

Sunshine Coast
Aquatic Plan 2011-2026
June 2016 edition



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www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

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Disclaimer

This document has been developed by Sunshine Coast Council's Community Services Department (Community Facilities and Planning).

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. This is a strategic document which deals with technical matters in a summary way only. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

Foreword

Message from the Mayor and Tourism, Events and Sport Portfolio Councillor

Over the last decade, national surveys have shown that swimming features in the top three sport and recreation activities participated in by Australians. Much of this activity is undertaken at aquatic facilities and these facilities are an integral component of our community infrastructure on the Sunshine Coast.

Because of our idyllic environment and climate, Australians have a deep affinity with swimming. We punch well above our weight in international competitions while many of us simply enjoy the benefits of swimming as a physical activity.

Governments are becoming increasingly aware of the importance of physical activity in reducing the burden of 21st century chronic diseases such as obesity, diabetes, coronary heart disease and some cancers. Aquatic facilities play an important role in that context, especially as our population continues to age.

Aquatic facilities – through swimming club membership, leisure water activities, and a wide range of aquatic programs like aquaerobics – have formed the nucleus of tremendous social hubs and lifelong friendships. They have contributed to the development of the Sunshine Coast's enviable lifestyle and provide for ongoing involvement in many different activities.

Council acknowledges the important role that swimming facilities and activities play in the lives of our Sunshine Coast residents and visitors and has developed the *Sunshine Coast Aquatic Plan 2011-2026* to help guide the current and future provision of aquatic facilities and services to ensure the needs of our diverse communities are met.

In planning for the identified growth on the Sunshine Coast, the detailed aquatic standards of service provides a platform for future decision making regarding development and management of the council's extensive aquatic network.

The Plan articulates and supports council's vision 'to be Australia's most sustainable region – vibrant, green, diverse'.



Cr Mark Jamieson
Sunshine Coast Mayor



Cr Jason OPray
Tourism, Events and Sport
Portfolio Councillor

Executive summary

Aquatic facilities are unique community assets, which contribute towards significant health, fitness and social benefits for the whole spectrum of the region's population base.

The Sunshine Coast Council owns 10 aquatic facilities which are spread across the region and has arrangements with four school and community pools to provide additional community aquatic access opportunities.

In a time of rapid population growth and change, it is important that council understands the role of its 10 council owned aquatic facilities, and considers future arrangements with additional pools providing community access within the region to ensure:

'The provision of a diverse range of quality aquatic facilities and infrastructure across the region which positively contributes towards the Sunshine Coast's character, identity and vibrancy and helps attain physically active and healthy communities.'

As a result, the *Sunshine Coast Aquatic Plan 2011-2026* has been developed to inform and guide the planning, development and management of the aquatic network across the Sunshine Coast region through to 2026. This Plan focuses on council owned land where aquatic programs and ancillary services are delivered, or where council has a defined role in the delivery of an aquatic facility. The Plan was not required to address natural areas such as beaches, rivers, man-made or natural lakes.

This document forms a strategic planning tool for council and is based on an assessment of current council aquatic infrastructure, demographic planning, contemporary pool design and management trends and, most importantly, extensive community consultation and customer feedback. A detailed analysis of each venue's financial performance and attendance was not undertaken as all of council's pools are outsourced through tenure agreements and there is a lack of consistent historical data.

This network currently performs well from a quantity of venue point of view, however has a number of failings being:

- the majority of the region's facilities are small-scale with duplicated styles, elements and experiences which only service neighbourhood catchment areas
- user conflicts due to poor facility design and placement
- poor linkages to transport and other community infrastructure.

The Sunshine Coast region is experiencing high growth with the population projected to increase dramatically by 2031. Currently aquatic facilities appear well distributed, with a high percentage of residents living within 5 kilometres of a council owned or supported swimming pool. However, new growth areas will provide additional activity areas, and future community planning will need to respond to this growth.

The *Sunshine Coast Aquatic Plan 2011-2026* has been largely based on an extensive community engagement program undertaken in conjunction with the development of the *Sunshine Coast Sport and Active Recreation Plan 2011-2026*. Individual discussions, focus groups, community forums and meetings and surveys were conducted to capture the broadest possible range of ideas, feedback and issues from across the Sunshine Coast community.

Key findings used to develop the Plan's recommendations include:

- above average levels of general satisfaction with current council pool provision
- lack of master planning has limited facility capacity and diversity
- scope to address signage, supervision, operations manuals, and corporate governance issues
- improvement of some existing pools and associated amenities
- need for environmental sustainability in design and management practices
- insufficient car parking at most facilities

- lack of shade across most venues
- need for greater risk management planning
- balancing commercial activities with community access
- cost of entry and/or over programming can be a barrier to participation
- need for some facility redevelopment
- more 'targeted', (e.g. aquatic youth facilities)
- improved access and amenities for persons with a disability.

In 2014/15, council invested approximately \$3.85 million in the Sunshine Coast aquatic network. Revenues received by council from all pools over the 2014/15 period were reported to be \$351,000. Total network operating costs of \$3.01 million for the 2014/15 period included \$724,000 of depreciation costs and \$676,000 of maintenance and administration (staff time) costs. This represents an operating deficit of \$2.66 million, which equates to \$9.96 per capita¹ or \$20.49 per rateable property.

The above figures include an investment of \$110,000 (or 2.9%) in non-council owned community aquatic facilities, which assists in meeting operational costs and ensuring continued community access to these facilities. The balance was expended on overall management and other fixed costs of council.

The outcomes of this Plan have recommended:

- the preparation of plans and design options for several of the current aquatic facilities, including Beerwah, Caloundra, Coolum, Eumundi, Kawana (all completed) and Nambour (to be completed)
- planning for new aquatic facilities based on council's forecast growth at Palmview and Caloundra South
- a Risk Management Audit is undertaken and a Risk Management Plan is prepared for each council owned facility (completed)
- the introduction of software and benchmarking mechanisms across the council's aquatic network capable of capturing and reporting on patronage and attendance and other performance against key performance standards (completed).

Further, the continuation of the master planning and potential inclusion of aquatic facilities as part of future Maleny sport and recreation provision is noted in the study.

The *Sunshine Coast Aquatic Plan 2011-2026* recognises the cost of implementing all recommendations will be beyond the capacity of council to fund in its own right. Accordingly, external funding and/or partnerships with other agencies or the private sector should be sought wherever possible to deliver on the recommendations.

The capital cost of implementing more detailed planning recommendations contained in the Plan for existing aquatic facilities through to 2026 based on a short, medium and long term priority basis totals \$4,670,000. The operational cost of implementing the recommendations contained in the Plan for existing aquatic facilities is approximately \$124,400 over the life of the Plan.

This equates to a total of \$4,794,400, however these cost estimations are exclusive of the recommendations which will arise from future concept/master plans, which include two new district facilities at Palmview and Caloundra South, in line with population trigger points and the proposed adoption of council standards of service for aquatic facilities. These costs could be upward of \$30 million, and will likely require financial consideration during and past the life of this Plan (2026).

¹ 267,252 persons in the Sunshine Coast Council local government area. Source: Population and household forecasts, 2011 to 2041, prepared by .id, October 2015.

1 Vision and recommendations



1.1 Vision

'The provision of a diverse range of quality aquatic facilities and infrastructure across the region which positively contributes towards Sunshine Coast's character, identity and vibrancy and helps attain physically active and healthy communities.'

Council will achieve this through the attainment of the following recommendations detailed within this section.

1.2 Strategic framework

The following strategic framework details the outcomes and strategies developed to achieve the vision.

Driving Factors

Driving factors include:

- rapid population growth
- increasing demand on aquatic infrastructure
- the need for clear direction on provision, management and maintenance of facilities
- changing demographics and needs
- decline in physical activity levels
- affordability and sustainability of the network
- the need to inform council's higher-order strategic documents.

The Plan

The Plan:

- sets out outcome areas, strategies and recommendations required to ensure the aquatic network on the Sunshine Coast offers a diverse range of quality aquatic facilities and infrastructure
- identifies facilities and embellishments that positively contribute towards the Sunshine Coast's character, identity and vibrancy
- helps to contribute to physically active and healthy communities.

Outcome areas

Recommendations have been classified into five key outcome areas, these being:

- planning the council owned aquatic network for growth and change
- improving management arrangements and community outcomes
- developing partnerships in aquatic service provision
- marketing and promoting the aquatic network
- Sunshine Coast Council owned venue recommendations.

Timing

The following time frames have been suggested to guide priorities:

Immediate	Considered a matter of 'urgency' or 'high risk'
Short term	Within next 4 years (2011-2015)
Medium term	Next 5-9 years (2016-2020)
Long term	Next 10-15 years (2021-2026)

1.3 Plan recommendations and comments

The *Sunshine Coast Aquatic Plan 2011-2026* is informed by several driving factors and recognises the cost of implementing all recommendations will be beyond the capacity of council to fund in its own right. Accordingly, external funding and/or partnerships with other agencies or the private sector (such as lessees or management contractors) should be sought wherever possible. The recommended actions should be evaluated annually for compliance and currency. Due to the changing nature of aquatic facility management and programming, coupled with the lease cycles, the entire document will require a major triennial review.

1.4 Guiding principles

The following guiding principles support our vision and objectives and will ensure a consistent approach to the implementation of council's aquatic network across the Sunshine Coast (see *Table 1: Sunshine Coast Aquatic Plan 2011-2026 guiding principles*).

Table 1: Sunshine Coast Aquatic Plan 2011-2026 guiding principles

Guiding principles	
Community involvement and inclusion	Community involvement, education and feedback will be required and regularly undertaken for determining demands, needs and the development phases of the aquatic network. A strong partnership approach will be encouraged with community groups (e.g. swim clubs).
Effective planning for aquatic opportunities	Ensure that the provision of aquatic facilities and infrastructure reflects community need and enhances community wellbeing through improved opportunity for physical activity and social capital.
Sustainability	Ensure that the type and design of aquatic facilities and infrastructure retains flexibility and diversity to accommodate future demand and balances this from a quadruple bottom line (economic, social, environmental and governance) perspective.
Partnership opportunities	Encourage and support entrepreneurial arrangements which value-add to the community accessible aquatic opportunities throughout the region.
Diverse aquatic infrastructure	Support facilities which cater for a wide range of compatible experiences and uses.
Effective management of aquatic facilities	Encourage management arrangements which improve transparency, inform future decision making and maximise the use, safety and community benefit of facilities.
Accessibility, safety and proximity	Ensure that all new aquatic facilities are located, designed and constructed to be safe and accessible as well as connected to both public and active transport networks.
Minimal impacts on surrounding land uses	Endeavour to ensure that aquatic facilities are positioned and designed in such a manner to reduce impacts on surrounding land uses.
Promote aquatic facilities throughout the region	Ensure information is made available to inform residents and visitors of the aquatic opportunities available within the region.

1.5 Regional aquatic network recommendations

Outcome Area 1: Planning the council owned aquatic network for growth and change

Recommendations	Priority	Partnership potential	Cost estimate
<p>Continue to endorse Desired Standards of Service outlined in Section 5 (including provision standard rationale, site selection criteria and design criteria considerations) as set out in this Plan, ensuring:</p> <ul style="list-style-type: none"> standards are reflected within future planning documents council prepare annual capital works programs in accordance with the implementation recommendations 	Complete	n/a	n/a
<p>Inform the relevant planning processes of the requirements of land for two new aquatic facilities within Palmview (1ha) and Caloundra South (1.8ha for a Major Sports Facility)</p>	Complete	Developers Council State	Staff time
<p>The timing and delivery of Palmiew and Caloundra South facilities will need to be considered in line with population growth, existing and future facility demand and sustainable land use as part of detailed master planning processes. It is acknowledged that some of these recommendations may fall outside the reach of this Plan.</p>	Long	Developers Council State	Staff time
<p>Place a moratorium on further additions, developments or re-developments at council owned facilities until council has received, considered and endorsed individual plans and development strategies for each facility, consideration of which will include:</p> <ul style="list-style-type: none"> settlement patterns, demographics, community demands and anticipated needs infrastructure and service mix to accommodate existing and future demand project specific feasibility research conduct of 'quadruple bottom line' cost benefit analysis incorporation of environmentally sustainable initiatives whole of life cost implications and risk analysis partnership opportunities. 	Ongoing	Complex managers	n/a
<p>In the preparation of the new planning scheme ensure aquatic and associated ancillary facilities and uses are consistent with community and sport and recreation land use designations.</p>	Complete	n/a	n/a
<p>Refer the requirements for active pathway connections for all council owned aquatic facilities to the Open Space Strategy and Active Transport Plan for immediate planning and future delivery.</p>	Complete	n/a	n/a

Recommendations	Priority	Partnership potential	Cost estimate
Undertake a disability access audit across all council controlled aquatic venues and refer these findings to the Aquatic Plan implementation plan.	Complete	Complex managers	n/a
Undertake an Aquatic Facilities Asset Audit and prepare a Strategic Asset Management Plan for each council owned facility.	Complete	Complex managers	n/a
Undertake a periodic Risk Management Audit across the council owned aquatic network and prepare a Risk Management Plan for each facility audited.	Medium	Complex managers	\$25,000
Investigate initiatives which analyse and deliver credible data detailing any economic development benefits gained from council's aquatic network.	Ongoing	Economic development	Staff time

Outcome Area 2: Improving management arrangements and community outcomes

Recommendations	Priority	Partnership potential	Cost estimate
Review lease and management arrangements across the network, ensuring: <ul style="list-style-type: none"> • alignment with facility and regional network planning • where practical, future contracts deliver consistency of the lease terms and conditions across the aquatic network • future agreements optimise community benefits • improved reporting and transparency mechanisms • a balanced approach with 'quadruple bottom line' outcomes 	Ongoing	Complex managers	\$15,000
Introduce standard software and benchmarking mechanisms across the council's aquatic network capable of capturing and reporting: <ul style="list-style-type: none"> • patronage and attendance • participation trends • customer service quality analysis • mechanism for customer feedback direct to council • community fit • maintenance requests • expenditure relating to heating • bookings and availability of water space across the network • performance against key performance standards. 	Complete	Complex managers	n/a
Subscription costs associated with software and benchmarking	Ongoing		\$59,400
Ensure all facilities submit an annual performance report which includes audited financial statements and summary of the individual venues annual key performance indicators for cross referencing across the network (where leases require).	Ongoing	Complex managers	Staff time

Outcome 3: Developing partnerships in aquatic service provision

Recommendations	Priority	Partnership potential	Cost estimate
Develop and implement a funding policy for non-council aquatic facilities with criteria that require facilities to annually demonstrate significant localised community patronage or benefit and their capacity to complement (and not compromise) the viability of the publicly accessible aquatic facilities within the region.	Complete	Education institutions	n/a
Consider partnerships with other aquatic facility providers to improve community access as demand warrants.	Ongoing	Education institutions	Community Staff time
Council actively seek to work closely with education institutions to develop partnership models and arrangements which enhance the aquatic network's capacity and avoid duplication of infrastructure.	Complete	Education institutions	n/a
Encourage the strategic involvement of private enterprise arrangements to deliver leisure water opportunities where such developments complement council aquatic facilities service delivery.	Ongoing	Private providers	n/a
<p>In accordance with ongoing community interest for an upgraded aquatic facility in Maleny, the 'Maleny Aquatic Facility Feasibility Study' was completed in January 2013. This study provided two alternative proposals for delivering an upgraded aquatics facility including:</p> <ul style="list-style-type: none"> • Option 1. Upgrade the current pool in partnership with the Maleny community and Education Queensland, including all-weather protection and enhanced seating and facilities at the site (preferred) • Option 2. Demolition of the existing pool and construction of a new 25m x 8 lane heated indoor pool, which would also provide improved pick up/drop off zones for the Maleny State School and increased parking • In both options, the Maleny State School retains ownership of the facility. A community working group has been developed external to council to consider these options and progress planning for a new facility in line with community demand and interest. Council officers to work with the Maleny community to consider appropriate funding opportunities and provide planning advice as requested. 	Medium-Long	Education Queensland Maleny Swimming Club Maleny community	Staff time for assistance with grant opportunities or planning advice as required

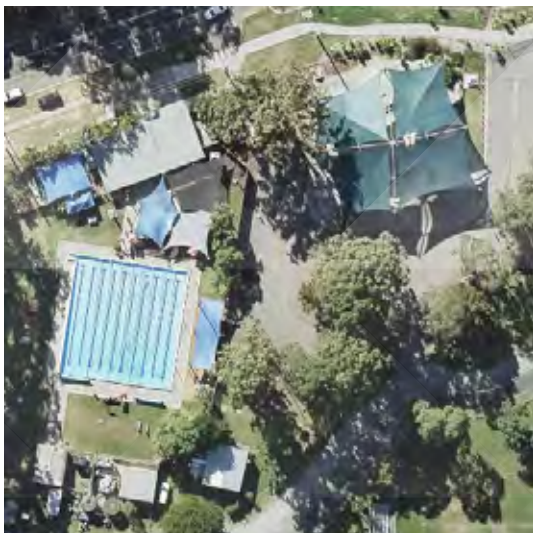
Outcome 4: Marketing and promoting the aquatic network

Recommendations	Priority	Partnership potential	Cost estimate
<p>Develop a marketing plan for the aquatic network which includes:</p> <ul style="list-style-type: none"> • an informative aquatic web page detailing the location, facility mix and programs of each venue in a standard format • a style guide for the promotion of council's aquatic facilities • work with educational providers to increase use of the network. 	Medium	Lessees	\$25,000
Investigate the likely demand and subsequent implementation requirements associated with a Regional Swimming Pass that can be used across council venues.	Complete	Complex managers	n/a
Work with Sunshine Coast Tourism to promote aquatic facilities, and actively attract appropriate events and programs that will deliver a demonstrable economic or social benefit to the region.	Ongoing	Sunshine Coast Tourism	Staff time



Outcome 5: Sunshine Coast Council venue recommendations

Beerwah Aquatic Centre, Roberts Road, Beerwah (council owned)



The Beerwah Aquatic Centre is located within a growing major activity area of the Sunshine Coast and is bordered by a large multi sports ground and high school. Currently the facility operates under a management agreement which is in place until June 2016, with options for extensions as detailed in *Table 8: Tenure by aquatic facility* (page 45).

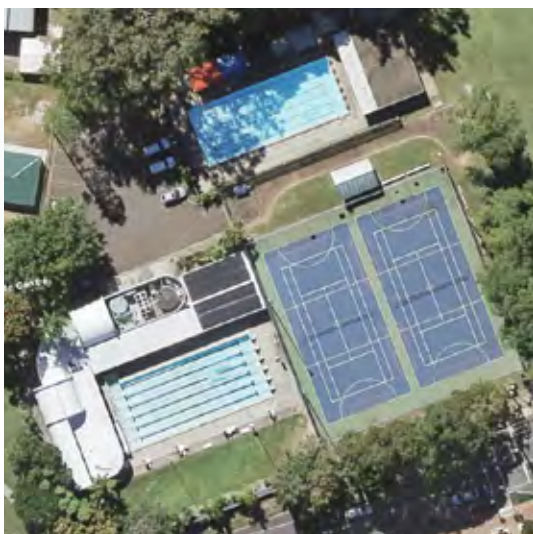
The facility features a 25 metre lap pool, toddler leisure pool, covered program pool, amenities block, kiosk and first aid room.

Assessment

Based on a 10 kilometre population catchment area for this facility the catchment population as at the 2011 census is estimated to be 17,213 persons.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Beerwah Aquatic Centre Feasibility Study, seek council endorsement and begin implementation in line with demands and resource constraints.	Complete	Sunshine Coast Council	n/a
Begin implementation of Stage 1 actions from the Beerwah Aquatic Centre Feasibility Study in line with demands and resource constraints.	Medium	Sunshine Coast Council	\$4.5 million

Buderim Aquatic Centre, 44 Main Street, Buderim (council owned)



The Buderim Aquatic Centre is located in the main street of Buderim and is situated adjacent to the Buderim Mountain State School Pool (25 metre swimming pool). Currently the council facility operates under a management agreement which is in place until June 2016, with options for extensions as detailed in *Table 8: Tenure by aquatic facility* (page 45).

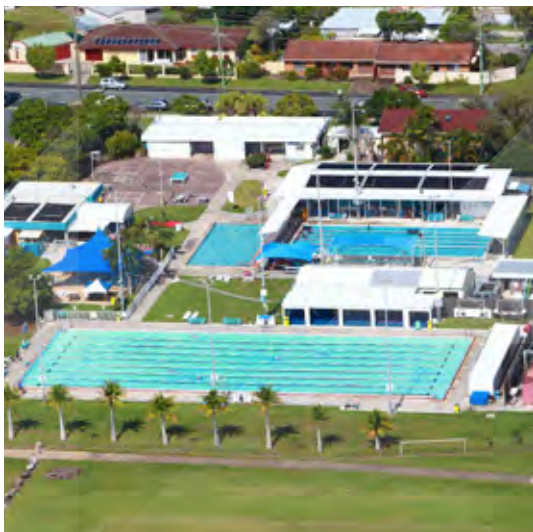
The facility features a six lane 25 metre lap pool, enclosed program pool, first aid room, kiosk and amenities block.

Assessment

Based on a 5 kilometre catchment area for this facility the catchment population as at the 2011 census is estimated to be 54,849 persons. The aquatic needs within this area are also serviced by council's Cotton Tree facility and various other non-council owned pools in this, and neighbouring, localities.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Investigate methods which aim to improve the capacity of the site, including the potential inclusion of the adjacent school pool for community access.	Ongoing	Sunshine Coast Council/ Education Queensland	Staff time

Caloundra Aquatic Centre, Central Park Road, Caloundra (council owned)



The Caloundra Aquatic Centre is located centrally within a large multi-use sports and high school precinct. Currently the facility operates under a lease agreement with the contract expiring in June 2022.

The facility features a 50 metre pool, 25 metre pool (with small grandstand), junior pool, toddler leisure pool, enclosed program pool, amenities block, kiosk, crèche, gymnasium and skate park.

Assessment

The 2011 census 10 kilometre population catchment is estimated to be 68,265 persons. This population catchment base is shared with the nearby 25 metre ocean pool at Kings Beach and a regional facility at Kawana.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Finalise tenure agreement with lessee.	Complete	Sunshine Coast Council/ Lessee	n/a
Undertake a site master plan to realise the venue's potential as a major district aquatic facility.	Medium-Long	Sunshine Coast Council/ Lessees	\$30,000

Coolum-Peregrin Aquatic Centre, David Low Way, Coolum (council owned)



The Coolum-Peregrin Aquatic Centre is located on a main coastal road and is located within a large multi-use sports precinct. The facility operates under a management agreement which expires in September 2016, with options for extensions as detailed in *Table 8: Tenure by aquatic facility* (page 45).

The facility features an eight lane 25 metre lap pool, small enclosed program pool, club room and traditional reception/kiosk and amenities block.

Assessment

The 2011 census 5 kilometre population catchment is estimated to be 16,950 persons. The program pool's construction is not of commercial quality and consideration should be given to the construction of a program pool that is more functional. Improved shade and overall landscaping also need to be considered as part of the future development of this facility.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
<p>A concept plan for this facility will be developed following the endorsement of this Plan. Concept plan considerations should include:</p> <ul style="list-style-type: none"> the provision of leisure water (with potential for delivery through public-private partnership) upgraded program pool improved landscaping natural or built shade options. 	Complete	Sunshine Coast Council/ Lessees/ Private Provider	n/a
Undertake site master plan giving consideration to an improved program pool facility and introduction of leisure water/splash pool.	Long	Sunshine Coast Council	\$30,000

Cotton Tree Aquatic Centre, The Esplanade, Cotton Tree (council owned)



The Cotton Tree Aquatic Centre is located adjacent to prime parkland on the foreshore of Maroochy River in Cotton Tree. The facility operates under a lease which expires in August 2021.

The facility features a 50 metre outdoor lap pool and a 25 metre covered lap pool, spray park, enclosed program pool, traditional reception/kiosk amenities block and small crèche.

Assessment

The 2011 census 10 kilometre population catchment is estimated to be 110,155 persons. The aquatic needs within this area are serviced by another council owned facility at Buderim and various other non-council owned pools in this, and neighbouring localities. Ageing infrastructure and car parking issues associated with the swimming pool and the adjoining caravan park and park lands represent a major impediment to this facility's future development.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Monitor usage and infrastructure maintenance requirements, and review facility planning prior to the expiration of existing lease.	Medium	Sunshine Coast Council/ Lessees	Staff time

Eumundi Aquatic Centre, Memorial Drive, Eumundi (council owned)



The Eumundi Aquatic Centre is council's newest aquatic centre and is located in close proximity to the Eumundi township and market precinct. The facility operates under a lease arrangement which expires in January 2018.

This facility includes a 25 metre lap pool, toddler leisure pool, enclosed program pool and amenity block.

Assessment

The 2011 census 10 kilometre population catchment is estimated to be 18,654 persons. Future developments need to consider the addition of secure storage options, shaded areas and first aid room.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
A concept plan for this facility will be developed following the endorsement of this Plan to guide future development.	Complete	Sunshine Coast Council/ Lessees	n/a

Kawana Aquatic Centre, Sportsman Parade, Bokarina (council owned)



The Kawana Aquatic Centre is located within the Kawana Sports Precinct in the major activity centre of Kawana. The Plan recommends it be developed and marketed as the feature regional aquatic centre for high level events and competition. Currently the facility operates under a management agreement until September 2016, with options for extensions as detailed in *Table 8: Tenure by aquatic facility* (page 45).

This facility features a 50 metre pool (water polo compliant), 25 metre pool, diving pool with three diving boards and platform, enclosed program pool as well as a toddler leisure water area, amenities block and crèche.

Assessment

The 2011 census 10 kilometre population catchment is estimated to be 124,852 persons. Although this population catchment figure appears high, the aquatic needs within this area are serviced by two other council district facilities at Caloundra and Cotton Tree. The facility has the capacity and much of the required infrastructure already to be the premier events venue on the coast, however further planning is required to assist council and the community to identify what needs to be done to deliver this outcome.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Determine the future management model and arrangement required for this regional aquatic facility in the context of the Sunshine Coast Stadium management arrangements and structure.	Complete	Sunshine Coast Council/ Lessees	n/a
A concept plan for this facility will be developed following the endorsement of this Plan. Concept plan considerations should include options and embellishments to develop the centre as the regional venue and will be used to generate community feedback towards final design elements within a master plan.	Complete	Sunshine Coast Council	n/a
Following on from conceptual considerations, undertake a site master plan to realise the venue's potential as the regional aquatic facility.	Medium	Sunshine Coast Council	\$50,000

Nambour Aquatic Centre, Petrie Park Road, Nambour (council owned)



The Nambour Aquatic Centre is located within Petrie Park which is within walking distance from the Nambour town centre. The facility operates under a management agreement which expires in June 2016.

This facility features a 50 metre pool (compliant depth for water polo) with full length grandstand, 25 metre indoor heated pool, junior/toddler leisure pool, kiosk and amenities block.

Assessment

The 2011 census 10 kilometre population catchment is estimated to be 48,163 persons. This aquatic centre complete with its grandstand makes it attractive for events, however the age of infrastructure, lack of car parking, and poor exposure and connectivity, limits the capacity and potential of this facility. Feasibility research is required to inform future redevelopment or relocation options.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Undertake a feasibility study which develops concept plans on the preferred option for the provision of leisure water (with potential for delivery through public-private partnership) and ensures adequate car parking is available to meet current and future demands.	Short	Sunshine Coast Council	\$60,000

Palmwoods Aquatic Centre, Palmwoods – Montville Road, Palmwoods (council owned)



The Palmwoods Aquatic Centre is located within a multi-use sports precinct just outside the Palmwoods township. The facility operates under a lease which expires in December 2017.

The facility features a 25 metre pool (with grandstand), toddler and enclosed program pool, amenities block and kiosk.

Assessment

The 2011 census 10 kilometre population catchment is estimated to be 47,988 persons. However, the aquatic needs within this area are serviced by another council district facility at Nambour. Many schools utilise this facility which places pressure on the capacity of the facility during school hours in Summer. Limited car parking also restricts the capacity of this site. Expansion opportunities exist to the west if demand increases.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Monitor usage and review facility planning prior to the expiration of existing lease.	Medium	Sunshine Coast Council	Staff time

Kings Beach Ocean Pool, Kings Beach Foreshore (council owned)



The Kings Beach Ocean Pool is located on the Kings Beach foreshore. The lifeguard service provides supervision and first aid during summer holiday periods and weekends. This is a community facility with free access year round.

This facility features a 25 metre pool, leisure water and nearby spray features. Given its position in such a harsh natural environment and because the source water is drawn mainly from the ocean, both minor and major maintenance costs are high for this facility.

Assessment

Community meetings acknowledged that built aquatic infrastructure like Kings Beach Ocean Pool and spray park had been done well by council and contribute towards the appeal of the Kings Beach area.

Recommendations	Time frame	Lead/support agent/s	Cost estimate
Continue to monitor the role and function of this venue to support community access and attract tourism to the Kings Beach area.	Ongoing	Sunshine Coast Council	Staff time



1.7 Summary of implementation costs

Based on the recommendations, the following implementation costs have been summarised by outcome area and by priority in *Table 2: Recommendation implementation costs*.

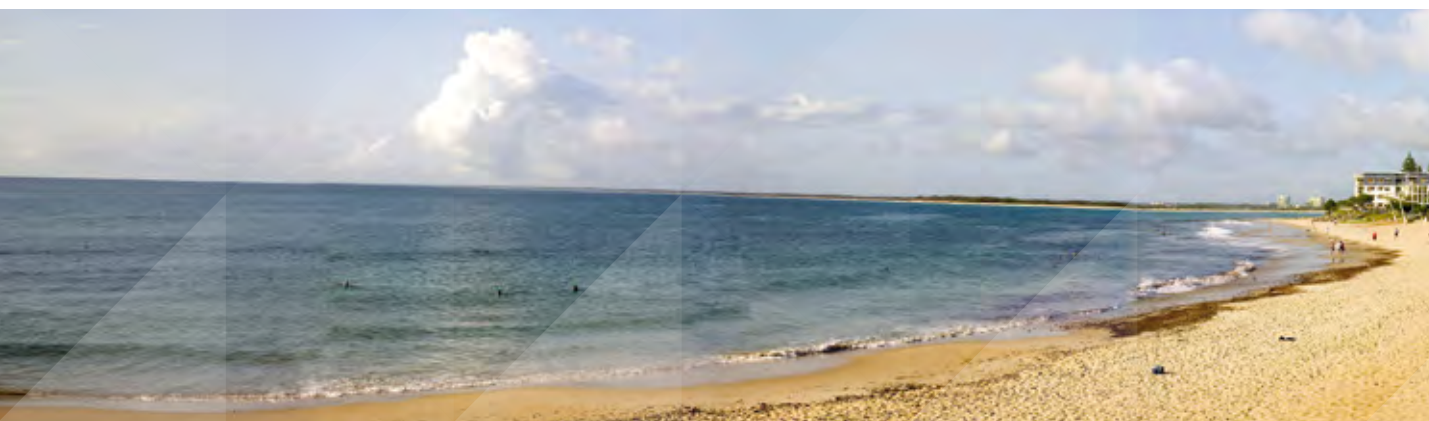
Costs unable to be determined as part of this summary of implementation costs include:

- cost implications which stem from future aquatic facility feasibility studies, concept plans or master plans.
- cost implications of two new district facilities at Caloundra South and Palmview in line with population trigger points. These costs could be upward of \$30 million and will likely require financial consideration during and past the life of this Plan (2026).

Table 2: Recommendation implementation costs

Outcome area	Total*
Planning the council owned aquatic network for growth and change	\$25,000
Improving management arrangements and community outcomes	\$74,400
Developing partnerships in aquatic service provision	Staff time
Marketing and promoting the aquatic network	\$25,000
Sunshine Coast council owned venue recommendations	\$4,670,000
Total	\$4,794,400

* Operational/capital cost estimates.



2 Study framework



2.1 Purpose

The purpose of this Plan is ‘to develop a shared vision for council and the community and prepare a robust Aquatic Plan to guide the current and future provision of facilities and services that meet the needs of our diverse communities.’

2.2 Methodology

The methodology applied in the *Sunshine Coast Aquatic Plan 2011-2026* is outlined in *Figure 1: Methodology framework*.

2.3 Scope

The scope of this Plan:

- is focussed on built infrastructure such as publicly accessible swimming pools and leisure water and excludes natural waterways such as lakes, rivers and beaches
- covers the geographical area defined by Sunshine Coast Council local government boundaries, with findings referenced through the region’s 32 Localities of Interest
- the provision of aquatic facilities encompassing land and land use planning implications only where Sunshine Coast Council has a role in the network.

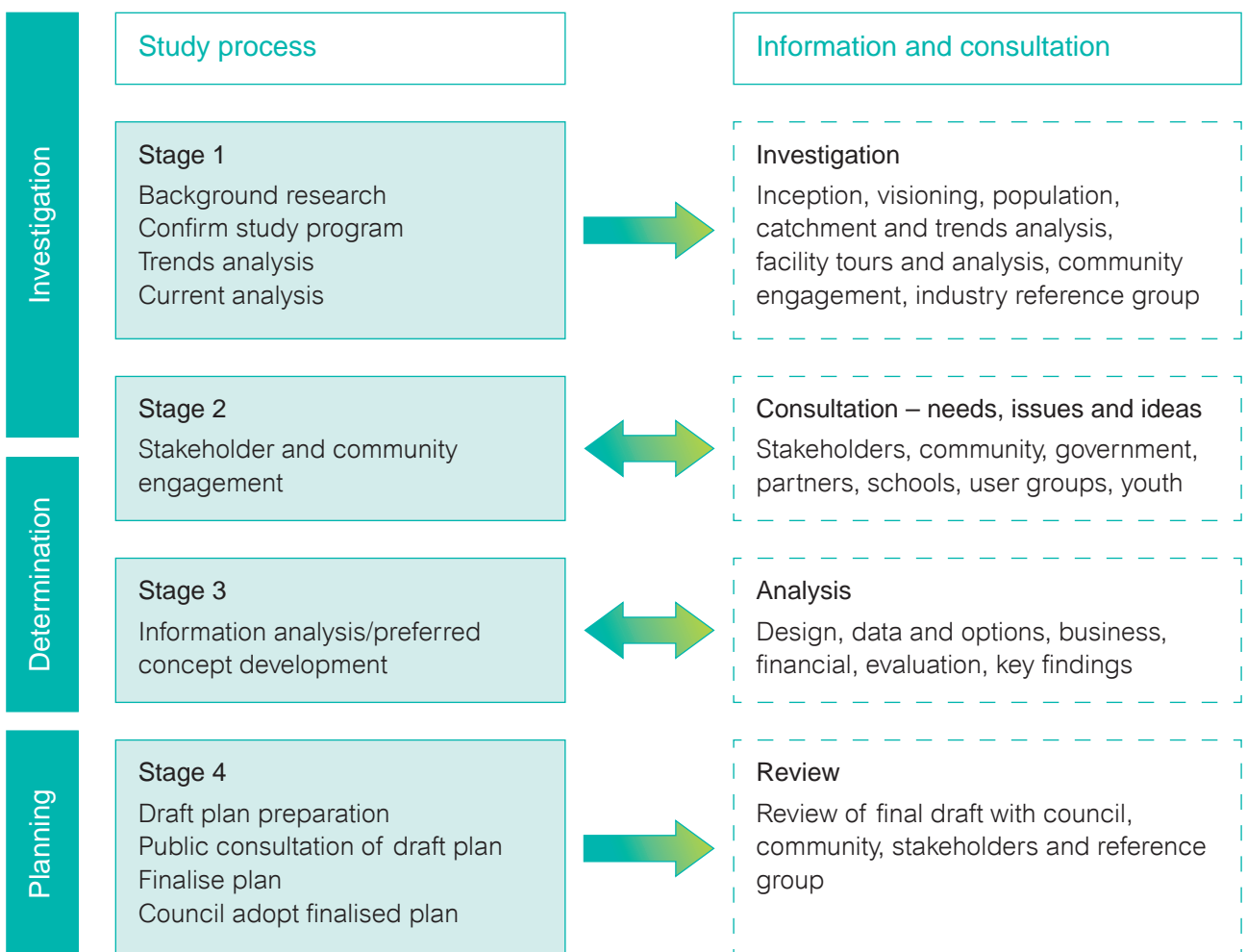


Figure 1: Methodology framework

2.4 Plan alignment

The *Sunshine Coast Council Corporate Plan 2014-2019* is a key planning document outlining the priorities and strategies council will pursue over time to achieve corporate goals. This articulates council's vision 'to be Australia's most sustainable region – vibrant, green, diverse' and identifies five goals.

Council's primary commitments to aquatics are identified through the Strong Community goal, Through which council has committed to:

'supporting an engaged, resilient and inclusive community that embraces diversity.'

A number of corporate strategies stem from the Corporate Plan. Of particular importance to this Plan is the *Social Strategy 2015*, and the strategic documents addressing social infrastructure, open space and active recreation.

These strategies articulate council's commitment, role and intent in the provision of social infrastructure and open space for existing and future generations and their respective contribution to strong communities.

The *Sunshine Coast Aquatic Plan 2011-2026* relies on the provision of community land across the region. Therefore recommendations and policy within this Plan closely align with the Social Infrastructure Strategy to ensure clear and well articulated guidance for the future provision and embellishment of aquatic facilities and infrastructure across the region.

As a result, this Plan is a strategic level document which provides direction for the planning, development and management of aquatic facilities and infrastructure throughout the region. Outcomes of these strategies will contribute towards the attainment of council's vision 'to be Australia's most sustainable region – vibrant, green, diverse', and future Community Plan goals. *Figure 2: Document Hierarchy* outlines how the *Sunshine Coast Aquatic Plan 2011-2026* aligns to the organisation.



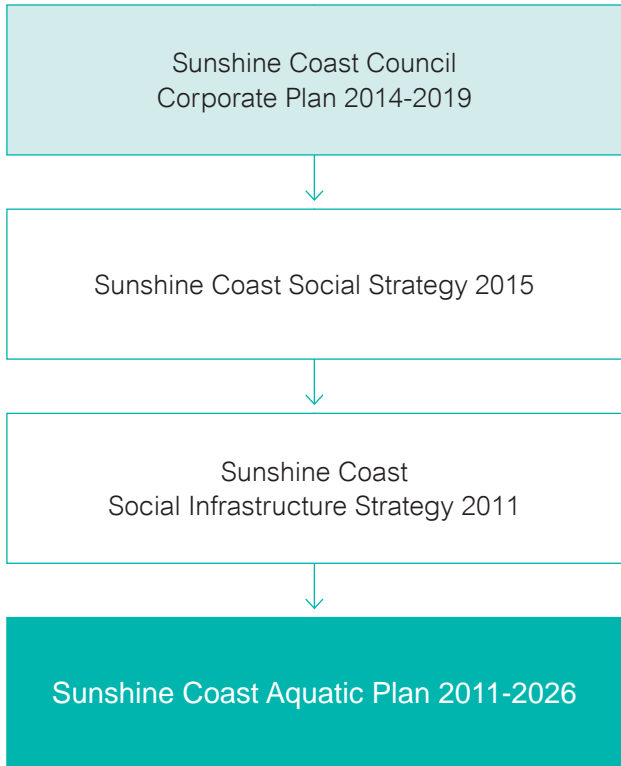


Figure 2: Document hierarchy



3 Strategic context



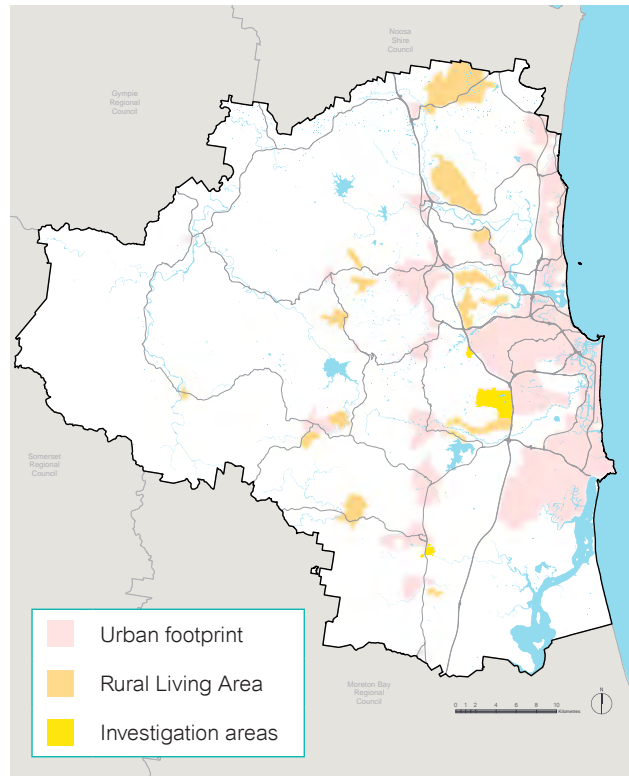
3.1 Population profile

The population of the Sunshine Coast makes up about 10 per cent of the population of South East Queensland. The region has experienced, and will continue to experience, levels of population growth that exceed state and national averages.

The population base is mostly concentrated along the coast, from Golden Beach in the south to Peregian Springs in the north. Urban development to date has been largely concentrated within 10 kilometres of the coastline. However, this relative share of population is likely to change over time until 2031, as some of these suburbs approach their capacity, and 'newer' suburbs such as Sippy Downs, Palmview and Caloundra South are developed, increasing allowable densities and hence population numbers.

The central coastal area of the region is also the largest contributor to the Sunshine Coast economy and home to the Maroochydore Principal Activity Centre². The major urban areas from Pelican Waters in the south to Peregian Springs in the north accommodate Golden Beach, Caloundra, Kings Beach, Kawana Waters, Maroochydore, Alexandra Headlands, Mooloolaba and Coolumb which includes a relatively broad mix of low, medium and high density residential developments and a range of commercial and community services. These areas are also the major focus of visitor accommodation and services in the region. In addition, a number of the hinterland towns, such as Beerwah, Maleny, Nambour, Yandina, Eumundi and Cooroy also support thriving rural communities and play an important role in defining the character and identity of the Sunshine Coast.

Map 1: Sunshine Coast in context



See also page 63 for a larger map.

Table 3: Sunshine Coast quick facts

Population (2011) ³	267,252 people
Total dwellings (2011) ³	116,950 dwellings
Average growth (2002-2014) ⁴	5-6,000 people/year
Overnight visitors ⁵	5.4million per year

2 Sunshine Coast Housing Needs Assessment Background Study 2009.

3 Source: Australian Bureau of Statistics, Dwelling Type; Population; Presented by .id in the Sunshine Coast Community Profile, October 2015.

4 Source: Queensland Government Statisticians Office, Projected Population by Age and Sex, Medium Series, 2013.

5 Source: Tourism Research Australia – Tourism in Local Government Areas, 2013.

3.2 Age profile

The median age of Sunshine Coast residents was 41 years in 2011, and this is forecast to increase to 44 years by 2031 with a greater percentage of residents aged over 65 years. *Table 4: Change in age group proportions forecast Sunshine Coast 2006-2031* outlines current and forecasted population percentage breakdown.

The change in median age and proportion of people in various age groups will need to be planned strategically with respect to the corresponding changing needs of our communities, the location of aquatic facilities and the programs and services available.

3.3 Governance

The Sunshine Coast Council plays an important role in contributing towards the health and wellbeing of its residents through a vast range of sporting and recreation opportunities. Aquatic centres provide the community with a healthy, creative and socially interactive recreation activity.

Currently council owns 10 aquatic facilities (including one free access facility located adjacent to a natural water body), with nine commercial agreements in place. There are also funding agreements with four school and community pools to provide additional community aquatic access opportunities.

At a time when significant growth is occurring on the Sunshine Coast, there are many competing activities and priorities in our region. To maintain a competitive edge, it is important to attract

appropriate activities whilst maintaining the quality of life that makes the Sunshine Coast so unique. In order to achieve this, the Sunshine Coast Council needs to embrace a sustainable approach to providing opportunities and an environment which positively contributes to improvement in the health and wellbeing of our community.

In response, council recognises the need for a triple bottom line approach to planning and governance through its vision 'to be Australia's most sustainable region – vibrant, green, and diverse' and this Plan forms part of that governance framework which assists towards the attainment of council's vision.

3.4 Aquatic user profiles

Aquatic facilities are unique community assets which contribute towards benefits for a large spectrum of the community. The age range of users of aquatic facilities is very diverse and covers the whole age spectrum. The core aquatic activities identified through the development of this Plan are:

- squad training
- lap swimming
- recreational swimming
- learn to swim
- water therapy/aqua fitness
- fitness and cross training (wet and/or dry)
- social interaction.

An example of some of the driving factors which attract patronage to the region's aquatic facilities by age cohort is outlined in *Table 5: Driving factors*.

Table 4: Change in age group proportions forecast Sunshine Coast 2006-2036

Year	Age group					Median age
	0-14 years	15 -24 years	25-44 years	45-64 years	Over 65 years	
2011	18.8%	11.8%	24.4%	27.2%	17.8%	41 years
2036	17.7%	11.0%	22.3%	23.7%	25.2%	44 years

Source: Queensland Government Population Projections, Projected Population by Age and Sex, Sunshine Coast LGA, 2013 (medium series).

3.5 Aquatic participation trends

Community engagement conducted as part of this Plan identified the most common trends in aquatic sport and recreation activity participation on the Sunshine Coast.

Trends in participation on the Sunshine Coast are:

- demand for more social, casual and non-competitive activities
- increasing demand for junior sport and junior squad programs
- night-time/evening activities
- newer/alternative forms.

Studies undertaken for various local governments and research into the topic, also identified a number of other trends that are influencing participation in aquatic sport and recreation activities.

These include:

- Changing patterns of work and declining availability of 'uncommitted time' is placing greater importance on the quality of the leisure experience for those in full time employment. Exercise and competitions are increasingly being held on mid-week evenings under lights so that participants have their weekends free to pursue other recreation opportunities.

- For many, the leisure experience is one of limited time availability with an expectation of 'instant gratification'. This is evidenced by a desire for participants to 'turn up and swim' where minimal extra commitments are involved. In many cases the participants are willing to pay extra for this service which has created some opportunities for commercial provision.
- Local and state governments are recognising the social, health and economic values of increasing the physical activity levels of their communities. Some have developed physical activity strategies to serve this purpose including the role of contemporary aquatic facilities that are attracting more attendances and potentially lifelong interest in aquatic sports and recreation swimming.
- There is an awareness of the importance of 'risk management' and the need for a 'whole-of-life' approach to facility development and asset management.
- There is an increasing demand for evening competitions either for reasons of convenience or, in sub-tropical/tropical areas to reduce exposure to the sun.

Table 5: Driving factors

Age cohort	Driving factors
6 months-8 years	Learn to swim and water appreciation, leisure, social interaction
9-14 years	Skill development, participation in competition training, leisure, social interaction and learn to swim
15-24 years	Fitness, leisure, cross training, injury rehabilitation and performance based training
25-55 years	Fitness, physical activity, weight management, injury prevention and rehabilitation, social interaction, family and leisure
Over 55 years	Fitness, non-weight bearing activity, water therapy, injury prevention and rehabilitation and social interaction

3.6 Participation in exercise, recreation and sport

Broader trends in participation in exercise, recreation and sport in Australia from the Exercise, Recreation and Sport Survey data⁶ presents the following key findings:

- An estimated 8.3 million persons aged 15 years and over participated at least three times per week (regular participation rate), on average, in physical activity. This equates to 47.7 per cent of the population and represents a 2.4 per cent decrease from 2008.
- The top five exercise, recreation and sport activities most frequently participated in by Australians aged 15 years and over are walking, aerobics/fitness, swimming, cycling and running.
- An estimated 6.7 million people or 38.5 per cent of the population regularly participated in non-organised physical activity (at least 3 times a week).
- Females had higher regular participation rates in any physical activity (50.4 per cent) than males (44.9 per cent).

Figure 3: Percentage participation rate taken from the Exercise, Recreation and Sport Survey (ERASS) indicates the percentage participation rate for swimming by Australians aged 15 years and over (2001-2009)⁶. The full ERASS table also demonstrated that, over the period 2001-2010, swimming was consistently in the top three reported participation activities.

Figure 4: Participation rates for swimming as a percentage indicates that swimming ranked 'first' in participation rates (%) for the top selected organised sports most frequently participated in by children aged 5 to 14 years in 2000, 2003, 2006, 2009 and 2012⁷. The chart also indicates a progressive increase in the percentage of participation over that period.

Implications to the Plan

User profiles and participation

- Ageing population signifies a likely increased demand for water therapy, physical fitness, injury rehabilitation and prevention and opportunities to socialise and interact.
- More infrastructure is required for the youth cohort – increased leisure water opportunities can assist in attracting higher youth involvement and may assist with regional youth retention.
- Increased leisure water has improved the capacity and patronage of centres in other local government areas across both young people and family target groups.
- Aquatic facilities are essential community infrastructure to improve physical activity opportunities for a large segment of the population and this network of facilities contributes towards the reductions in chronic disease and the burden on health services and the health system.



Figure 3: Percentage participation rate – Australians 15 years and over

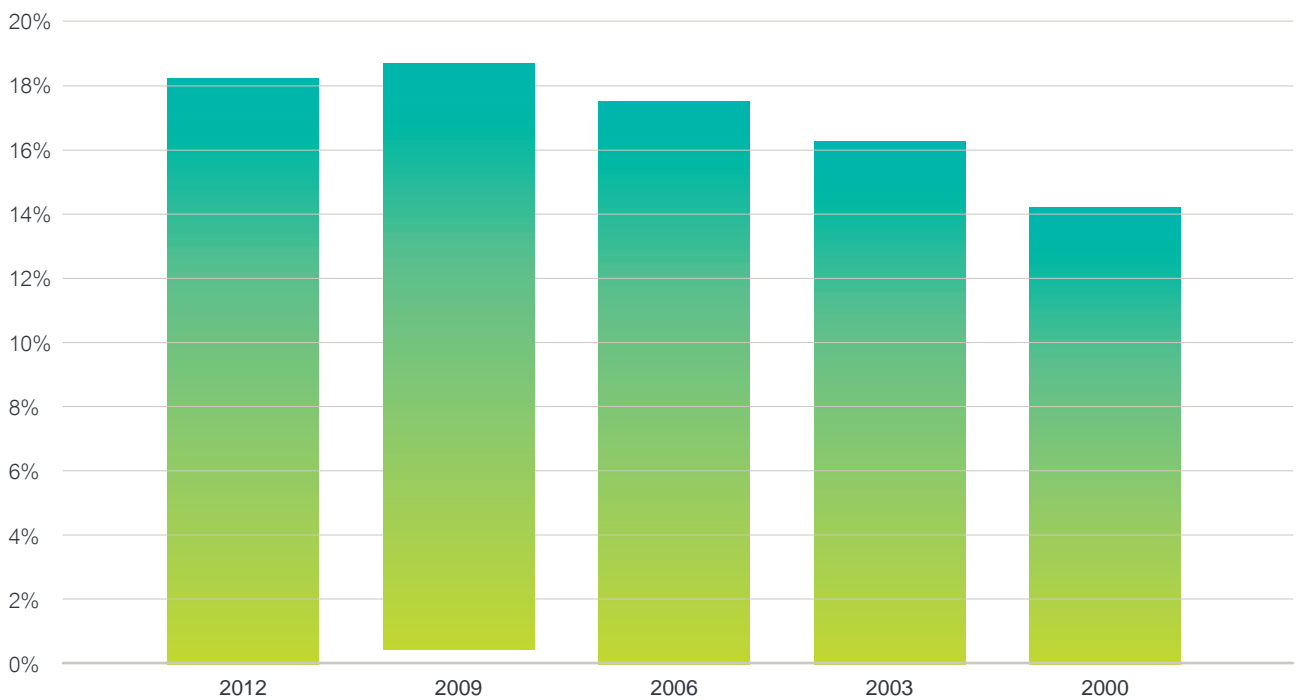


Figure 4: Participation rates for swimming as a percentage for children aged 5-14 years

6 Sports commission, 2010, Participation in Exercise, Recreation and Sport, Annual Report, 2010.

7 Australian Bureau of Statistics. Children's Participation in Cultural and Leisure Activities, October 2009.

3.7 Aquatic design considerations

The design and development of aquatic facilities has undertaken major changes over the past 15-20 years. *Table 6: Considerations in aquatic facility design* outlines a number of trends in aquatic facility designs which should be considered when either designing a new facility, or considering the redevelopment of an existing facility.

Table 6: Considerations in aquatic facility design

Design consideration	Description
Non-development of traditional outdoor rectangular pools	Move away from the traditional outdoor rectangular swimming pools, which were developed throughout the '50s, '60s and '70s (post 1956 Olympics), with more emphasis being given to meeting a wider range of aquatic participation opportunities by providing different bodies of water within one venue.
Financial sustainability and long term viability	As facilities are getting older the costs of operation and competing interests for leisure time activities are prompting owners of pools (traditionally the local council) to investigate: <ul style="list-style-type: none"> • how to reduce the service delivery cost to the community • review management operations of existing facilities • how to meet the existing and changing needs of the community • how to increase the attendances and physical activity rates of local communities.
Maximum 'year-round' access	Facility mix tends to have several pools to provide space for competition, training and lap swimming, as well as play areas, programs and therapy contained in one environment so that operating costs can be shared/minimised.
Develop future leisure facilities as destinations	<ul style="list-style-type: none"> • Aquatic or leisure facilities linked to other facilities (i.e. libraries, other clubs, parks or shopping centres) • Often incorporates free to use areas • Longer visitation times comparable with the movies, retail shopping and other family leisure based outings.
Large 'leisure water' facility components	The main attractions are the venue's leisure and play features such as: <ul style="list-style-type: none"> • beach entry, water slides, water cannons and sprays, waterfalls and misting machines, rapid rivers, lagoons and indoor rock climbing.
Large 'dry' facility components	<ul style="list-style-type: none"> • Health and fitness facilities (e.g. gymnasiums and wellbeing areas) • Sports therapy areas • Meeting and circulation spaces • Kiosk/cafe and relaxation areas.
Emphasis on the quality of new facilities being developed	<ul style="list-style-type: none"> • Not just replacing what existed – need to improve on what was built post war in terms of leisure experiences and the programs and opportunities to be provided • Emphasis on high quality ancillary services, (i.e. change rooms, kiosks and cafes).
Importance of water combined with shade	<ul style="list-style-type: none"> • People are more sun smart and expect to swim and recreate out of direct sun exposure • Shade often keeps water cooler in summer (particularly important the further north you go).

Design consideration	Description
Importance of ecological designs for sustainability	<p>May include, but not limited to:</p> <ul style="list-style-type: none"> • cogeneration of power • water harvesting • water recycling • solar heating and solar panels capable of feeding back into the grid • ultrafine filtration.
Awareness (or lack thereof) of what other communities have access to	<p>Not just replacing what exists:</p> <ul style="list-style-type: none"> • theme parks (holiday experiences) • passive, free entry leisure water • thrill and excitement • educational needs (learn to swim for all ages).
Differentiating between regional and local facilities	<p>It is important for people to be able to train and compete in quality 50 metre pools but due to the high cost of operating these facilities, these are now becoming features of a regional pool and they are being supported by smaller leisure, program and indoor 25 metre facilities where the evidence supports their development, (e.g. water therapy pool in ageing communities).</p>
Operational realities	<p>Councils are recognising with place making, the creation of a social hub with wet and dry facilities can operate at reduced cost to the community if they are designed well and offer a wide range of experiences, programs and services to their customers.</p> <p>This usually requires:</p> <ul style="list-style-type: none"> • a large catchment population per pool • combinations of swimming experiences (competition, sport, program therapy and, importantly, lots of leisure water) • not just water, but dry facilities including gyms, cafes and meeting spaces for young people and older members of the community. • Since the mid/late '90s some of the large Australian leisure centres are reporting up to six times the attendances of the traditional rectangular outdoor swimming pool.
Who is the modern aquatic leisure centre serving?	<p>A diverse population and demographic including:</p> <ul style="list-style-type: none"> • mums and toddlers • families and young children • teenagers • older adults • persons with a disability • lap/fitness swimmers • sporting clubs (not just swimming-based clubs) • schools • tourists • state and national events.

3.8 Aquatic industry management models

Management of large aquatic networks often require a combination of specialist knowledge including:

- general business acumen and human resource management
- marketing
- catering services
- health and fitness centre operations
- community program delivery
- occupational health and safety
- risk management expertise.

Each of these criteria forms the basis for venue management requirements irrespective of the management model used by council in the operation of its aquatic facilities. The three most commonly used management models for contemporary aquatic centres in Australia are:

- management by lease
- contract management
- direct or 'in-house' management by council.

Option 1: Management by lease

A lease generally transfers responsibility for the care, control and management of a venue to an independent entity, set up specifically to manage the aquatic venue in return for an agreed lease fee. This may involve payment by the lessee to council or by council to the lessee, depending on the potential commercial viability of the venue(s) concerned.

Potential advantages of management by lease can include:

- certainty and security for a lessee
- capital improvements through public-private partnership
- responsibility for all staff matters including salaries and human resource management rests with the lessee
- the risk of fluctuations in net costs is transferred to the lessee
- annual net operating costs are defined and stabilised as a pre-determined budget amount
- a greater degree of flexibility in day-to-day management/decision making is extended to the lessee

- council is able to selectively determine the aspects of facility management it wishes to retain (e.g. major asset maintenance).

Potential weaknesses of management by lease can include:

- Availability of service providers in the marketplace. Council may discover that well-qualified venue managers are scarce, and that a tender process yields disappointing results in terms of applicants and/or leasing fees.

Council becomes once-removed from the centre and loses its understanding and control of the day-to-day operation, and more particularly, loses control of:

- programming
- recruitment and selection standard of staff hired to deliver the programs
- aspects of quality control
- pricing of the programs and service.

The requirement for staff to setup and oversee lease contract conditions can also be a significant 'hidden cost' to council and should be considered part of a total lease cost.

Venue management companies may seek to insure themselves when tendering for the management rights to new, unknown facilities. This can translate into council paying a premium for the 'unknown' quantity associated with operating a new venue.

The aims of the leasing process are designed to achieve the following:

- maximise community benefit from the operation of the pools by widening access and increasing participation, expanding programs and delivering facility enhancements
- minimise council subsidy of the operation of the pools by seeking commercial rental and capital investment offers.

Option 2: Contract management

Contract management offers council an opportunity to retain direct management of the facility, but divest itself of the specialist responsibilities for any aspects of the venue that council would choose to transfer.

In short, contract management is a hybrid version of direct council management and management by lease, but tailored to suit council's immediate short to medium term management needs.

Potential advantages of contract management can include:

- A greater degree of flexibility in day-to-day management/decision making on the part of the contractor will enable a pro-active response to changing market conditions, particularly in terms of the range of programs on offer, and/or their pricing. This should also apply to response times for on-site matters such as minor maintenance.
- Council retains a high level of understanding and control of the day-to-day operation, and most particularly, retains control of programming made available to the community and quality and pricing of programs and services.
- The contractor delivers staff, programs and services specific to its operational responsibilities for a set fee (including the contractor's profit margin); council can determine to retain all revenues and if well-managed and operated, these revenues can, over time, offset the initial contract fee, particularly if the programs become established and attendances increase.

Potential weaknesses of the contract management model can include:

- ability to secure suitable contract managers from the marketplace
- the risk of fluctuations in net operating costs rests with council
- council's line management needs to have a clear understanding of the venue's objectives and a capacity to manage the contractor accordingly.

Option 3: 'In house' or direct council management

Under the direct council management option, council oversees the management and operation of one/many aquatic facilities within the region.

Potential advantages of direct council management can include:

- Council has hands on control in real time of the operations and asset maintenance of its centre(s) as per the adopted standards of service.
- Operational costs can be defrayed or minimised by using council's existing operations (e.g. payroll, insurances, accounting procedures, asset and building services).
- Flexible and responsive management systems, which can be linked directly to council policies.
- Provides an initial understanding of each venue's management and operational requirements thereby building a database of performance information to assist in determining any future management system requirements.
- Council has an accurate picture of the performance and potential of the venue and is able to work closely with residents and user groups in regard to future operational and development initiatives.
- Council retains the benefits and any operational surpluses associated with the management of each centre.

Potential disadvantages of direct council management can include:

- Council is seen as the operator and this can impact positively and negatively on the community's perception of the new facility.
- Council is not seen as being arms length from the operational issues and community demands.
- Council may not consider venue management to be its core business.
- Greater expenditure is often required for staffing under local government award rates.
- There can be a higher costs for internal services and indirect costs.
- Council's processes and procedures may not be conducive to the timing associated with commercially driven decision making.

- Requires additional initial investment by council in management systems (e.g. bookings, asset management, ticketing, catering, financial management, human resource systems setup).
- All of the operational risk rests with council.
- Council is responsible for all operating costs and any unforeseen deficits.
- Potential for exposure to industrial relations issues.
- Council retains responsibility for all staff matters including human resource management, wages and recruitment.

3.9 Community management arrangements

Discussions with pool operators and council staff indicated there had formerly been inconsistencies in the allocation of annual funding assistance for school and community pools. Council has developed a more equitable formula to promote community access to school swimming pools.

A number of issues were considered in regard to the development of the council's approach. These include:

- Community access to school pools can be limited during school hours (duty of care issues).
- Limited hours of operation can cause difficulty for some users.
- Non-council pools can enable cost sharing and enable communities to access safe swimming water that may not otherwise be viable.
- School pools can enable cost sharing and for communities to access safe swimming water that may not otherwise be viable in small rural or remote communities.

Figure 5: Continuum of management arrangements outlines the varying degrees of ownership with the different management models.



Figure 5: Continuum of management arrangements

Implications to the Plan

Aquatic management models

- There is not a one size fits all model for managing the aquatic network.
- All management arrangements should be reviewed prior to expiration of existing agreements in order to maximise quadruple bottom line outcomes.
- A balanced approach is required to evaluate commercial and community outcomes.
- Principle considerations could relate to efficiency, value for money and lower carbon footprint.

3.10 Aquatic economic development potential

Literature informs us of the benefits of elite competition venues within our sporting networks and the value these have on both providing pathway opportunities for skill development and performance enhancement, as well as providing economic benefits for communities.

The findings of the Sportex (2009) Audit and Walo et al., indicate that regional and state events have the potential to result in significant economic impacts. This, combined with the findings of Office of Recreation and Sport South Australia Economic Impact of Recreation and Sport at the Local Government Level (OSR) (1998), suggests that locally organised regional or state level amateur or semi-pro events have the potential to result in significant economic impacts on their host economies. The review of various studies indicates that sporting related visitors are likely to spend between \$160 per day when attending a regional sporting event. Junior events attract a higher incidence of supporters (typically parents) than many other sporting events and events which run over a number of days will have greater impacts than single day events.

The benefits of pursuing smaller scale community based events rather than larger scale hallmark events were highlighted, because these smaller events have the potential to reap a greater rate of return than large scale events that require significant capital investment and involvement from outside organisers.

An Economics Benefits of Sport and Recreation Report, 2010 (Economic Associates) conducted as part of this and the *Sunshine Coast Sport and Active Recreation Plan 2011-2026* development cited previous research by Medibank Private, 2007 which estimated the gross direct health costs of physical inactivity for seven medical conditions. This research indicated that in 2006/07 \$1.5 billion per annum (or 17 per cent of total costs) associated with treating these conditions can be attributed to physical inactivity.

The report also estimated that the average workforce productivity could increase by approximately 2 per cent if those persons currently physically inactive became physically active. This would yield an increase in gross domestic product of approximately 1 per cent per year, or roughly \$12 billion in 2008/09.

Implications to the Plan

Design trends and economic development potential

- Opportunity to integrate aquatic infrastructure easily within other recreation and community infrastructure environments.
- A regional facility capable of appealing to aquatic tourism may provide some avenues for economic development potential. Caution needs to be exercised in considering any facility which may be orientated towards competitions as these tend to fill only occasional 'needs' and may be less responsive to day to day community purposes.
- Develop a standards of service which helps detail the rationale for future provision and embellishment levels for aquatic facilities across the region.
- Ensure planning scheme acknowledges ancillary services within aquatic facilities as consistent land uses. For example, cafes, gymnasiums and other entrepreneurial arrangements which enhance the capacity and viability of aquatic facilities.

3.11 Consultation findings summary

An extensive range of internal consultation and external community engagement sessions and surveys were undertaken to establish an understanding of community expectations and future needs regarding the Sunshine Coast Council aquatic facility network. This consultation included community surveys, at pool 'intercept surveys', Sunshine Coast focus groups, meetings with Councillors, meetings with council staff, youth consultation, and discussions with state sporting organisations.

The key outcomes and issues of this consultation identified the following:

- Aquatic facilities were highly viewed as a social space.
- Current facility distribution was not identified as a barrier to participation.
- Aquatic fee entry is considered expensive and may impact on accessibility to some population segments.
- The majority of facilities are ageing and some no longer adequately meet the primary needs of users.
- Programming conflicts between lap swimmers and squad swimmers causing reported overcrowding at peak times.
- Insufficient car parking space was a common problem for participants.
- Lack of shade provision was identified almost universally across the venues.
- Absence of management and statistical data from the council owned swimming pools limited the ability to forward plan on a trends basis, (i.e. closure or expansion requirements).
- Current attendance figures were generally not captured.
- Adhoc planning and decision making has led to limited facility capacity and diversity.
- The accessibility and proximity of new facilities to major activity areas was an important consideration.

Implications to the Plan

Consultation

- Many existing facilities do not reflect contemporary design elements and community needs due to their age or original design limitations.
- Ensuring adequate site area for new facilities which is considerate of ancillary infrastructure.
- A need to adopt sun safe principles and incorporate shaded areas into all council facilities.
- Strong support for well placed new aquatic facilities in close proximity to public transport and/or in accessible locations.
- Some facilities may require longer term relocation to improve quadruple bottom line outcomes.
- Participation, user profile and aquatic attendance data will be critical to assess the impacts of new infrastructure and inform future decision and policy making.

3.12 Methods to assist the delivery and maintenance of the aquatic network

Council currently pays both capital and ongoing maintenance costs for the majority of aquatic facilities on the Sunshine Coast. As a result, it is important that council maximises the support and resources available to help create, embellish, maintain and manage the region's essential community infrastructure network.

Research and consultation revealed a variety of methods that can assist in the delivery and management of the aquatic network and these methods should be exploited in an endeavour to help ensure the best possible outcome for the community (see *Table 7: Methods to assist the delivery of the aquatic facility network*).

One method to assist the delivery of aquatic facilities are Infrastructure Agreements with developers. The provision of land for two new aquatic centres in the major growth areas of Caloundra South and Palmview has been included within the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) and the Palmview Structure Plan Infrastructure Agreement. This will ensure that the aquatic network has the ability to expand in line with population growth and community demand in the long term. A Palmview Community Facilities Account could contribute to some of the capital development costs of future aquatics infrastructure at Palmview. All future capital expenses will require referral to council's relevant capital works program for consideration and prioritisation.

Implications to the Plan

Development process and methods to assist the delivery

- Standards of service will inform future council planning documents which may assist towards the delivery of the aquatic facility network.
- State and federal funding can complement available capital funding and enhance network.
- Management, operating and delivery arrangements with council's facilities will require further review.
- Community and school based partnerships add value and in some cases offer a better return on investment in comparison to council owned facilities.
- Council will need to clearly define their role within the aquatic network in terms of management, leases and new facility provision.
- Opportunities for private provider contributions towards the network should be pursued.
- Continued engagement with education institutions and community organisations is required to ensure community opportunities are maximised without duplicating resources.
- Greenfield sites that have the benefit of forward planning – the Plan makes recommendations to match predicted demand.
- Future aquatic facility requirements within major greenfield developments could be negotiated through infrastructure agreements.

Table 7: Methods to assist the delivery of the aquatic facility network

Partner	Mechanism
General revenue	Core service delivery
Infrastructure agreements	Community infrastructure contributed through a development agreement
Government grants	Various state and federal community grants are available, which usually contribute towards the cost of capital works.
Community organisations	These groups can run and maintain facilities (e.g. PCYC, swimming clubs).
Private providers	Commercial aquatic providers can establish and run facilities.
Leasing arrangements	Tenure agreements for council owned facilities can contribute (fully or partly) towards capital costs.
Education Queensland/ USC and Private Schools	Provide community access to current and future aquatic facilities throughout the region

4 Aquatic facility audit



4.1 Existing aquatic facilities and infrastructure

The Sunshine Coast Council owns 10 aquatic facilities spread across the region and has arrangements with four school and community pools to provide additional community aquatic access opportunities (see *Map 2: Existing aquatic facilities and infrastructure*). A comprehensive audit of the existing aquatic facilities and infrastructure was undertaken. Full findings can be reviewed in *Supporting Resources Volume 2 (Background Research)*.

4.2 Sunshine Coast Council aquatic facilities

The aquatic facilities addressed are:

- Beerwah Aquatic Centre
- Buderim Aquatic Centre
- Caloundra Aquatic Centre
- Coolum-Peregian Aquatic Centre
- Cotton Tree Aquatic Centre
- Eumundi Aquatic Centre
- Kawana Aquatic Centre
- Nambour Aquatic Centre
- Palmwoods Aquatic Centre.

One other free access facility located adjacent to natural water bodies at Kings Beach is also included but has been separated from the above centres.

Tenure

Varied tenure arrangements exist at each venue. *Table 8: Tenure by aquatic facility* outlines current tenure arrangements.

Facility mix

All the Sunshine Coast Council existing pools reflect varying levels of facility mix, design suitability, quality, age, standards of maintenance and overall operating systems (see *Table 9: Aquatic facility mix*).

All facilities:

- are open in winter
- offer learn to swim and swimming lessons
- have kiosks selling swimming accessories, food and beverages.

Table 8: Tenure by aquatic facility

Aquatic facility	Tenure	Tenure term
Beerwah Aquatic Centre	3 year management agreement*	30 June 2016*
Buderim Aquatic Centre	3 year management agreement*	30 June 2016*
Caloundra Aquatic Centre	20 year lease	30 June 2022
Coolum-Peregian Aquatic Centre	3 year management agreement*	30 September 2016*
Cotton Tree Aquatic Centre	20 year lease	August 2021
Eumundi Aquatic Centre	10 year lease	January 2018
Kawana Aquatic Centre	3 year management agreement*	30 September 2016*
Nambour Aquatic Centre	3 year management agreement with 1 x 12 month option	30 June 2016 (1 x 12 month option enacted)
Palmwoods Aquatic Centre	10 year lease	December 2017

* Includes additional 2 x 12 month options.

Table 9: Aquatic facility mix

Aquatic facility	50 m pool	25 m pool	Program pool	Leisure water	Gym	Grandstand	Diving pool
Beerwah Aquatic Centre		Heated, outdoor	Heated, covered	Kids' pool			
Buderim Aquatic Centre		Heated, outdoor	Heated, indoor				
Caloundra Aquatic Centre	Heated, outdoor	Heated, outdoor	Heated, indoor	Kids' pool and rock pool	Indoor	Beside 25 m pool	
Coolum-Peregian Aquatic Centre		Heated, outdoor	Heated, indoor				
Cotton Tree Aquatic Centre	Heated, outdoor	Heated, covered	Heated, indoor	Spray park	Outdoor fitness equipment		
Eumundi Aquatic Centre		Heated, outdoor	Heated, indoor	Kids' pool			
Kawana Aquatic Centre	Heated, outdoor	Heated, outdoor	2 x heated (1 x indoor, 1 x covered)	Kids' play pool area			Yes
Nambour Aquatic Centre	Heated, outdoor	Heated, indoor		Kids' pool		Beside 50 m pool	
Palmwoods Aquatic Centre		Heated, outdoor	Heated, indoor	Kids' pool		Beside 25 m pool	

4.3 Existing council supported school and community pools

Council also provides financial support to four school/community pools for community access (see *Table 10: Existing council supported school and community pools*).

In 2003 council also provided a capital contribution towards the development of the Mountain Creek State High School swimming pool. The joint development agreement between council, Education Queensland, Mooloolaba Surf Life Saving Club and the Mountain Creek Parents and Citizens Association secured ongoing community access to this aquatic facility.

Table 10: Existing council supported school and community pools

Aquatic facility	Funding
Conondale Community Pool	3 year funding agreement
Kenilworth Community Pool	3 year funding agreement
Maleny School Pool	3 year funding agreement
Mooloolah School Pool	3 year funding agreement via the Mooloolah Valley Community Association

4.4 Aquatic provision external to council

Further to the council or council assisted school and community pools, there are numerous other commercially operated and school pools that offer specialised access for clubs and learn to swim activities.

Examples include:

- Immanuel Lutheran College (Buderim)
- Caloundra Swim School (Moffat Beach)
- Matthew Flinders College Pool (Buderim)
- Family Fun and Fitness (Sippy Downs)
- Shapland Swim School (Buderim)
- Flying Fish Swimming (Kuluin)
- Blue Water Babies (Coolum Beach)
- Mountain Creek State School (Mountain Creek)
- Sink or Swim (Birtinya)
- GoodLIFE Community Church and Fitness Centre (Buderim)
- Star Swim (Maroochydore)
- Sunshine Coast University (Sippy Downs)
- Peregrin Springs Recreation Club (Peregrin Springs).

These private or commercial facilities generally serve a specialist club, program or school clientele. These venues operate in a 'commercial' manner, with limited access to operational details.

4.5 Other aquatic facilities under consideration

During the course of the investigations, planning for several external commercial and school aquatic facilities was identified, although several indicated that they are planned but not yet fully funded.

These were:

- Matthew Flinders Anglican College 50 metre pool
- Sunshine Coast Grammar School 50 metre pool
- Nambour Christian College Indoor Swimming/ Water Polo Complex
- Other aquatic facilities under consideration as part of Infrastructure Agreements.

4.6 Aquatic facilities hierarchy

For the purposes of benchmarking, future provisioning and embellishment of facilities, all current and future facilities have been categorised into four key areas to reflect the facilities' size, type and function (see *Table 11: Aquatic facilities hierarchy*).

A comprehensive facility audit has been undertaken and results mapped. The results provide a clear understanding of the current status of the Sunshine Coast aquatic network and a sound platform for future planning considerations. A summary of existing facilities and infrastructure is provided in *Table 12: Existing Council owned aquatic facilities network* and a comprehensive overview of these findings can be found in *Supporting Resources Volume 2 (Background Research)*.

Table 11: Aquatic facilities hierarchy

Type	Function/user benefit
Community	These are community aquatic facilities that may not be owned or managed by council but receive some level of support. Servicing the immediate and surrounding locality catchment population, these facilities cater for localised swimming needs.
District (minor)	These are of a size and location which service a whole district accommodating the majority of aquatic needs and programs within a district area. This can consist of a smaller lap swimming pool, heated pool and other ancillary infrastructure based on district needs.
District (major)	A large aquatic precinct capable of attracting a diverse range of user groups catering for all program requirements. Major facilities will draw a large number of users from a wide radius.
Regional	A regional facility is of a very high standard accommodating a diverse range of user groups, whilst also providing event infrastructure. This facility has the potential to attract patronage from outside the region and the capacity to host regional or higher level events.

4.7 Benchmarking

A benchmarking exercise was undertaken to compare the level of provision and current adequacy of the Sunshine Coast aquatic facility network against other Queensland local governments. The council provision of aquatic facilities are illustrated in *Figure 6: Comparing the number of persons with the number of council owned aquatic complexes* and *Figure 7: Comparing the number of persons with the amount of council provided water space*. It should be noted however that benchmarking comparisons do not evaluate the total community accessible aquatic water space opportunities within each region, including provisions through educational institutions and private operators.

It is evident that the Sunshine Coast population is well serviced for both the number of aquatic facilities and amount of water space provided when compared to like local government areas.

Some local government areas have the benefit of university, educational institutions and other philanthropic organisations which provide community accessible aquatic infrastructure to the local government aquatic network and this is not reflected within the provision ratios.

4.9 Audit findings summary

A comprehensive audit of council's existing aquatic facility supply was undertaken.

Full findings can be reviewed in *Supporting Resources Volume 2 (Background Research)* and a summary of these findings follows.

Scale

- The majority of existing facilities in the region contain a six lane 25 metre heated pool at a minimum.
- With the exception of Nambour, all 50 metre pools are located within coastal population settlements.
- No major regional competition venue of a high standard to attract inter region competition exists and there is an opportunity to create this and provide greater economic benefits to the region.
- The general architecture of most venues reflects the 1950s through to the 1980s.
- The majority of existing facilities do not have adequate first aid rooms.
- Facilities are lacking contemporary design features, especially in relation to the expectations of youth. Young people are seeking access to more 'Xtreme' water and leisure orientated aquatic venues.

Table 12: Existing council owned aquatic facilities network

Facility location	Existing hierarchy	Proposed hierarchy	Rationale/comment
Kawana	District (major)	Regional	Regional competition and training venue
Cotton Tree	District (major)	District (major)	Main central training centre
Caloundra	District (major)	District (major)	Main southern training centre
Nambour	District (major)	District (major)	Main hinterland training centre
Beerwah	District (minor)	District (major)	Southern hinterland training centre
Buderim	District (minor)	District (minor)	These pools will continue to focus on local school needs, community training programs, learn to swim and generally be 'activated' for a range of wellness and fitness activities (both wet and dry)
Coolum			
Eumundi			
Palmwoods			

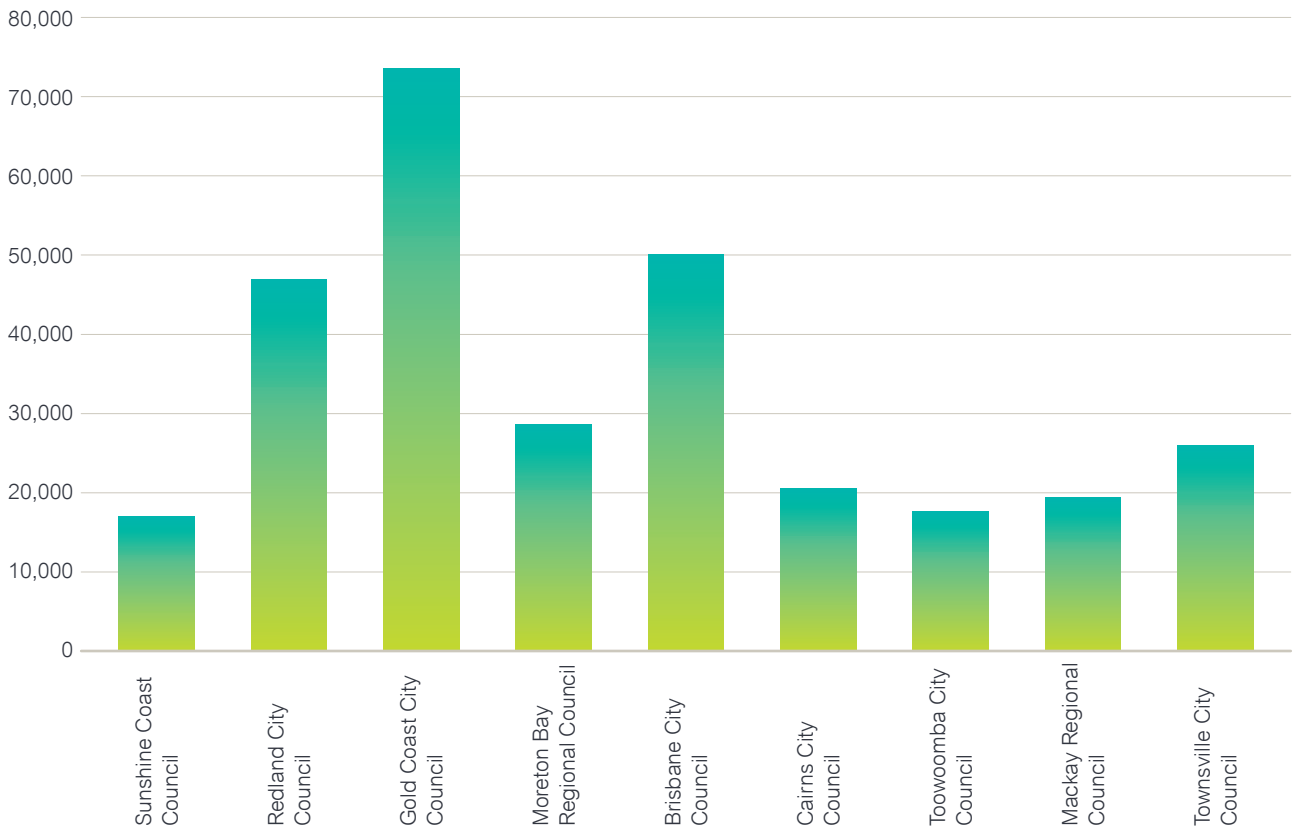


Figure 6: Comparing the number of persons with the number of council owned aquatic complexes

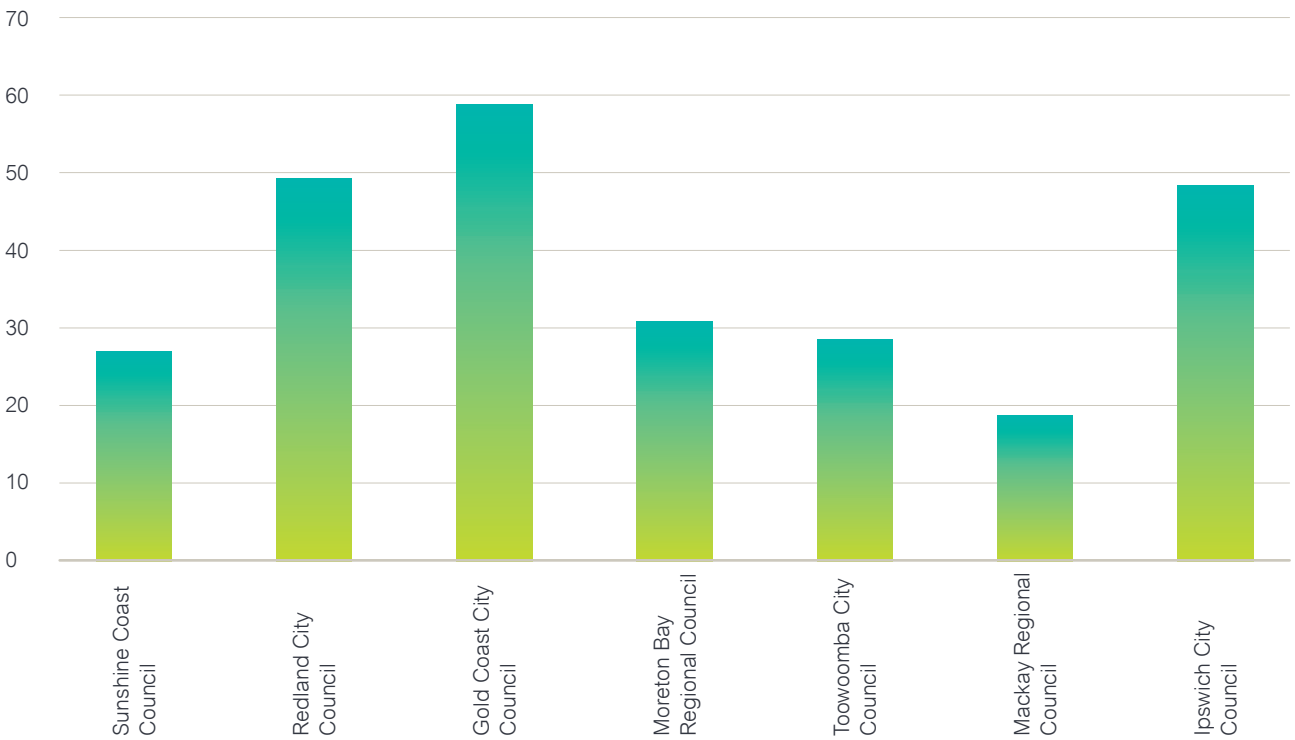


Figure 7: Comparing the number of persons with the amount of council provided water space

Distribution and provision of existing facilities

- The region has a higher number of aquatic facilities per capita when compared to like local governments.
- Most facilities are positioned in close proximity to 'dry' sport and recreation facilities, but do not appear to integrate or realise any financial benefits of a larger 'potential community' of users.
- Many facilities lack adequate provision of shade and car parking.
- Master planning is required to limit further adhoc and isolated decision making.
- Non-council pools can enable cost sharing and for communities to access safe swimming water that may not otherwise be viable.
- Continue to investigate and deliver better environmentally sustainable designs and initiatives.

Management and maintenance

- Generally, most facilities are well programmed and utilise all of the water space that is currently available during their peak hours of operation.
- Varying lease terms and conditions require standardisation.
- Overcrowding (lap versus squad swimming) at peak times is an ongoing issue.
- Absence of management and statistical information for forward planning of council owned aquatic centres.
- Business planning for facilities is required.
- Limited hours of operation can cause difficulty for some users.
- All facilities require sinking funds for both minor and major maintenance.
- Perceived inconsistency in the management models for aquatic facilities on the Sunshine Coast.

Facility users observed

- Large learn to swim base
- Decline in young people participation indicates an increase in requirements for leisure water opportunities
- Poor transport linkages to facilities
- Community access to school pools can be limited during school hours (duty of care issues).

Financial performance

- In 2014/15 council invested \$3.85 million in the regional aquatic network
- Revenues received by council from all pools over the 2014/15 period were reported to be \$351,000
- Total network operating costs of \$3.01 million for the 2014/15 period included \$724,000 of depreciation costs and \$676,000 of maintenance and administration (staff time) costs, as well as contributions toward non-council facilities to enable community access.
- This represents an operating deficit of \$2.66 million, which equates to \$9.96 per capita⁸ or \$20.49 per rateable property.

⁸ 267,252 persons in the Sunshine Coast Council local government area. Source: Population and household forecasts, 2011 to 2041, prepared by .id, October 2015.

Implications to the Plan

Audit

- Long term investment in better designed and constructed facilities will provide greater benefit to community and council.
- The 'patchwork' or 'piece meal' approach to additions to many of the centres has detracted from the overall functionality of the centres' operations.
- Risk assessments are recommended on facilities to ensure compliance with standards and guidelines. Any shortfalls to be addressed in future capital works programming.
- The Sunshine Coast has a well distributed network of public and community aquatic facilities across a very diverse and geographically challenged topographical environment.
- A need for a regional facility capable of hosting regional or higher level aquatic events is required.
- Lessee agreements need to ensure they provide council with greater levels of participation, attendance data and management information.
- Some facilities require further investigation towards relocation or options to improve quadruple bottom line outcomes.
- A need to develop a hierarchy and provision standards for the Sunshine Coast region.
- Linkages to public transport systems are a primary consideration for future facilities.
- Need for a more standard 'product' to deliver equity in council support to facilities and the charges levied for admission, hiring and programs.
- Opportunity for stronger working relationship with schools to avoid duplications or deliver improved outcomes for community and schools.
- A general lack of overall 'master planning'.
- Detailed asset management plans are required for council's aquatic network.
- Financial investment needs to ensure community access, programs and services opportunities match community demands.



5 Desired Standards of Service



Desired Standards of Service have been developed to detail council's future regional aquatic infrastructure provision and embellishment intent across the Sunshine Coast.

These standards aim to articulate the provision standard rationale, guiding principles to develop the network, type of facility, community function, rate of provision, site criteria and desired embellishments within this network.



5.1 Provision standards rationale

Provision standards have taken into consideration:

- urban and rural living areas
- future regional population projections
- the alignment of facilities within the South East Queensland Regional Plan's identified Principal and Major Activity Centres of Maroochydore and Beerwah, Caloundra, Caloundra South, Kawana, Nambour and Sippy Downs
- aquatic facility catchment distances to ensure adequate facility supply throughout the regions urban and rural living areas.

The catchment formula utilised for this exercise is as follows:

- 5 kilometres – applies to all coastal urban based communities (which typically have higher density settlements than hinterland and rural areas) and minor district facilities
- 10 kilometres – applies to all hinterland aquatic facilities and major district aquatic facilities.

Future facility provision will also be guided by the following considerations:

- Is the likely catchment able to sustain a new aquatic venue without significant demand on council's limited resources?
- What is the demand (need) and how will the facility meet the broadest requirements of the likely catchment population?
- Will new facilities have negative effects on any existing markets, destabilise lease management arrangements, close existing pools or disproportionately increase the cost of aquatic service delivery by council?
- Is a 'greenfield' site (a) warranted and (b) capable of meeting the 'triggered' current need as well as future facility expansion?
- Is the upgrade of an existing facility more practical and able to satisfy unmet demands?
- What is the appropriate facility mix? 50 metre vs 25 metre vs leisure water, etc.
- Is there adequate funding provision and/or access to funding?
- What is the provision of non-council facilities within the proposed catchment area?

Table 13: Desired provision standards

Facility style/elements	Provision considerations	Population catchment ratios	Water space (approx)	Site area (approx)	Annual Patronage Target
Community					
Community pools represent community owned and managed aquatic assets which contribute towards improved service provision within the aquatic network.	Existing aquatic facilities available for community use are located at: <ul style="list-style-type: none"> Conondale, Maleny, Kenilworth, Mooloolah and Mountain Creek. 	Must demonstrate significant localised community patronage or benefit and do not reduce the viability of the publicly accessible aquatic facilities within the region.	n/a	n/a	n/a
District (minor)					
This facility is of a size and location which services a whole district accommodating the majority of aquatic needs and programs within a district area. This can consist of a lap swimming pool, heated pool and other ancillary infrastructure based on district needs. Seasonal operation may be considered.	Consider provision through aquatic facilities at the following locations: <ul style="list-style-type: none"> Buderim, Coolum/Peregian, Eumundi, Palmwoods and Palmview. Maleny is being considered through a separate planning process. 	Approx 1 : 20,000 un-serviced population	500 m ²	10,000 m ² minimum	Approx 60,000 persons p.a.
District (major)					
Providing for a higher number of users than a minor district facility capable of attracting a diverse range of user groups catering for all program requirements including leisure water. Major facilities will draw a large number of users from a wide radius and will be required to be of high standard. Year round operation.	Consider provision within the principal and major activity centres of: <ul style="list-style-type: none"> Beerwah, Caloundra South, Caloundra, Nambour and Maroochydore/Cotton Tree. 	Approx catchment 1:50,000 un-serviced	1500 m ²	15,000 m ²	Approx 200,000 persons p.a.
Regional					
Providing for a higher number of users than district and in particular can cater for swimming events to a regional level and has the infrastructure to provide space for regional activity demands.	To be provided within the major activity centre of: <ul style="list-style-type: none"> Kawana 	Approx: 1: Region wide	2000 m ²	20,000 m ²	> 200,000 persons p.a.

* Development can be staged

5.2 Site selection considerations

A site selection criterion has been developed to provide council with guidance when considering and selecting sites for future aquatic facilities. This criterion covers a range of important aspects to consider when locating or upgrading aquatic facilities.

Table 14: Site selection criteria considerations

Site selection criteria considerations	
Unsuitable land	<p>Unsuitable land includes:</p> <ul style="list-style-type: none"> • erosion prone • lies below the 100 year Annual Return Interval • principally for drainage purposes or detention basin • contaminated site or contains hazards that pose a safety risk to potential users including transformer or high voltage power lines • is required for storm water treatment or is an easement over sewage/ water lines or other underground utilities or services (refer to Open Space Strategy for full land suitability criteria).
Area/spatial	<p>Minimum usable unconstrained required area is 10,000 m² (district minor) which includes:</p> <ul style="list-style-type: none"> • requirements for car parking • emergency vehicle access • pedestrian pathways within the complex • equitable access designs • landscape buffers • space for sustainable initiatives i.e. solar, backwash water recycling. • Need to assess physical constraints to ensure these will not inhibit facility functionality.
Amenity impact	<p>Aquatic facilities can create a level of noise that could be considered excessive in relation to adjoining sensitive land uses. Consideration needs to be given to the land uses sharing a boundary with a potential site and if the facility is likely to cause impacts that will not be able to be mitigated.</p> <p>Also consider any impacts a new facility may have on the visual amenity and character of the area.</p>
Well connected	<p>A potential facility site should be in proximity to existing or proposed active and public transport networks.</p>
Compatible uses	<p>Other community infrastructure such as libraries, youth spaces, sports precincts, neighbourhood centres, active recreation facilities, skate parks, business centres, schools and shopping centres are highly compatible.</p>

5.3 Design criteria considerations

Table 15: Aquatic facility design provides general design guidance to be utilised when undertaking any detailed aquatic facility planning, designing any new facility or retro-fitting an existing facility.

Table 15: Aquatic facility design

Consideration	Critical principles for new facilities or upgrades
Whole of life costs	Ensure whole of life estimates are undertaken and a determination of upfront and ongoing costs are acknowledged and approved by the service and asset managers before the project commences.
Financial sustainability and long term viability	Consider design elements which entice the community to increase their usage, improve physical activity opportunities, meet existing and changing needs of the community, and have play areas, programs and therapy in one environment so that operating costs can be shared and minimised and thus reduce the cost to the community.
Design and consultation	Utilise integrated design and consultation programs, ensuring: <ul style="list-style-type: none"> • separate consultation and concept processes are undertaken • consultation is consistent with council's community engagement model • ensure aquatic facilities are integrated with and have minimal impacts on surrounding land uses • infrastructure design and placement encourages multiple uses and user groups and social interaction • principles from the Landscape Infrastructure Manual and Crime Prevention Through Environmental Design are adhered to • only sturdy materials are used and are purpose fit for the intended use.
Construction	Incorporate construction principles which have the capacity to contract stages of work according to the scale of the facility ensuring: <ul style="list-style-type: none"> • performance measures are in place for any contractor, including asset maintenance plans, warranties, maintenance manuals and as constructed and cross sectional drawings • the supply of a maintenance schedule including any spare parts catalogue and contact details of suppliers and maintenance repairers • sustainable initiatives including solar or backwash water recycling • construction contract processes ensure the final outcomes match the vision of key stakeholders and ensure high quality outcomes • the incorporation of aquatic signage consistent with standards and best practice requirements • all materials are appropriate for the location and intended use and, if fencing is required, specifications must be able to withstand vandalism and site specific elements.
Place making/ master planning	Integrating aquatic facilities within place making and master planning projects, where relevant ensuring: <ul style="list-style-type: none"> • aquatic facility development at key sites should be considered as part of broader place making processes within council • early integration of contemporary concepts allowing for the greatest benefit to all potential users and better integrated outcomes.

Consideration	Critical principles for new facilities or upgrades
Duplication	Avoid ancillary infrastructure duplication and concentrate on ancillary infrastructure which caters for a diverse range of experiences and uses. This will ensure a diverse network of opportunities across the region.
Access and safety	Consider the needs of people of all abilities and needs when planning and designing aquatic facilities and implement Crime Prevention Through Environmental Design principles to encourage safety.
Environment and resource sustainability	Embrace environmentally sustainable design and resource monitoring principles.
Community wellbeing	Support the provision of aquatic facilities and services based on demonstrated community need (e.g. strategies, master plans and feasibility studies) to maximise access opportunities and community wellbeing outcomes.



6 Supply and demand assessment



6.1 Catchment areas

This assessment applies notional 5 kilometre and 10 kilometre catchment areas against current and future population projections across each of council's 32 Localities of Interest to identify where current gaps appear in the aquatic network (see *Map 3: Aquatic centre facilities and notional catchment area*). A more detailed supply and demand assessment can be referred to in *Table 16: Summary of the supply and demand assessment by locality*. It should be noted that this is a broad assessment tool only and further detailed planning processes will inform this information.

6.2 Accessibility

Average drive time distances from each facility have been determined to gauge the overall accessibility of the existing aquatic network (see *Map 4: Aquatic centre facilities and drive times*).

The 32 Localities of Interest of the Sunshine Coast recognise that this vast region is made up of many smaller, diverse communities. In this way, council can undertake appropriate local area planning that is tailored to the individual needs of each community. This approach helps to ensure that council's planning for the future of the Sunshine Coast is appropriate, equitable and in line with council's message that the Sunshine Coast is a 'community of communities'.

It should be noted that this information is not used in isolation but is part of a broader approach to help assess provision requirements and determine where further detailed planning processes may be required.

Implications to the Plan

Supply and demand assessment

- Generally well dispersed network of aquatic facilities servicing most South East Queensland Regional Plan activity areas and urban and rural living areas.
- The Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) and the Palmview Structure Plan Infrastructure Agreement will incorporate detailed master planning processes investigating the feasibility of aquatic facilities.
- Investigate alternatives to the provision and maintenance of aquatic facilities such as Infrastructure Agreements, government funding and private providers.
- A need to ensure the planning scheme supports ancillary land use functions associated with aquatic facilities as consistent land uses within this land designation.
- Further explore relationships with other aquatic facility providers to improve community access.
- Review current services provided at each facility to ensure consistency with community demographics.
- Prior to the expiration of current management arrangements, facility business plans to be reviewed to meet community requirements.
- A need to integrate place making principles and other community facilities with aquatic venues.

Table 16: Summary of the supply and demand assessment by locality

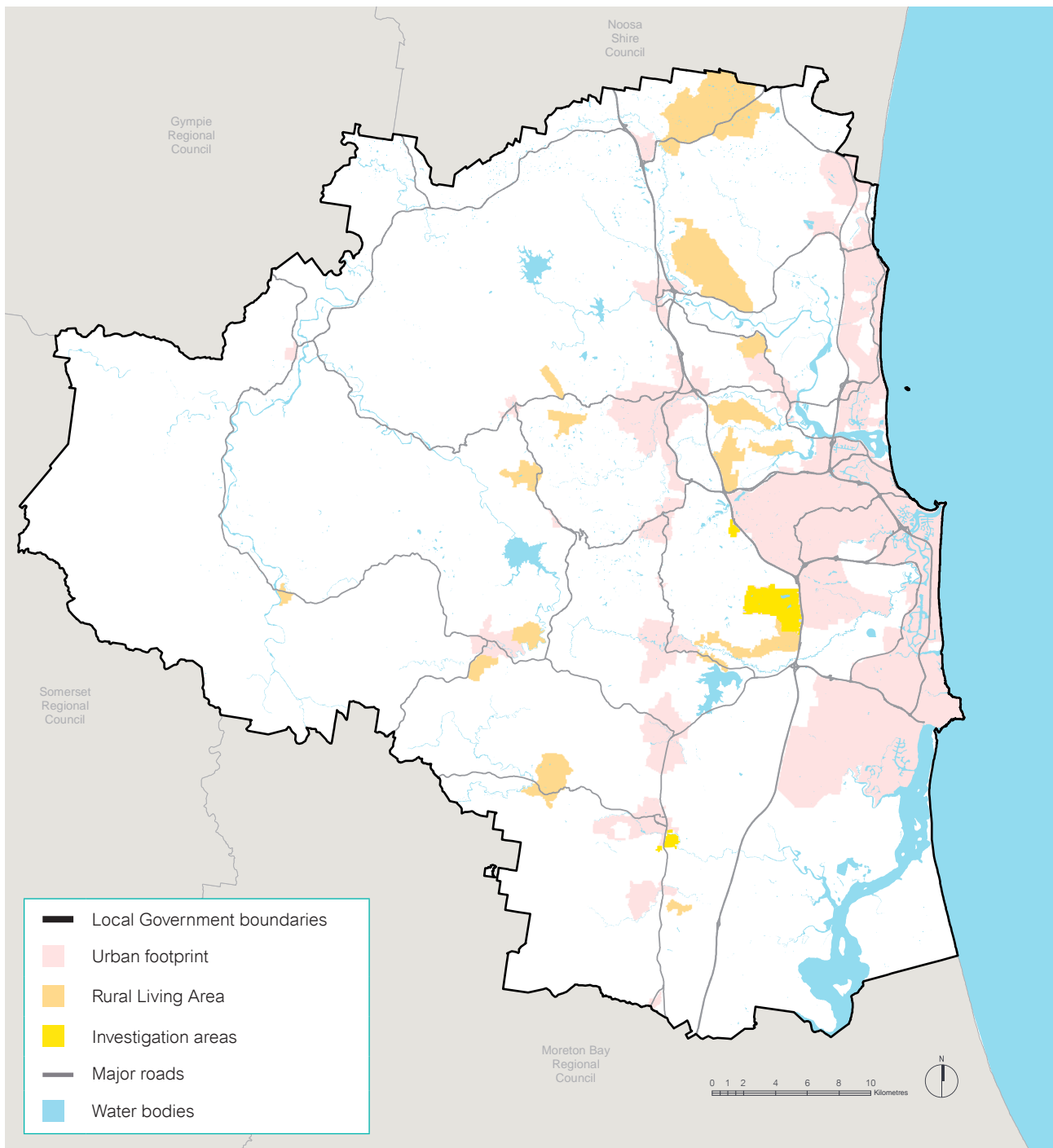
Locality of Interest	Pop 2011 ⁹	Facility	Observations
Beerwah	5996	Beerwah Aquatic Centre	Beerwah has been identified as a major regional activity centre. There is a need to monitor demand and as population and demand increases consider upgrading to a major district facility.
Belli Park – Cooloolabin – Gheerulla – Coolabine – Kureelpa – Kiamba	2319	No facility	Low population spread across a large area. The population base within this locality is serviced by facilities at Kenilworth, Eumundi and Nambour.
Bli Bli – Rosemount and district	10,406	No facility	The population base within this locality is serviced by facilities located at Palmwoods, Nambour, Buderim and Cotton Tree.
Buderim – Kuluin – Mons – Kunda Park	31,256	Buderim Aquatic Centre	This locality receives strong growth to 2026. Consider arrangements with the adjacent Buderim Mountain State School to improve community access opportunities and better utilise this space as an aquatic precinct. High provision of non-council facilities service specific market segments in this locality.
Caloundra – Kings Beach – Moffat Beach – Shelly Beach	10,856	Caloundra Aquatic Centre and Kings Beach Foreshore Precinct	This and adjacent localities will experience strong growth, however appear adequately serviced by the Kings Beach Foreshore Precinct and major facilities at Caloundra and Kawana. Facility upgrades to support infrastructure may be required in the future to improve capacity.
Coolum Beach – Mount Coolum – Yaroomba – Point Arkwright	13,800	Coolum/Peregian Aquatic Centre	This locality receives strong growth and is adequately serviced by a district facility at Coolum.
Currimundi – Aroona – Battery Hill – Dicky Beach	14,501	No facility	This locality is anticipated to receive strong growth and is serviced by district facilities at Kawana and Caloundra.
Doonan – Weyba Downs – Verrierdale	4117	No facility	The population base within this locality is serviced by a district facility located at Eumundi, and facilities located in the adjacent council.
Eumundi – Eerwah Vale – North Arm – Bridges	3377	Eumundi Aquatic Centre	The Eumundi Aquatic Centre services this and neighbouring localities.
Glass House Mountains – Beerburum – Coochin Creek – Bribie Island North	5744	No facility	This locality covers a large area and has two concentrated urban and rural living areas which are serviced by the Beerwah Aquatic Facility and a regional facility located in the adjacent council.

9 Australian Bureau of Statistics Census of Population and Housing, 2011.

Locality of Interest	Pop 2011 ⁹	Facility	Observations
Golden Beach	5234	No facility	This locality is serviced by Kings Beach Foreshore Precinct and district facilities at Caloundra and Kawana.
Ilkley – Eudlo and district	4626	No facility	This locality is serviced by facilities at Palmwoods, Mooloolah and Buderim but would benefit from additional aquatic infrastructure which is proposed at Sippy Downs/Palmview.
Kiamba	964	No facility	Fairly dispersed rural population base with small growth predicted and is serviced by a district facility at Nambour.
Landsborough – Mount Mellum	4226	No facility	This locality is serviced by a district facility at Beerwah and community facility at Mooloolah in summer months.
Little Mountain – Caloundra West – Meridan Plains – Bells Creek	15,557	No facility	This locality is currently serviced by a district facility at Caloundra. Includes the future Caloundra South development area which has a major activity centre with a population of approximately 50,000 people. The feasibility of the delivery of a major district aquatic facility in Caloundra South is subject to a detailed master planning process.
Maleny – Witta – North Maleny	5407	Maleny State School Pool	This locality is serviced by a community facility at Maleny State School. A separate planning process is determining implementation outcomes for this locality.
Mapleton – Flaxton – Obi Obi	2532	No facility	This locality is serviced by district facilities at Nambour and Palmwoods.
Maroola – Twin Waters – Pacific Paradise – Mudjimba	10,436	No facility	This locality is serviced by district facilities at Coolum and Cotton Tree. Anticipated population growth does not appear to trigger future provision within the life of this Plan.
Maroochydore	15,050	Cotton Tree Aquatic Centre	This locality is serviced by district facilities at Cotton Tree, Buderim and Mountain Creek. High provision of non-council facilities service specific market segments in this locality.
Mooloolaba – Alexandra Headland	11,622	No facility	This locality is serviced by Mountain Creek and district facilities at Cotton Tree and Kawana.
Mooloolah Valley – Diamond Valley – Balmoral Ridge – Bald Knob	4244	Mooloolah State School Pool	This locality is serviced by a community facility at Mooloolah and district facilities at Palmwoods and Beerwah.

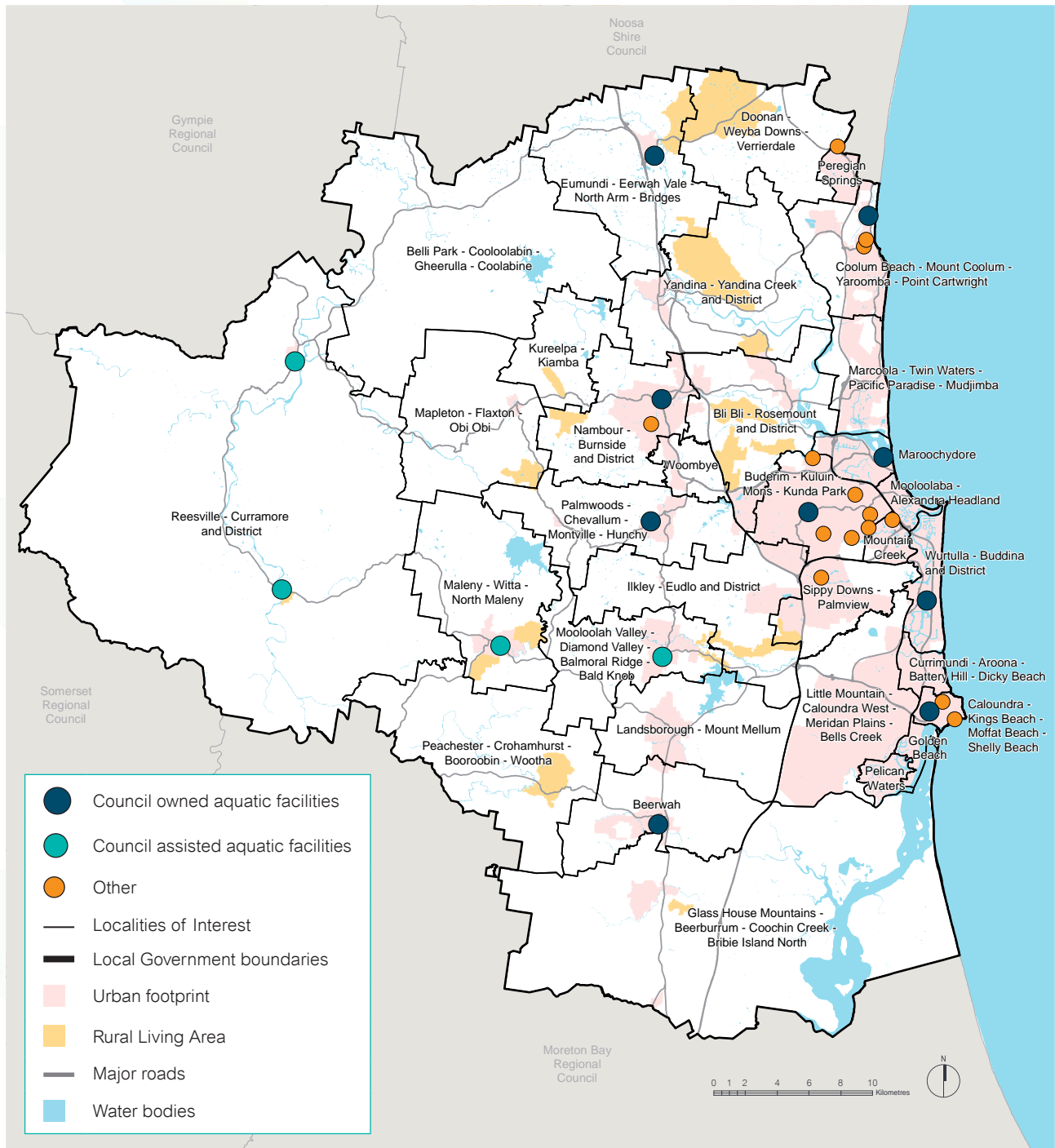
Locality of Interest	Pop 2011 ⁹	Facility	Observations
Mountain Creek	7245	Mountain Creek State High School Pool	This locality is serviced by Mountain Creek and district facilities at Buderim and Kawana.
Nambour – Burnside and district	16,787	Nambour Aquatic Centre	This locality is serviced by district facilities at Nambour and Palmwoods. Further investigation appears warranted to either improve the capacity of the existing Nambour facility or consider relocation options within the Nambour activity area to enhance quadruple bottom line outcomes.
Palmwoods – Chevallum – Montville – Hunchy	7573	Palmwoods Aquatic Centre	This locality is serviced by a community pool at Maleny and district facilities at Palmwoods and Nambour.
Peacheater – Crohamhurst – Boorobin – Wootha	1825	No facility	Dispersed rural population base, serviced principally by the district facility at Beerwah and a community facility in Maleny.
Pelican Waters	5379	No facility	This locality is serviced by Kings Beach Foreshore Precinct and district facilities at Caloundra and Kawana. This locality would benefit from the proposed Caloundra South facility.
Peregian Springs	4069	No facility	This locality is serviced by a district facility at Cooloom. The provision of non-council facilities service specific market segments in this locality.
Reesville – Conondale – Kenilworth	2588	Conondale and Kenilworth Community Pools	This largely dispersed rural population base is serviced with community pools at Kenilworth, Maleny and Conondale.
Sippy Downs – Palmview	9996	University of the Sunshine Coast Pool	Includes the University facility and falls within the catchment areas of the Buderim, Kawana and Mountain Creek facilities. This locality contains Palmview development area which warrants further provision of community accessible aquatic opportunities.
Woombye	2966	No facility	This locality is serviced by district facilities at Palmwoods and Nambour.
Wurtulla – Buddina and district	21,945	Kawana Aquatic Centre	This locality is serviced by Kawana, Mountain Creek and Caloundra.
Yandina – Yandina Creek and district	6506	No facility	This locality is serviced by district facilities at Eumundi, Cooloom and Nambour

Map 1: Sunshine Coast in context*

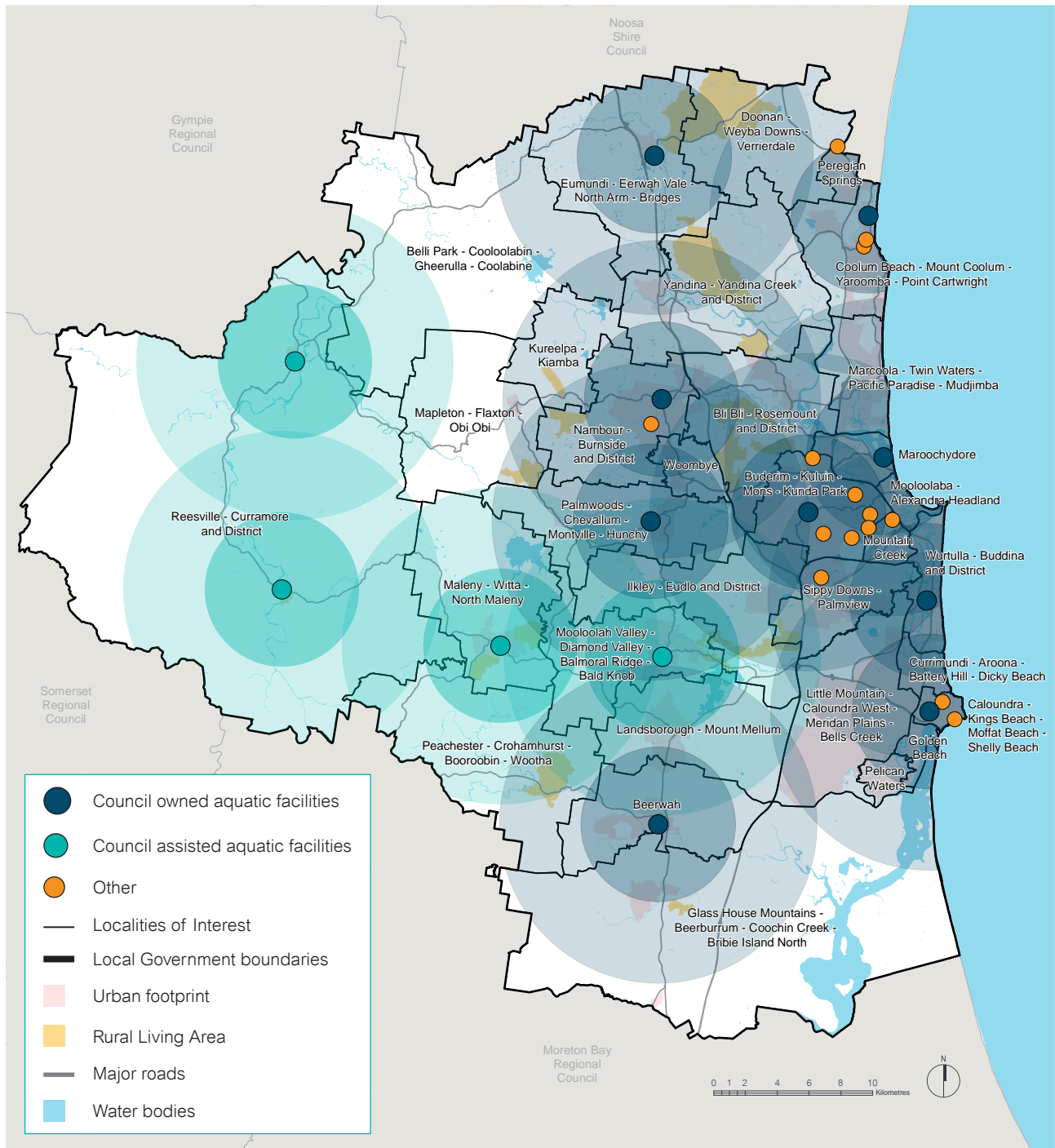


* Sunshine Coast Council does not warrant the correctness of plan or any information contained thereon. Council accepts no liability or responsibility in respect of the plan and any information or inaccuracies thereon. Any person relying on this plan shall do so at their own risk. Base data supplied by Department of Environment and Resource Management and reproduced by arrangement with the Queensland Government. This map must not be reproduced in any form, whole or part, without the express written permission of the Sunshine Coast Council.

Map 2: Existing aquatic facilities and infrastructure*



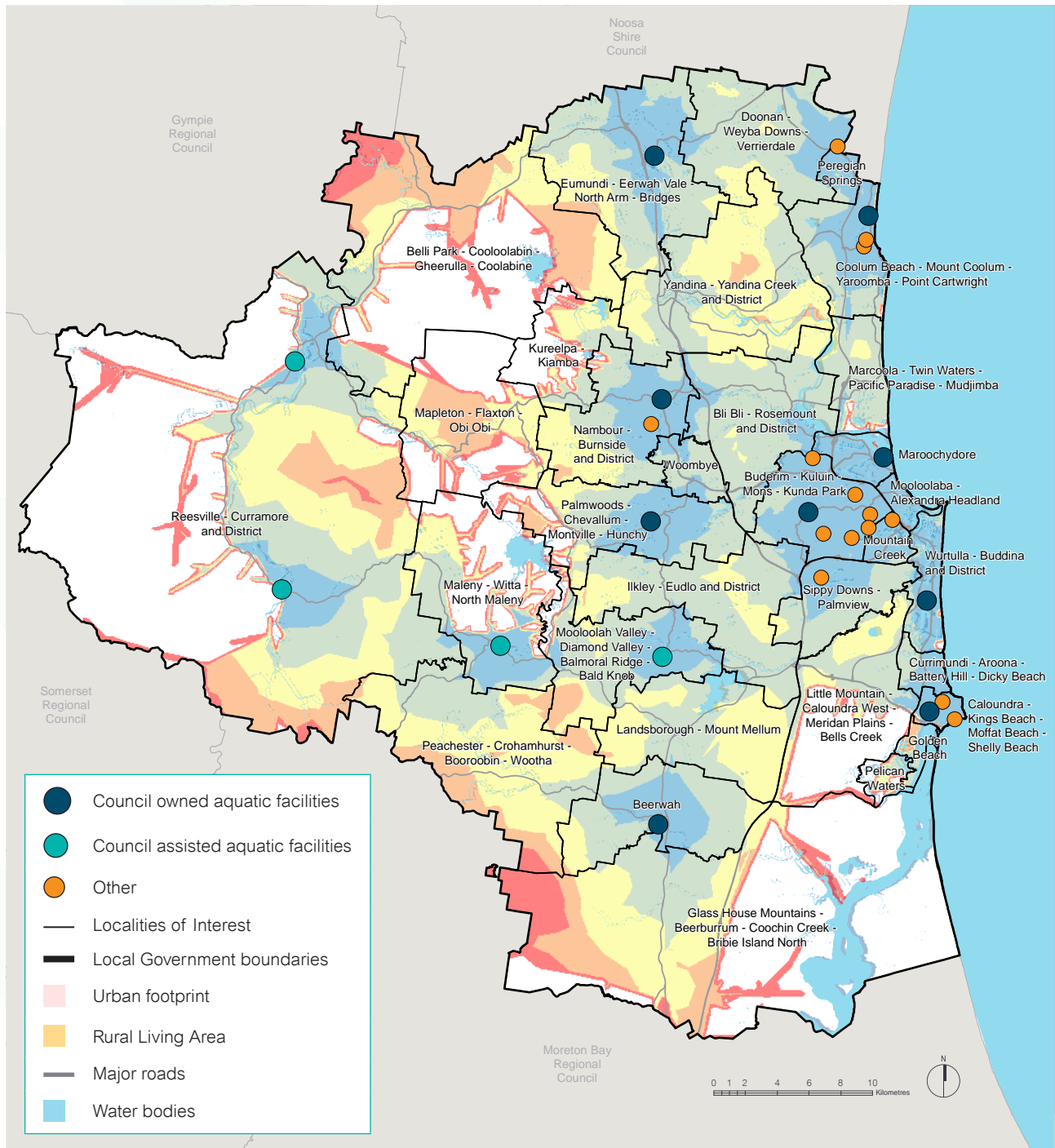
Map 3: Aquatic centre facilities and notional catchment area*



Aquatic Centre	Pop 10 km	Pop 5 km
Caloundra Aquatic Centre	68,265	50,321
Cotton Tree Aquatic Centre	110,155	55,710
Kawana Aquatic Centre	124,852	40,871
Beerwah Aquatic Centre	17,213	10,770
Nambour Aquatic Centre	48,163	21,615
Eumundi Aquatic Centre	18,654	5274
Palmwoods Aquatic Centre	47,988	13,593

Aquatic Centre	Pop 10 km	Pop 5 km
Buderim Aquatic Centre	119,764	54,849
Coolum/Peregian Aquatic Centre	28,685	16,950
Conondale Community Pool	3238	822
Kenilworth Community Pool	1992	1155
Maleny State School Pool	13,758	5686
Mooloolah State School Pool	26,119	9010

Map 4: Aquatic centre facilities and drive times*



Drive time	
	0-5 minutes
	5-10 minutes
	10-15 minutes
	15-20 minutes
	20-30 minutes



www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 **F** 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560