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# Alpine Shire Aquatics and Indoor Stadium Feasibility Study

## Executive Presentation

Commercial-in-Confidence – August 2025



# Acknowledgement of Country



We respectfully acknowledge the Traditional Custodians of the land on which we are located and recognise their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging, and extend this to all Aboriginal and Torres Strait Islander People.



# Introduction

## Project Overview

An Aquatics and Indoor Stadium Feasibility Study to inform future decision-making which will allow Council to provide high quality, accessible and well-planned facilities for the community.

## Project Aim

To provide insights and recommendations needed to make informed decisions on improving the identified facilities to benefit the community for years to come.

## Desired Outcomes

- Provide high-quality, accessible, affordable, inclusive, well-planned, managed and maintained facilities for the community.
- Develop a series of recommendations for the future of each facility.
- Addressing the existing issues to better cater for community needs.





















# Vision for Aquatics and Indoor Stadiums in Alpine

**Long-Term Outcome**

"To provide modern, high-quality and well-maintained aquatic and indoor stadium facilities that enhance the visitor experience and excite the community to actively participate in sport and recreation. We are committed to creating spaces that address the diverse needs of the community, ensuring they are inclusive and accessible for all."

## Strategic Priorities for Aquatic and Indoor Stadium Facilities

The following priorities were identified throughout the research and consultation stage of the project as the core components to be addressed for aquatics and indoor stadiums.



**More opportunities for year-round lap swimming and warm water programs**



**Greater community access to existing facilities**



**Continual maintenance and improvement of the pools and indoor stadiums**



**Multi-lining of stadiums to increase access to indoor sports**



**Integration of a 25-metre pool and stadium in Bright**

## Guiding Principles for Facility Planning

- Provide high-quality, accessible, affordable and inclusive facilities that encourage participation and better serve the community.
- Ensure facilities are financially sustainable and energy efficient.
- Deliver modern, high-quality facilities that engage local residents and attract visitors.
- Develop well-planned, managed and maintained facilities to encourage active and healthy lifestyles.
- Address the existing issues surrounding safety, inadequacy of amenities, and underutilisation, to ensure that facilities can cater to the demand of the community.

# Background Research Summary

### Existing Facilities

- The construction of each facility: Bright Sports Centre (BSC) – 1990, Mount Beauty Swimming Pool (MBSP) – 1987, Mount Beauty Stadium – 1990, Myrtleford Swimming Pool (MSP) – 1930, and Myrtleford Stadium – 2014 redevelopment.
- Belgravia operates the three aquatic facilities and Mount Beauty Stadium, whilst Myrtleford Stadium is managed by a Committee of Management.
- Independent facility audits determined $1.7 million of capital maintenance requirements over the next 10 years for the aquatic facilities.
- The remaining useful life of the aquatic facilities is at least 20 years, as there are no immediate concerns with the pool shells and existing facilities.
- Council spends approximately $600,000 per year on the operations of aquatic facilities (Belgravia).
- The current annual patronage across all aquatic facilities is 43,810 patron visits. Given there is no direct income to Council from these visits and there are total annual costs of ~$770,000 (assuming Council completes all of the recommended maintenance), the community is currently subsidising the facilities a total of $18 per each patron visit.

### Market Analysis

- Industry benchmarks demonstrate there is capacity within the existing network to cater for future growth, however it may require a new approach to development and scheduling.
- All facilities are well-located to service the majority of the community.
- The highest priority gaps to consider for future planning include:
  - Access to aquatic facilities throughout winter, access to warm water for aqua aerobics and swimming lessons in Mount Beauty and Myrtleford.
  - Indoor sport opportunities within Bright Sports Centre.

# Stakeholder Consultation

### Engagement completed

- 232 completed community survey responses.
- 7x stakeholder interviews with use groups and relevant stakeholders.
- Three Council officer options workshops.
- 1x online project scoping meeting with the ASC project team.
- 1x site tour and debrief with the ASC project team.
- Ongoing fortnightly catch-up meetings.

### Stakeholder Priorities

- Aquatics and indoor stadiums are heavily utilised by the community, having strong participation across all three townships.
- The pools themselves are generally well-maintained and well-run, however the plant rooms are deteriorating across all pools.
- A lack of availability of aquatic and indoor sport opportunities, where clubs are at capacity and other sports are struggling to gain access.
- The indoor stadiums have experienced general wear and tear creating a need for maintenance, including repair of loose floorboards, re-sanding and re-sealing of playing surface, and storage capacity.
- Lack of year-round lap swimming access.

# Summary of Options

| Township | Myrtleford | | Bright | | Mount Beauty |
|---|---|---|---|---|---|
| **Option** | **A** | **B** | **A** | **B** | **A** |
| **Description** | Upgrade the current facilities | Relocate the pool to Myrtleford Showgrounds | Redevelop the existing Sports Centre | Relocate the Sports Centre to the old childcare on Elm Court | Upgrade and expand the current facilities |
| **Cost of the Option** | $1.5 - $1.7 million | $30.2 - $33.2 million | $13.3 - $16.9 million | $34.4 - $38.9 million | $4.4 - $4.6 million |
| **Visitation Today** | 19,022 | 23,383 | 36,577 | 36,577 | 24,960 |
| **Visitation in 2041** | 22,975 | 28,242 | 44,178 | 44,178 | 30,147 |
| **Recommendation** | ✓ | Implement at end-of-life of the current facility (~ 2045) | ✓ | | ✓ |
| **Other opportunities to consider** | • Addition of a cover over the existing 25-metre pool. | | | | • Addition of a cover over the existing 25-metre pool. |
| **Strengths for Each Option** | • No demolition and/or site acquisition costs.<br>• Larger changeroom facilities near the car park.<br>• Improved DDA accessibility into the pool.<br>• Maximising and improving use of the current site.<br>• Increased car parking. | | • No demolition and/or site acquisition costs.<br>• Proximity to the town centre, Ovens Creek trails, and general passive traffic.<br>• Ease of accessibility from the main road.<br>• Co-location of aquatic and indoor stadium services.<br>• Ability to build on the existing services. | | • No demolition and/or site acquisition costs.<br>• Proximity to the town centre, walkable.<br>• Proximity to, and potential partnership opportunities.<br>• Currently used by athletes to undergo altitude training.<br>• Expansion and safety of storage capabilities in the stadium. |

If Alpine Shire is able to secure external grants and funding sources to complete the recommended facility upgrades outlined in this report, it is estimated that annual patronage will increase from current levels (43,810) up to as much as 80,000 per year. If this result were to be achieved, and assuming that existing annual costs are comparable, the total community subsidy per aquatic patron visit would decrease from $18 per visit to $10 per visit.

# Summary of Options – Aquatics

| Township | Myrtleford | | Bright | | Mount Beauty |
|---|---|---|---|---|---|
| **Option** | **A** | **B** | **A** | **B** | **A** |
| **Description** | Upgrade the current facilities | Relocate the pool to Myrtleford Showgrounds | Redevelop the existing Sports Centre | Relocate the Sports Centre to the old childcare on Elm Court | Upgrade and expand the current facilities |
| **Cost of the Option** | $1.5 - $1.7 million | $30.2 - $33.2 million | $9.1 - $11.2 million | $30.2 - $33.2 million | $4.4 - $4.6 million |
| **Visitation Today** | 19,022 | 23,383 | 20,977 | 20,977 | 24,960 |
| **Visitation in 2041** | 22,975 | 28,242 | 25,336 | 25,336 | 30,147 |
| **Recommendation** | ✓ | Implement at end-of-life of the current facility (~ 2045) | ✓ | | ✓ |
| **Key facility components identified by project team** | • Upgrade plant area and refurbish existing heritage building.<br>• Upgrade changerooms.<br>• Improve site access and increase car parking.<br>• Incorporate Roejen report recommendations.<br>• Café/meeting room.<br>• Connection pathway to caravan park and splash park.<br>• Retain heritage building and use for admin. | • Indoor lap swimming (25m).<br>• Learn-to-swim/hydrotherapy (warm water).<br>• Changerooms.<br>• Gym/multipurpose area.<br>• Plant room. | • Repurpose existing pool for learn-to-swim/hydrotherapy activities.<br>• Expand the facility to incorporate a new pool.<br>• Minor upgrades to the changerooms.<br>• Reconfigure spaces to separate gym/ multipurpose areas.<br>• Incorporate Roejen recommendations. | • Indoor lap swimming (25m).<br>• Learn-to-swim/hydrotherapy (warm water).<br>• Plant room.<br>• Gym/multipurpose space. | • Upgrade of existing changerooms and amenities.<br>• Expand storage capacity.<br>• Incorporate Roejen recommendations.<br>• Gym and recovery centre. |
| **Other opportunities to consider** | • Options for access to year-round lap swimming and warm water.<br>• Upgrade pedestrian connectivity.<br>• Flood risk mitigation. | • Integrated stadium and pool – co-located amenities and entry. | | | • Options for access to year-round lap swimming and warm water.<br>• Enhancements to splash park. |

# Summary of Options – Indoor Stadiums

| Township | Bright | |
|---|---|---|
| **Option** | **A** | **B** |
| **Description** | Redevelop the existing Sports Centre | Relocate the Sports Centre to the old childcare on Elm Court |
| **Cost of the Option** | $4.2 - $5.7 million | $4.2 - $5.7 million |
| **Visitation Today** | 15,600 | 15,600 |
| **Visitation in 2041** | 18,842 | 18,842 |
| **Recommendation** | ✓ | |
| **Key facility components identified by project team** | • Addition of a single stadium. | • Could include stadium – trees/space would be an issue. |
| **Other opportunities to consider** | | |

# Summary of Options – Myrtleford

| Option | Current Facility | A | B |
|---|---|---|---|
| **Description** | Continue with current operations and integrate the Roejen report recommendations | Upgrade the current facilities | Relocate the pool to Myrtleford Showgrounds |
| **Key facility components identified by project team** | • Balance tank make-up solenoid not working.<br>• Switchboard cooling fan not working.<br>• Injector impeding operation of butterfly valve handle.<br>• Chlorine dosing line hanging over the entrance.<br>• Mixed stored dry chemicals.<br><br>A detailed repairs and maintenance condition report of all equipment can be found in Roejen's detailed report. | • Upgrade plant area and refurbish existing heritage building.<br>• Upgrade changerooms.<br>• Improve site access and increase car parking.<br>• Incorporate Roejen report recommendations.<br>• Café/meeting room.<br>• Connection pathway to caravan park and splash park.<br>• Retain heritage building and use for admin. | • Indoor lap swimming (25m).<br>• Learn-to-swim/hydrotherapy (warm water).<br>• Changerooms.<br>• Gym/multipurpose area.<br>• Plant room. |
| **Additional facility components identified through iterative workshops** | | • Adding a cover.<br>• Upgrade pedestrian connectivity.<br>• Flood risk mitigation. | • Integrated stadium and pool – co-located amenities and entry. |
| **Indicative 2025 Cost Estimate** | $244,200 | $1.5 - $1.7 million | $30.2 - $33.2 million |
| **Indicative Remaining Useful Life Estimate of Pool Shell and Plant Facility*** | ~ 20 years | No change to pool shell | Indicative life of 40-50 years |

*From Council's aquatic engineers, Roejen.

# Summary of Options – Bright

| Option | Current Facility | A | B |
|---|---|---|---|
| **Description** | Continue with current operations and integrate the Roejen report recommendations | Redevelop the existing Sports Centre | Relocate the Sports Centre to the old childcare on Elm Court |
| **Key facility components identified by project team** | • Faulty solar pump.<br>• Short hydrochloric acid injection hose.<br>• Hanging overhead electrical cables.<br><br>A detailed repairs and maintenance condition report of all equipment can be found in Roejen's detailed report. | • Repurpose existing pool for learn-to-swim/hydrotherapy activities.<br>• Build a new lap swimming pool.<br>• Minor upgrades to the changerooms.<br>• Reconfigure spaces to separate gym/ multipurpose areas.<br>• Incorporate Roejen recommendations. | • Indoor lap swimming (25m).<br>• Learn-to-swim/hydrotherapy (warm water).<br>• Plant room.<br>• Gym/multipurpose space. |
| **Additional facility components identified through iterative workshops** | | • Addition of a single stadium.<br>*Should a stadium not fit on the site, we would seek an alternative location. | • Could include stadium – trees/space would be an issue.<br>*Should a stadium not fit on the site, we would seek an alternative location. |
| **Indicative 2025 Cost Estimate** | $169,900 | $13.3 - $16.9 million | $34.4 - $38.9 million |
| **Indicative Remaining Useful Life Estimate of Pool Shell and Plant Facility*** | ~ 20 years | Existing pool - No change to pool shell<br><br>New pool - Indicative life of 40-50 years | Indicative life of 40-50 years |

*From Council's aquatic engineers, Roejen.

# Summary of Options – Mount Beauty

| Option | Current Facility | A |
|---|---|---|
| **Description** | Continue with current operations and integrate the Roejen report recommendations | Upgrade and expand the current facilities |
| **Key facility components identified by project team** | • Chemical injection above storage area.<br>• No mechanical protection of chlorine dosing pump suction.<br>• Detached chlorine dosing pump from fixings.<br>• Non-compliant storage tank.<br>• Mixed storage dry chemicals.<br><br>A detailed repairs and maintenance condition report of all equipment can be found in Roejen's detailed report. | • Upgrade of existing changerooms and amenities.<br>• Expand storage capacity.<br>• Incorporate Roejen recommendations.<br>• Gym and recovery centre. |
| **Additional facility components identified through iterative workshops** | | • Adding a cover – would need to be costed (unsupported by population estimates).<br>• Enhancements to splash park. |
| **Indicative 2025 Cost Estimate** | $243,800 | $4.4 - $4.6 million |
| **Indicative Remaining Useful Life Estimate of Pool Shell and Plant Facility*** | ~ 20 years | No change to pool shell |

*From Council's aquatic engineers, Roejen.

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