

Kingston's new Aquatic and Leisure Centre FAQ

Why did you close Don Tatnell?

The Don Tatnell Leisure Centre was closed in February 2020 after serious structural issues were found at the site, making it unsafe for use.

How did the maintenance at Don Tatnell fail?

Whilst Council has invested heavily in regular and ongoing maintenance at Don Tatnell, the building was aging, and at 40 years was reaching end of useful life.

This aging facility faced a number of challenges over the years; however, it was the crack to an inaccessible pipe below the 25m pool that led to the serious structural issues found in early 2020. Despite many attempts to repair it, this crack was a result of ongoing ground movement, likely compounded by the adjoining landfill conditions.

Is the Mordialloc Community Centre safe?

The community centre is a separate building to Don Tatnell and has been assessed by engineers as safe. The structural issues were isolated to the Don Tatnell building only.

What work has been done to identify the best site for the new facility?

Council have been working hard to find the best available site for Kingston's new Aquatic and Leisure Centre. We started with over 180 sites across the central and southern suburbs of Kingston. The list was refined by ruling out locations that:

- were deemed too small to host a district level facility that includes a lap pool, learn to swim pool, gym and fitness area, spa and sauna and warm water exercise facilities;
- would result in the loss of valuable open space currently used by the community for parkland and/or existing sporting facilities;
- were located too close to residential homes and would therefore have a significant impact on neighbours;
- were located too far from activity centres and good transport opportunities;
- were outside of strong population catchment areas; and
- were subject to significant environmental constraints.

Following this shortlisting process, we undertook detailed site assessments on the three shortlisted sites.

Why is the greater Walter Galt Reserve deemed 'not viable'?

Walter Galt Reserve is a former landfill site. Site conditions prohibit building outside of the existing building's footprint.

Why don't we build a smaller facility to fit the existing Don Tatnell site?

The Aquatic Facility Plan identified the need for a district level facility to meet the needs of the community now and into the future. The former local level Don Tatnell Leisure Centre struggled to meet current community needs with access times limited and many programs running at capacity.

Can't we build a two-storey building on the existing Don Tatnell site and include the community centre?

Engineers have indicated that soil and groundwater conditions limit the constructability of a two-storey development at the existing site. In addition, the community centre includes an extensive gymnastics facility in addition to its other program rooms. These requirements would simply not fit within the existing site when combined with a district level centre.

What will happen to the existing Walter Galt site?

Once a site for the new aquatic centre is resolved, planning for the demolition of the existing Don Tatnell building will commence. Consideration will then be given to future opportunities for this section of the reserve. Any future planning for the reserve will include consultation with the adjoining MCC and other surrounding stakeholders

Will the new centre still be called Don Tatnell?

We are only in the very early stages of planning for the new centre, and future naming opportunities are yet to be considered. Council has and will continue to liaise with Don Tatnell's family throughout the project.

Is the Governor Rd/Wells Rd property the chosen site for the new pool?

The Governor Rd/Wells Rd property has been identified as the highest ranked site. Further due diligence is required ahead of any final decision by Council.

How much would it cost to buy the Governor Rd/Wells Rd Mordialloc property?

Council engaged the services of two independent property valuers and a probity advisor to support the determination of a fair and reasonable purchase value and process for the property. In early December 2021, an Option Deed was executed providing Council with the option to purchase the Governor Rd/Wells Rd property for an agreed value of \$14.6M at any stage up until 30 June 2022 (including land settlement transfer), following further due diligence and Council's consideration of community feedback.

It is important to note that the execution of the Option Deed does not tie Council to buying the land, it only secures a fixed price and Council's sole right to decide on purchasing before June 2022. Council would need to resolve at a future Council Meeting to proceed with the land purchase.

Why is there only one site considered in the South?

There were many sites considered throughout Kingston for this new development, including numerous sites within the South. Available land, challenging site conditions, and limited population growth were key criteria impacting the viability of sites in the South.

How can I find out more about the site assessment process?

Council will be conducting three Community Information Sessions on the dates below. These sessions will outline the site assessment process undertaken and answer any questions from the community. Visit our project page to register or submit a question for the information session.

Information Session Dates: 6pm Monday 20 December 2021
 12:30pm Tuesday 11 January 2022
 6pm Thursday 3 February 2022

How can I provide my feedback on the site assessment process?

Feedback on the site assessment process and outcomes can be forward to aquatic.planning@kingston.vic.gov.au

When will the new centre be built?

The development of this type of facility typically takes five or more years from initial planning through to construction. Construction of a new facility will take up to 2 years to complete once contractors commence onsite.

Why doesn't the timeline have any dates on it?

The current timeline is indicative to provide an overview of the process and key milestones. This is an important and complex project, and we are still in the early stages. We will update the timeline and provide more accurate dates as we progress through the project.

What facilities will be included?

This will form an important part of consultation, however opportunities for warm water exercise, universal access for all abilities, to all facilities, appropriate learn to swim facilities, and multiple opportunities for health and wellbeing programs will all be included.

What is the difference between a regional and district level facility?

Waves is Kingston's 'Regional' facility. It provides for the greater population needs and in addition to the learn to swim pool, lap pool, gym health area, spa and sauna also includes a leisure offering (wave pool and splash park).

A 'District' level facility extends the provision of aquatic and leisure facilities to a more localised area, without the extended leisure offering.

The former Don Tatnell Leisure Centre would have been classified as a 'Local' level facility.

Can I see the designs?

We are very much looking forward to sharing the designs with the community; however, we don't have them yet. Council is currently finalising the appointment of specialist consultants to develop the business case and concept plans for the new development, and community consultation will form a big part of this process.

How much will the new centre cost to build?

We won't know the investment required until we have plans and a confirmed location for a new centre, however a centre of this magnitude would typically cost approximately \$40-50 million to construct.

How can I stay up to date on the new progress of the new aquatic and leisure centre?

This web page is the central hub for community information on the new facility. You can also [sign up](#) to our mailing list for regular project updates.