

Kingston's new Aquatic and Leisure Centre FAQ



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

Council conducted an extensive assessment process in order 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 to determine the most suitable site for this development. Council endorsed the Governor Rd/Wells Rd Mordialloc property as the location of the new centre in May 2022.

How much did 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. Council formally completed the purchase of this property in July 2022.

How can Council justify spending \$14.6M to buy land rather than just re-building Don Tatnell?

The existing Don Tatnell facility was a local level facility. As per the endorsed aquatic facility plan, a larger district level facility is required to meet the future needs of Kingston.

Construction of a larger facility on the existing site would incur an estimated \$10M in land remediation costs, plus an addition cost to relocate the MCC (estimated to cost \$25M).

What are the public transport options around the Governor Rd/Wells Rd site?

The Governor Rd/Wells Rd site is approximately a 15min walk from the Mordialloc train station. There are also two bus services that run along Governor Rd, with a stop at Jack Grut Reserve. This is the 705 and 708 bus services.

How much parking is allocated for the Governor Rd/Wells Rd site?

Parking considerations will form a part of the detailed traffic study that will be completed on the preferred site. This will be further resolved as we move into the concept design stage.

Has cultural heritage been considered for the Governor Rd/Wells Rd site?

Yes, this has been considered. Council have and will continue to engage with the Bunurong Land Council through the project.

How will the development integrate with the surrounding creek and reserve at Governor Rd?

Integration with, and protection of surrounding areas will be a focus for the design team as we move into concept planning. Council is keen for any new facility to take advantage of our natural surrounds and will be working with the relevant authorities such as Melbourne Water and Department of Energy, Environment and Climate Action.

How high will the building be on Governor Rd? Will it overshadow housing in Epsom Estate?

A two-story development would be proposed for the Governor Rd/Wells Rd site, however design plans are yet to be completed. Exact heights of the facility are not yet known, however given the distance between the site and residential houses, we would not expect to see overshadowing impacts on residential areas.

How will you protect local residential houses from the noise associated with this building?

Indoor aquatic facilities do not typically generate a great deal of noise outside of the building, however proximity to nearby residential properties was a key assessment criteria within our search. The Governor Rd/Wells Rd property provides good residential buffers to nearby residents, via the reserve to the west, the industrial area to the east, the creek to the south and the existing raised landscaping and vegetation between Governor Rd and the Epsom Estate.

This area is very congested with traffic, has this been considered?

A preliminary traffic study has been completed on the site that models anticipated usage patterns and provides recommendations for minimising impacts on the local road network.

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

How will Council fund the new facility?

Council is currently in a strong financial position., and as a result, it is proposed that the development be funded primarily from borrowings. In addition, Council received an election commitment from the incoming Federal Government at the 2022 election, which will go towards the development.

We will continue to advocate to the Victorian Government for further funding to support this critical health and wellbeing project.

The project is not anticipated to impact rates, with Council continuing to raise rates only in accordance with the Victorian Government's rate cap.

Why has this taken so long?

This will be the largest ever single infrastructure investment for Kingston Council; therefore, it is essential to get the planning right. A great deal of work is being undertaken behind the scenes to ensure we provide adequate services that will meet the needs of the community now and well into the future. With the Aquatic Facility Plan endorsed in April 2021, the site assessment concluding in 2022, we can now progress with the design development.

What will happen to the existing Walter Galt site and the Don Tatnell building?

The former Don Tatnell Leisure Centre will now be demolished and returned to open space. Further consultation on the future of the site will progress at a future date that will enable key stakeholders such as local residents, the MCC, sporting clubs and local schools the opportunity to have their say on the future of this area.

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 is anticipated to commence in 2024 and could take up to 2 years to complete.

What facilities will be included?

Concept designs are anticipated for completion in mi 2023, ready for community consultation. At this stage the

development is anticipated to include opportunities for warm water exercise, universal access for all abilities, learn to swim facilities, and multiple opportunities for health and wellbeing programs will all be included.

What sustainability initiatives are being considered for the new facility?

In 2021 Council adopted the Climate and Ecological Emergency Response Plan, with a key goal being improving sustainable building design. In addition, Council also has a strong Environmentally Sustainable Design Policy which will be used to guide design development for this aquatic facility. We have and will continue to work with industry leaders in sustainability to investigate and consider new technology as it becomes available, and as it is implemented by others.

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.

Will the new centre have improved access for rehabilitation and people with a disability?

Yes, this is a key focus for Council. The new centre and all pools and facilities will be fully accessible. These details will be developed further during design and shared with the community for feedback.

Will facilities be available for older adults as well as kids?

The Centre will be developed to suit a range of users from children through to older adults, with appropriate facilities. We have heard from the community that they enjoyed the quieter nature of the Don Tatnell Leisure Centre, and this information will be taken into account as we start to review facility design.

Will there be an outdoor heated pool?

An outdoor pool is not currently being considered for this new development. Typically, a district level pool would include indoor facilities that maximise opportunities for programs such as learn to swim, warm water exercise and lap swimming all year round.

Will the Wave pool in Moorabbin be closed after this one is built?

Council's Aquatic Facility Plan identified the need for two aquatic facilities in Kingston. A district level facility to the central/south and a regional level facility to the North. Waves Leisure Centre is Council's regional facility to the north. The plan also allows for future development of Waves in the medium to long term.

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.