOR THE 60s PLUS TO GET THEM MOVING WITHIN A FUN ENVIRONMENT

Of all capital cities, Hobart will have the highest proportion of residents aged 65 and over in the next 40 years. Tasmania also has the highest proportion of people in Australia aged 65 and over living with a disability.

Once completed the Centre will become a contemporary leisure, wellbeing and aquatic centre that will significantly improve the access and services to a more mature aged group and deliver positive aging programs.

Significant health benefits can be gained from participation in warm water exercises with a recent survey undertaken by Arthritis and Osteoarthritis Tasmania reporting 97% of those who participated in warm water activities had a 97% improvement with stiffness and 87% improvement in pain control.



“I’m impressed with Council funding of the facilities and am looking forward to improvements from the redevelopment that will better cater to the needs of all the community. For me personally, the redevelopment of the gym will allow for more classes and more variety which would be fantastic”.

ROS, SOUTH HOBART

Member for over 10 years

Attends 4 times a week. Uses the gym, attends classes such as Pilates and swims occasionally.

RECOGNISING THE VALUE OF OUR MEMBERS

Our members are at the centre of all that we do and many have been a part of our community since our doors first opened.

A recent survey of members highlighted that 75% visit the centre 2–6 times a week.

The main activities they participate in are:

- Gym and weights
- Aerobics, fitness programs and aqua classes
- Lap swimming
- Spa and steam room use.

The redevelopment can deliver significant improvements in the gym and fitness rooms and the installation of new spa, sauna and steam rooms.

What we are really excited about though is the development of modern first floor change rooms offering high quality installations and facilities for our gold members.


DELIVERING SERVICES THAT FAMILIES WANT

The redeveloped Centre is seeking to provide an expanded range of recreational and leisure experiences and activities for families.

With the warm water pool there would be extended opportunities for swimming and aquatic activities and the Learn to Swim and Water Survival classes for infants could be offered here in a warmer temperature that suits their young bodies.

Antenatal classes could also be offered in the warm water pool.

This new warm water facility would be built on the grassed outdoor space and will also provide lounging areas that are family friendly and on deck shower and change facilities allowing you to easily get dressed as a family and leave once done.



"The redevelopment will make it so much easier to access all the Centres services and allow it to really become a true community hub. As a parent the concept of being able to get out of the pool and get changed in privacy on the deck, creates a welcomed change and a user friendly family experience."

CLAIRE, TAROONA

Uses the gym and also her children attend Learn to Swim.

Economic Impact

THE REDEVELOPMENT WILL DELIVER SIGNIFICANT ECONOMIC BENEFITS BOTH WITHIN THE HOBART CITY COUNCIL AREA AND REGIONALLY ACROSS SOUTHERN TASMANIA

With its city location the Centre has a current catchment area of more than 211,000 people and this is expected to grow to more than 255,830 by 2036.

The Centre already attracts visitors from mainland Australia and overseas and those numbers are expected to grow with the ability to hold national and international competitions that match our capabilities once the full redevelopment has occurred.

Recent increases in visitation to Hobart are forecast to continue and it is expected that here will be increasing demand on the city to support a broad range of event activities. The fully funded redeveloped Centre can deliver on this, contribute to creating a vibrant city centre and an enriched visitor experience.

Specifically the \$22 million capital investment will create strong economic benefits including:

- 76.4 FTE direct jobs during the 3 year construction period and a total of 90.5 direct and indirect jobs
- An increase of \$6.63 million in regional income generated by the project during construction – \$5.62 million direct and \$1.01 million indirect

- In 2020, the Centre will provide for 107.9 jobs (92.6 direct jobs and a further 15.2 indirect). The redevelopment will specifically account for the creation of 22.5 new jobs (18.9 direct jobs and 3.5 indirect)
- Regional income arising from the redeveloped facilities will generate on average an additional \$1.368 million per annum
- Over a 20 year period of operation it is forecast that the new facility will generate new regional income of \$27.357 million.

The City of Hobart is seeking an investment partnership with an external funding provider that will generate a combined direct and indirect added value to the regional economy of \$6.63 million from construction and annually around \$5.511 million from operations.

Over 20 years the redevelopment will deliver an annual regional income of \$110.228 million.

"As we get older many of us get worried about access and getting down the stairs, the lift would change all this. The redevelopment should allow for both children and older Tasmanians to be the focus."

LIZ, SORELL

A 60plus member for 7 years and at 75 years old Liz says she is keeping active to keep out of a nursing home! Participating weekly in 3 senior gym classes, 3 deep water aqua aerobic classes and 2 shallow water aqua aerobic classes, Liz is an inspiration





Redevelopment Timeline

	START	FINISH
DEVELOPMENT PROCESS:		
Year 1 – Plant room redevelopment	2016	2017
Year 2 – Finalise plans & secure contractors	2017	2017
Year 3 – Construction (staging dependant on securing external funding)	2018	2019

Appendices

INDEPENDENT REDEVELOPMENT DECISIONS MEMO

Project: Doone Kennedy Hobart Aquatic Centre Redevelopment

Summary of Cost and Operational Impacts of Widening 50m Pool and Development of new 33m Program/Water Polo Pool Date: 2nd May 2016

Further to our discussions in relation to further improvement aquatic facility works consideration at the Doone Kennedy Hobart Aquatic Centre (DKHAC) during March and April 2016 we have now developed up a cost and operational summary as follows for each potential development item as follows.

1. Adding Two Lanes to the Existing 50M Pool

The architectural review indicates there is sufficient space to add an extra lane (2.5m wide/lane) each side of the existing pool. This will have significant impact on the spectator seating area as will need to remove 3 to 4 rows of spectator seating to provide sufficient area for the extra lanes and concourse width either side of the new pool water areas.

The works will require demolition of the existing 50m pool and construction of a new pool as engineering wise it is not possible to just add wider water areas to the existing concrete pool shell.

The estimated cost of developing a new 50m x 25m wide pool (10 lanes) is \$2.3M plus GST. There would be a significant extra capital cost (if planning permits can be obtained) to push out the southern pool hall to accommodate for the replacement seating. A plan would need to be completed to get an accurate cost but the project quantity surveyor has indicated this would cost a similar

amount to the pool widening cost due to the difficult center lever construction needed to house the replacement seating.

Based on cost advice the project therefore would be expected to be in the order of \$4.5M to \$5M.

Operationally the potential works cause a significant operational impact as construction of a new 50m pool and extended building area for replacement seating would see the main pool out of commission for a minimum of 10 to 12 months to meet the requirements of demolition, forming new pool and building the spectator seating building extension.

The new pool would require a concrete curing time of up to 6 months so this would see the main competition pool not available say for 12 months once new facility plant commissioning is also taken into account.

If a relocatable pool system (Myrtha Pool) was adopted over a traditional concrete and tile pool structure this may reduce concrete curing and construction time by about half to 6 months. This will add to the capital cost of development (10% to 20% more) and require ongoing maintenance with pool liner replacement etc.

If these redevelopment works were to be considered further, it is also essential that Structural, Services and Pool Hydraulics Engineers advise on the issue of taking the 50m pool off line and will this cause the need to close down all the pools as the pool heating and air handling systems are linked?

So in summary the addition of 2 extra lanes (5m wide extra water area) to the existing 50m 8 lane pool will have a significant capital cost in the order of \$4.5M to 5M and may require closure of this pool (and other water areas) for up to 12 months. This will have a major impact on most centre users and see a large number of water sports groups have no venue to use in Hobart.

Though the addition of two extra lanes will enable the centre to cater for more users and provide a better event swimming pool, the lack of spectator seating compared to other State Aquatic Centres built since DKHA would not see more national events brought back to the centre.

Provision of spectator seating of a minimum of 1,500 to 2,000 seats is now required by Swimming Australia. Currently the State Aquatic Centres at Sydney (10,000 seats), Brisbane (4,350), Adelaide (3,640 seats), Melbourne (3,000 seats) and Perth (1,700 seats) all meet these requirements and now regularly bid and host national events.

The competitor event facilities inventory indicates DKHAC would need to substantially increase its spectator seating facilities to try and attract back national water sports events. The current design does not allow for more spectator seating as it can only be provided on the southern pool side and this would require a major new center level building extension to the pool hall.

In our opinion the widening of the 50m pool is not feasible when the high capital cost at up to \$5M and close down period impacts are considered. Though it would cater for up to 20% more users the added operational costs would not likely be met by new user fees.

The widening of the pool will not bring back major national events to the centre as the spectator capacity of the centre restricts bidding for such events. The cost of providing up to 1,000 more seats and building area is not known but such an extension is unlikely to be approved (planning impact issues on this side of the building) as it would need to be constructed as additional area to the southern side of the pool hall.

2. New 33m Program and Water Polo Pool

Currently the redevelopment plan has a new warm water pool (242m²) which has an accessible spa at one end and a platform lift and steps on the southern side. This type of pool has become in recent years an essential pool for water exercise, rehabilitation and older adults use and has been identified as a high priority development. The depth of the pool is 1m to 1.5m and the water temperature would be in the order of 33C to 34C.

It was suggested at a DKHAC plan review meeting that this pool should be replaced with a new pool suitable for water polo (33m x 20m = 660m²). Such a pool would need to be a constant depth pool of 2m and the water temperature would need to be around 26C.

As can be seen from the two descriptions the length, depth and water temperature requirements of each pool are significantly different for specific users needs.

A review by the project architects indicates there is only sufficient room on site for one of these pools.

The estimated cost of constructing the warm water pool was in the order of \$3M to \$3.2M (plus GST). The project quantity surveyor has estimated the capital cost of the new 33m program/water polo pool would be in the order of \$8M (plus GST).

Operationally the warm water pool will have a higher energy cost to heat the water and pool hall air than the 33m program/water polo pool. Staffing supervision costs would be similar as both pools will require a pool attendant in the zone to supervise the water.

Usage wise the warm water pool at 36% of the water area of the 33m program/water polo pool will have higher and more frequent usage. The warm water pool will be used all operational hours as well as being able to be programmed for therapy and physio classes etc.

The 33m program/water polo pool provides more lap swimming water but the centre already has a large supply of this with the 50m pool, 25m pool and diving pool. If water polo is allocated this pool at peak times for completion and training this will restrict users to less than 20 per hour so this is the main restrictions to usage. The deep water requirement also restricts users especially children and families whilst the warm water pool can be used for overflow learn to swim and water familiarisation classes etc.

Replacing the warm water pool with a 33m program/water polo pool is expected to add to the operational deficit of the centre as restricted users and low new revenue will not meet the extra operating cost. Financial modelling on the warm water pool has indicated due to high use of casuals and program participants that this pool can provide an operating surplus to help reduce the centres operating deficit.

Importantly the warm water program pool provides for a large market of users currently not catered for at the centre whilst water polo can use the 50m pool for competition games and train in the diving pool and 25m pool.

In our opinion developing a 33m program/water polo pool duplicates existing completion and training water areas and will be a high capital cost at \$8M. It will have limited user attraction due to its depth and water temperature and due to low use will increase the annual operating deficit of DKHAC.

I would be happy to go over any matters raised in this memo and if you require any further information please contact me on mobile 0417 536 198.

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Doone Kennedy

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