

# Agenda

## Council Meeting

**Monday, 9th May 2022**

Commencing at 6.30pm

via the Zoom platform and live streamed

[kingston.vic.gov.au](http://kingston.vic.gov.au)

Peter Bean  
Chief Executive Officer  
Kingston City Council

**Notice** is given that a Meeting of Kingston City Council will be held at 6.30pm on Monday, 9 May 2022 online via the Zoom platform and live streamed, .

**1. Apologies**

**2. Foreshadowed Declaration by Councillors, Officers or Contractors of any Conflict of Interest**

*Note that any Conflicts of Interest need to be formally declared at the start of the meeting and immediately prior to the item being considered – type and nature of interest is required to be disclosed – if disclosed in writing to the CEO prior to the meeting only the type of interest needs to be disclosed prior to the item being considered.*

**3. Infrastructure and Open Space Reports**

3.1 Aquatic Development - Site Assessment and Selection Outcome..... 5

**4. Confidential Items**

Nil

### **3. Infrastructure and Open Space Reports**

Agenda Item No: 3.1

## AQUATIC DEVELOPMENT - SITE ASSESSMENT AND SELECTION OUTCOME

Contact Officer: Kim Marshall, Strategic Coordinator Leisure Facilities

### Purpose of Report

Following a detailed and comprehensive site assessment and selection process, 1-7 Wells Road, Mordialloc (**Site**) was identified as the highest ranked site for the development of a new district level aquatic and leisure facility in Kingston.

On 8 December 2021, Council entered into a confidential option deed (**Option Deed**) under which the owner of the Site granted Council an option to purchase the Site (**Option**) for a purchase price of \$14.6 million plus GST on the terms and conditions set out in the contract of sale attached to the Option Deed. The Option must be exercised by Council by no later than 30 June 2022.

Following a community consultation process regarding the site assessment outcomes, Council's endorsement is now sought to exercise the Option and proceed with the acquisition of the highest ranked site at 1-7 Wells Road, Mordialloc.

### Disclosure of Officer / Contractor Conflict of Interest

No Council officer/s and/or Contractor/s who have provided advice in relation to this report have declared a Conflict of Interest regarding the matter under consideration.

### RECOMMENDATION

That Council:

1. Receive the feedback from the community throughout the aquatic facility development site assessment and selection consultation period;
2. Note that on 8 December 2021, Council entered into a confidential call option deed (**Option Deed**) with Hermal Timber Nominees Pty Ltd (**Owner**), the owner of the property at 1-7 Wells Road, Mordialloc (**Site**), under which the Owner granted Council an option to purchase the Site (**Option**) for a purchase price of \$14.6 million plus GST on the terms and conditions set out in the contract of sale attached to the Option Deed;
3. Having undertaken a community engagement process in accordance with Council's community engagement policy, resolve to:
  - 3.1. give notice exercising the Option and acquire the Site;
  - 3.2. enter into the contract of sale for the Site in the form attached to the Option Deed; and
  - 3.3. authorise the Chief Executive Officer to sign the notice of exercise of Option, contract of sale, and all other documents required to exercise the Option and effect to the acquisition of the Site by Council;
4. Endorse officers to proceed with the development of the business case report and concept plan for the construction of a new District Level aquatic facility at the Site; and
5. Receive a future report detailing the timeline, processes and implications associated with potential future of the existing Don Tatnell Leisure Centre site.



## 1. Executive Summary

Council's endorsement of the Aquatic Facility Plan (**Plan**) in April 2021 affirms its commitment to investing in intergenerational aquatic and leisure facilities for the Kingston community.

To commence the proposed development of a new 'District Level' aquatic and leisure facility, a key outcome of the Plan, a comprehensive site assessment and selection process was undertaken and Council resolved at its Meeting on 13 December 2021:

*"that Council*

- 1. Release the site assessment outcome and rankings for the three shortlisted sites identified for a new aquatic development in Kingston's central/south;*
- 2. Note that the privately owned Governor Rd/Wells Rd Mordialloc property is the highest ranked site for the new aquatic facility development and authorise officers to conduct further project due diligence on the Governor Rd/Wells Rd Mordialloc property;*
- 3. Engage with the community on the site assessment process and outcomes via a comprehensive communications campaign, including three community information sessions scheduled for December 2021, January 2022 and February 2022;*
- 4. Receive a report at a future Council Meeting detailing the community feedback received regarding the site assessment process, and the outcomes of the project due diligence on the Governor Rd/Wells Rd Mordialloc site; and*
- 5. Determine that this report and this resolution be made publicly available in accordance with section 125(2) of the Local Government Act 2020."*

Community consultation on the site selection process and outcomes commenced on 15 December 2021 through a variety of media channels such as direct mail, flyers, letter box drops, social media and direct contact with key stakeholders. Community information sessions were also held in December 2021, January and February 2022.

Overall, there were high levels of engagement from the community, and good support for Council to progress with investment of a new 'District Level' aquatic and leisure facility. The majority of respondents throughout the consultation period expressed support for the 1–7 Wells Road Mordialloc site (also known as the Governor Rd/Wells Rd site). Comments in support of this site included:

- "I agree that the Governor/ Wells Rd site would be the best site. The location is ideal, great that it is near the train";*
- The Governor Rd/Wells Rd is a great location – proximity is good for schools and public transport; and*
- I believe easy access via public transport makes Mordialloc the ideal site for the new aquatics centre."*

Further site due diligence was also undertaken on the 1–7 Wells Road, Mordialloc site, which included additional geotechnical surveys, advice from relevant authorities and an environmental review. These investigations were aimed at identifying early planning considerations and specific implications for this site, that will guide future design development.

Council has secured the sole right to purchase this property at an agreed cost of \$14.6M (as granted through an executed Heads of Agreement and Options Deed) through to 30 June 2022, inclusive of land settlement transfer. In subsequent discussions, the Owner has

confirmed they are open to settlement transfer and payment taking place in the first week of July 2022. Final timing will be confirmed should Council resolve to purchase the site.

The property represents a strong value proposition to Council due to its proximity to the activity centre and public transport, as well as proximity to natural open space, and the comparative cost implications compared to the other shortlisted sites. Community feedback also support's Council's acquisition and development of the 1–7 Wells Road Mordialloc, site for the construction of a new 'District Level' aquatics facility to Kingston's central/south.

As per Council's Aquatics Facility Plan, a two-facility model supports the aquatic, health and wellbeing needs of a growing Kingston population for the next 40-50 years (forecast Kingston population of 220,000 people). This model will incorporate:

- A 'Regional Level' facility to the north that provides for the greater population needs of Kingston (currently serviced by Waves Leisure Centre); and
- A 'District Level' facility to the central/south to extend the provision of aquatic and leisure facilities to the broader population.

Following a community consultation process on the site assessment outcomes, Council's endorsement is now sought to exercise the Option and proceed with the acquisition of the highest ranked site at 1-7 Wells Road, Mordialloc.

## 2. Background

On the 26 April 2021, Council adopted the Aquatic Facility Plan strategic document, that will guide the future provision of aquatic and leisure facilities:

*"That Council*

1. *Note the community consultation findings;*
2. *Adopt the revised Aquatic Facilities Plan as set as Appendix 1 subject to the plan being amended to emphasise Council's commitment to Waves Leisure Centre being the regional level facility in the northern part of the city; and*
3. *Remove any references in the plan that contribute to any ambiguity about the future of Waves."*

The Plan was updated to reflect this resolution and published on Kingston's website in May 2021.

As set out within the Plan, the short-term priority is the provision of a new 'District Level' aquatic facility to the central/south of Kingston. This priority is strongly influenced following the closure (due to building safety issues) of the Don Tatnell Leisure Centre in February 2020. Planning for a new 'District Level' aquatic facility has involved a three-stage process comprised of:

- STAGE 1 – Defining Service Provision (completed – endorsement of the Plan)
- STAGE 2 – Site Assessment and Selection (underway – near completion)
- STAGE 3 – Facility Design and Asset Management (underway - commenced)

As part of the Stage 2 – Site Assessment and Selection process, Council has undertaken significant planning, research, and investigations to identify the most suitable site for this 'District Level' aquatic facility. Recent planning includes:

- The release of the site assessment and selection outcomes for community consultation in December 2021;
- Execution of an Option to purchase deed for the 1 – 7 Wells Road, Mordialloc site in December 2021;
- Execution of a Heads of Agreement with the owner of the 1 – 7 Wells Road Mordialloc site as the identified highest ranked site for the aquatic development, in October 2021;
- Presentation of the Aquatic Site Feasibility Report (refer Appendix 1), inclusive of detailed investigation findings, into the three shortlisted sites, to Councillors for consideration in September 2021;
- Undertaking detailed investigations on the three shortlisted sites (April through September), inclusive of:
  - Soil and groundwater investigations;
  - Structural and engineering reviews;
  - Melbourne Water advice;
  - Environmental review and assessment;
  - Ownership status;
  - Planning considerations and implications; and
  - Discussions with neighbouring councils.
- Engagement of consultants to support Council with the preliminary identification of suitable sites for the new aquatic and leisure facility in Kingston's central/south in mid-2020.

In order to proceed with the proposed development of a new 'District Level' aquatic and leisure facility, a key outcome of the Plan, Council resolved on the 13 December 2021:

*"that Council:*

- 1. Release the site assessment outcome and rankings for the three shortlisted sites identified for a new aquatic development in Kingston's central/south;*
- 2. Note that the privately owned Governor Rd/Wells Rd Mordialloc property is the highest ranked site for the new aquatic facility development and authorise officers to conduct further project due diligence on the Governor Rd/Wells Rd Mordialloc property;*
- 3. Engage with the community on the site assessment process and outcomes via a comprehensive communications campaign, including three community information sessions scheduled for December 2021, January 2022 and February 2022;*
- 4. Receive a report at a future Council Meeting detailing the community feedback received regarding the site assessment process, and the outcomes of the project due diligence on the Governor Rd/Wells Rd Mordialloc site; and*
- 5. Determine that this report and this resolution be made publicly available in accordance with section 125(2) of the Local Government Act 2020."*

### **3. Discussion**

#### **3.1 Council Plan Alignment**

Goal Healthy and inclusive - We are progressive, inclusive and prioritise the wellbeing of all members of our community.

Aquatic and leisure facilities are a focal point for the health and wellbeing of the local community. They attract a broad demographic and provide a safe and supervised environment for the community's exercise, rehabilitation, aquatic education, recreational and social needs. Kingston's leisure centres have traditionally welcomed over 800,000

visitations annually, from both the Kingston and surrounding municipalities, with this number anticipated to increase alongside the growing population.

With physical inactivity imposing high costs on Australian society, leading to higher rates of acute and chronic health conditions, a 2017 study conducted by Royal Life Saving indicated that just one weekly visit to a pool is enough to take most people out of the 'physically inactive' category. Based on this data, the study identified the resulting health benefits from every aquatic facility visit would create an economic benefit worth an average \$26.39 in improved health outcomes and reduced health spend. According to the study an average aquatic facility creates \$2.72million a year in value to the community, through health and wellbeing benefits.

### **3.2 Consultation/Internal Review**

Aquatic facility developments attract significant community interest and Kingston has seen strong community engagement from organised consultation activities and ongoing community feedback.

#### **3.2.1 Communications Plan**

A comprehensive Communications Plan has been developed detailing project stakeholders, key messages, the communication approach, engagement, and advocacy requirements for this project, as well as an evolving action plan.

Community consultation will form a large and important part of this project along its journey. The IAP2 Public Participation Spectrum used in Council's Community Engagement Policy will guide the different levels of community engagement undertaken.

It is important that the community helps shape the new aquatic centre and community consultation will be undertaken at a number of key stages throughout the project. Once the site location is confirmed, the communications plan will be updated to include design stage consultation requirements.

#### **3.2.2 Community Engagement – Site Selection and Assessment**

Consultation on the aquatic development, site assessment and selection process commenced on the 15 December 2021 and ran until the 28 February 2022. Consultation included three community information sessions, an online process for providing feedback, and a range of communication methods for promoting each of the above. A detailed Consultation Report is attached (refer Appendix 2), which provides an overview of all consultation activities, and includes all comments received during the consultation period.

#### **Community Information Webinars**

Three online community information webinars were held throughout December 2021, January and February 2022. These sessions outlined the site assessment process undertaken and examined, in detail, the results and outcomes obtained for each of the three shortlisted sites. The webinars were well received with 43 people attending across the three sessions. In addition, a recording of the January webinar was posted to the project webpage.

Community members sent through a range of questions and items for clarification ahead of each webinar. A total of 44 questions were registered, with many of these queries already covered within the developed presentation. All questions were addressed during the session and there was also time at the conclusion of the

webinars for attendees to ask additional questions or to seek further clarification. Feedback was in general very positive and constructive, with all questions responded to in the webinars. Details of the feedback received, as well as a summary of questions asked, are all detailed within the attached Consultation Report. Some common themes and comments shared included:

- Comfort that previously held concerns were addressed through the community presentation;
- Concerns over traffic and parking implications at the site;
- Queries on how Council proposes to fund the new development;
- Clarification around the cost estimates for the three shortlisted sites; and
- Potential environmental and cultural implications associated with the development at 1 – 7 Wells Road Mordialloc site.

### Community Feedback

In addition to the webinars, the community was provided a pathway to share their thoughts and feedback on the site assessment outcomes, via an online feedback form. This form was available in the project webpage and was promoted through direct mail/phone calls, a letterbox drop, social media posts and promotion via customer facing service centres, and on the City of Kingston and Active Kingston webpages.

A total of 204 feedback forms or emails were received during the consultation period, with full comments and feedback available within the attached Consultation Report. Common themes related to the site assessment included:

- Support for the 1 – 7 Wells Road Mordialloc site (68 comments)
- Preference for the former Walter Galt site (51 comments)
- Preference for the Edithvale site, or alternative further south (36 comments)
- Site preference not indicated (49 comments)
- Excitement for the project to commence
- Concern that the planning was taking too long
- Concern over parking and traffic congestion

In addition, there was a high level of engagement from the community, and strong support for Council to progress with investment of a new 'District Level' aquatic and leisure facility. The majority of respondents throughout the consultation period expressed support for the 1 – 7 Wells Road Mordialloc site (also known as the Governor Rd/Wells Rd site) with community feedback noting the benefits of the site's proximity to the Mordialloc activity centre, road and transport networks, and the adjoining Jack Grut sports reserve. Comments in support of this site included:

- *"I agree that the Governor/ Wells Rd site would be the best site. The location is ideal, great that it is near the train";*
- *"The Governor Rd/Wells Rd is a great location – proximity is good for schools and public transport"; and*
- *"I believe easy access via public transport makes Mordialloc the ideal site for a new aquatics centre".*

There was also keen interest from the community regarding the proposed components for the new facility, with respondents not indicating a preferred site, however wanting to provide specific feedback on facility inclusions such as types of pools, accessibility for seniors and those with a disability, kids play features etc.

### **Next Steps with Community Consultation/Engagement**

Whilst recent consultation activities focused on delivering the outcomes of the site assessment process, there will be further community consultation opportunities, immediately following the announcement of the chosen site. The community will be asked to 'help shape your new aquatic and leisure facility', through consultation aimed at guiding the look and feel of this high-profile development.

These future engagement activities will be consultative and collaborative, seeking community input and feedback on how they envisage future usage, functionality, and accessibility of the new aquatic centre.

## **3.3 Operation and Strategic Issues**

### **3.3.1 Site Assessment Process**

The site assessment and selection process involved the engagement of external consultants to support Council with a thorough review of over 180 possible locations for an aquatic facility development within Kingston. As a metropolitan Council, surrounded by Port Phillip Bay, wetlands and the Green Wedge, suitable and available land for such a development was limited, therefore the search criteria considered existing facilities, open space reserves, and private industrial and commercial sites throughout Kingston.

The extensive site assessment process was conducted over a number of months, using a multi-layered system and criteria to assess this list of properties, ruling out those deemed unviable. This process resulted in a narrower group of sites for further assessment to determine their suitability for an aquatic facility development. To assist Council in identifying shortlisted sites for the more costly detailed site investigations these sites were then assessed against a range of criteria such as population, planning zones/overlays, existing uses, proximity to residential properties, environmental impacts, ownership status, transport options and connectivity.

Detailed site investigations were conducted on the three shortlisted sites, including soil and groundwater investigations, structural engineering advice, pre-planning advice from relevant authorities, and discussions with the property owner of the privately owned site at 1 – 7 Wells Road, Mordialloc. The findings from these investigations were then used by the consultant team to develop the Aquatic Site Feasibility Report, including the ranking of the sites according to their suitability for an aquatic facility development.

### **3.3.2 1- 7 Wells Road, Mordialloc Due Diligence**

With the site assessment process identifying the privately owned 1 – 7 Wells Rd, Mordialloc site (Site) as the highest ranked location, Council entered into a Heads of Agreement with the owner of the Site in October 2021. This agreement allowed for negotiations between Council and the owner for the potential acquisition of the Site and gave Council the right to access the Site in order to carry out its due diligence.

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 Site. In early December 2021, Council entered into a confidential call option deed (Option Deed) under which the owner of the Site granted Council an option to purchase the Site (Option) for a purchase price of \$14.6 million plus GST payable on 30 June 2022, and otherwise on the terms and conditions set out in the contract of sale attached to the Option Deed. In subsequent discussions, the Owner has confirmed they are open to settlement transfer and payment taking place in the first week of July 2022. Final timing will be confirmed should Council resolve to purchase the site.

The Option includes a leaseback period of at least 6 months providing the owner with ample time to exit the site whilst aquatic planning continues.

This agreement gave Council time to undertake further due diligence and consider community feedback. It is important to note that the execution of the Option Deed does not oblige Council to purchase the land but gives Council the right to determine if it is to purchase the Site for the agreed price prior to this deadline.

To validate and confirm the earlier site investigations, a range of due diligence reviews were undertaken aimed at early identification of potential risks or implications with the proposed construction of a new aquatic facility. This included:

- Further geo-technical investigations at the Site
- Contact with the relevant authorities
  - Moorabbin Airport, ESSO, DELWP, Melbourne Water
  - S.E. Water, United Energy, Comdain
- Traffic study in response to community feedback
- Preliminary desktop environmental study
- Commencement of a Cultural Heritage Review
- Planning advice
- Investment planning modelling for the site

Outcomes of these reviews/investigations are detailed in the attached Due Diligence Summary (refer Appendix 3) and below.

Additional geotechnical investigations confirmed the presence of coastal soils, as well as detailing the current water table levels at the Site, enabling consultants to predict the construction requirements more accurately for the proposed development. Consulting structural engineers have reviewed this information and deemed the site viable for the construction on an aquatic centre and have identified a preferred construction methodology for the building's footings and pool shell excavation.

Melbourne Water, as the authority responsible for flood mitigation management in the area, have provided Council with pre-development advice regarding construction within a Land Subject to Inundation Overlay (LSIO). This advice has been reviewed by expert hydraulic consultants who have advised that the Melbourne Water requirements can be satisfied through both the facility's design and ongoing operations.

Traffic and parking impacts were raised by a number of community members during consultation, and expert traffic engineering consultants were engaged to conduct a preliminary traffic study for the site based on the typical attendances for a district

level facility. The consultants found that the expected traffic to the facility would have minimal impacts on the surrounding road network. To support peak periods at the facility however, consideration should be given to turning lanes from Governor Road. Regarding parking, a review of anticipated attendances and the car parking demands profile for similar facilities within Melbourne, demonstrated that the site could accommodate sufficient parking for the estimated attendances.

The due diligence findings supported the development of an aquatic facility at the Site, providing valuable insights into planning, design and construction requirements that will need to be considered during the development of the new facility.

### 3.3.3 Consideration of future use for the former Don Tatnell Leisure Centre site

Following the closure of the Don Tatnell Leisure Centre in February 2020, the site has been stabilised whilst Council undertook the site assessment and selection process.

Once the location for the new aquatic centre is resolved, consultation will commence regarding future strategic planning for the existing Don Tatnell site, and the potential demolition process for the current aquatics building. The existing Mordialloc Community Centre (MCC) will be retained.

The consultation process 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.

## 4. Recommendation

Following a comprehensive site assessment and selection process, which involved the assessment of over 180 sites throughout Kingston's central/south, it is recommended that Council exercise the Option to acquire the property at 1-7 Wells Rd, Mordialloc, as the identified site for a 'District Level' aquatic and leisure facility.

As noted within the site feasibility review, the site is centrally located within Kingston and provides good connectivity to the north and south through road and transport networks. It has excellent walking and bike connections to the nearby Mordialloc activity centre and presents integration opportunities with Council's adjoining Jack Grut Reserve.

To ensure informed and educated decisions with early project planning, and to reduce and/or assess the potential for unanticipated risks, due diligence investigations have been undertaken that will help to guide design development and construction considerations for the Site.

The 1 – 7 Wells Road, Mordialloc acquisition cost is \$14.6 million plus GST. This represents a strong value proposition to Council due to its proximity to natural open space and the Mordialloc activity centre.

## 5. Conclusion

### 5.1 Environmental Implications

Environmental implications of the facility development were a key aspect of the site selection process and are well documented within the site feasibility report. An environmental management plan will be developed for the project, which will take into account all advice received through the due diligence process. The site currently



operates as an industrial worksite and opportunity exists to develop the facility in a way which provides greater connectivity and integration with the surrounding open space.

Environmental and sustainable design will be a key aspect of the project design and operations and specialist consultants will be involved at the relevant future stages of project development.

## **5.2 Social Implications**

Aquatic facilities attract users from all demographics, and broad reaching engagement targeting our diverse community will be essential in developing a facility that meets the needs of Kingston residents.

The community have demonstrated overall support for the development of a new aquatic facility, and a desire to see this project progress swiftly to fill the void in service provision following the closure of the Don Tatnell Leisure Centre. Progression of planning for this high-profile project relies upon the timely identification of a site. Delays identifying the chosen site will lead to overall project delivery delays and exacerbate the feeling of loss within the community.

The detailed communication and engagement strategy has been developed to ensure clear and detailed information regarding the site assessment process and outcome is available to the community.

## **5.3 Resource Implications**

The December 2021 Council report proposed to fund the purchase of the land from cash on hand in this current financial year, and to subsequently borrow the \$14.6M in the 2022/23 financial year to repay the use of the cash on hand. This proposal assumed the land payment would need to occur within the 2021/22 financial year.

Negotiations with the Owner of the land now indicate that full payment could be made early in the 2022/23 financial year.

The draft Capital Works program includes a proposal to fund the land purchase from the 2022/23 budgeted Capital Works program of \$78.5M, including part funding from open space reserves.

This would mean that the budget for the purchase of the land, and the cash flow for the payment of the land, would all occur in the one financial year in 2022/23.

## **5.4 Legal / Risk Implications**

The Project Control Group (PCG) will seek to ensure the project adheres to the relevant legislative and regulatory requirements.

In addition, a probity advisor and legal services have been appointed for the duration of the project. The probity advisor will advise on ongoing procurement and engagement, as well as potential private property matters through the site selection process. Legal services will assist in the property acquisition process, as well as the development of key tender and contract documentation for lead consultants and contractors.

A risk management framework has been developed for this project and will be monitored and updated via the PCG.

## Appendices

Appendix 1 - Aquatic Site Feasibility Summary Report - Co-Op Studios (Ref 21/308896)



Appendix 2 - Aquatic Development - Community Consultation Report - Site Assessment 2022 (Ref 22/85477)



Appendix 3 - Aquatic Development - Site Assessment Due Diligence Summary - May 2022 (Ref 22/101006)



Author/s: Kim Marshall, Strategic Coordinator Leisure Facilities  
Reviewed and Approved By: Bridget Draper, Manager, Active Kingston  
Samantha Krull, General Manager Infrastructure and Open Space

KINGSTON CITY COUNCIL  
AQUATIC FACILITY  
FEASIBILITY STUDY  
REPORT 01/C  
07/09/2021

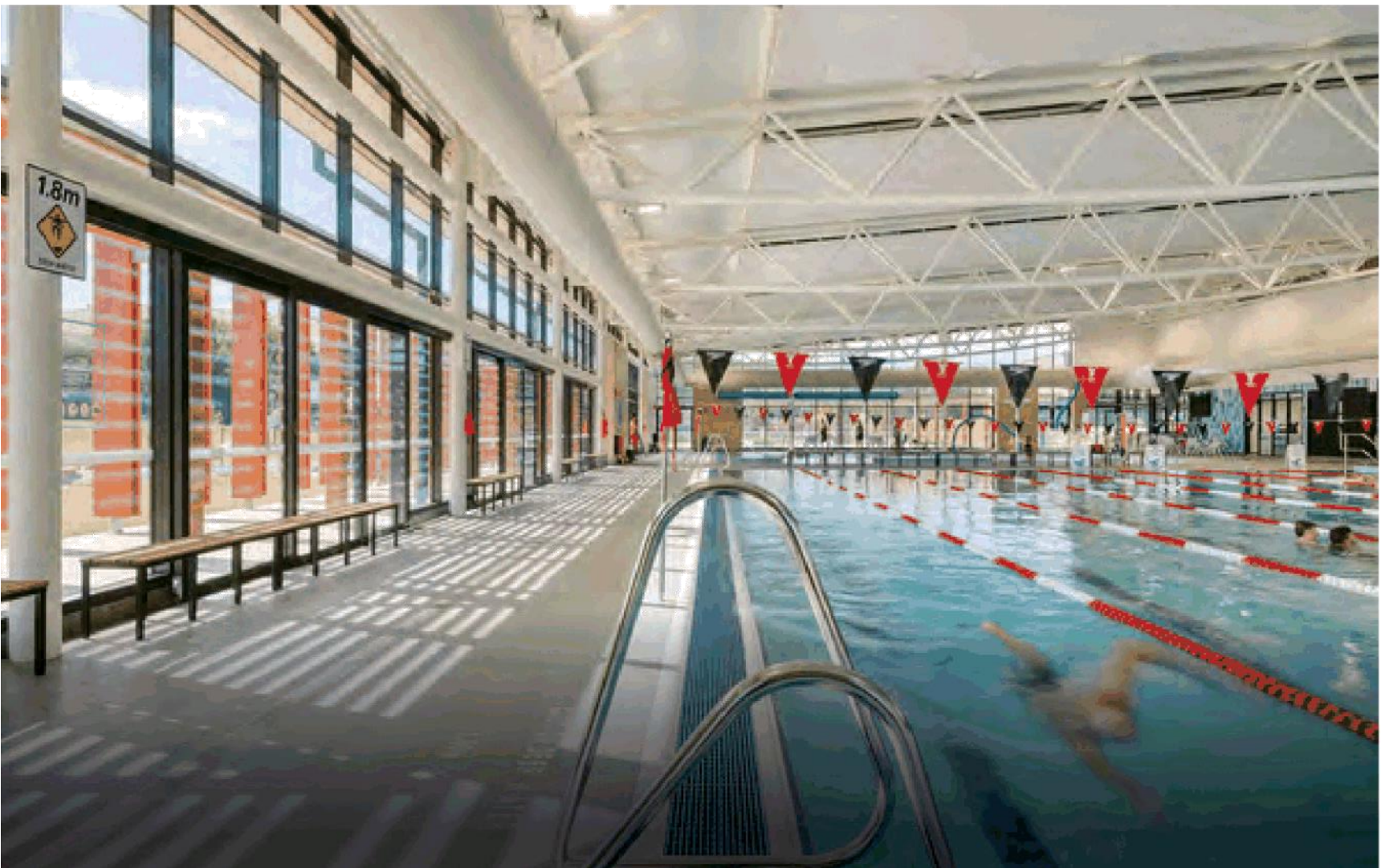


City of KINGSTON

**CO-OP**  
CO-OP STUDIO PTY LTD

# FEASIBILITY STUDY

KINGSTON CITY COUNCIL  
AQUATIC FACILITY



# CONTENTS

## INTRODUCTION

Background  
Scope of Report

## SITE & ANALYSIS

Location 1: Walter Galt Reserve  
Plan Overlay: Walter Galt  
Location 2: Wells Rd  
Plan Overlay: Wells Rd  
Location 3: Edithvale Common  
Plan Overlay: Edithvale Common

## FEASIBILITY RESPONSE

Summary of Council's Findings  
Summary of Co-op's Findings  
Recommendation

## APPENDIX

Appendix 1 - Area Schedule

## CO-OP

CO-OP STUDIO Pty Ltd

Melbourne: Level 7, 178 Wellington Parade, East Melbourne VIC 3002  
Sydney: 35 Richards Avenue Sunny Hills NSW 2010  
ABN 93 187 783 000

For further information please contact:

Mike McGrath - Principal  
m.mcgrath@co-opstudio.com.au  
M: +61 409 049 124 T: +61 452 281 614

Issue on: 07 - 09 - 2021  
Revision: 01/OC  
Prepared for: Kingston City Council  
Prepared by: JM  
Checked by: MM

The material contained here in is subject to Copyright. It is submitted as 'Commercial in Confidence' and may not be distributed or otherwise disclosed without prior written consent from CO-OP Studio Pty Ltd.

CO-OP | Aquatic and Dry Fitness Facility



This document has been prepared for use by Kingston City Council in accordance with the agreement between Council and CO-OP Studio for feasibility and masterplanning services associated with the development of proposed aquatic facility. This agreement includes constraints on the scope, budget and time available for the services. The consulting services and this document have been completed with the degree of skill, care and diligence normally exercised by members of design consultancy professions performing services of a similar nature.

CO-OP Studio takes no responsibility for the completeness or form of any subsequent copies of this document. Copying this document without the permission of Kingston City Council or CO-OP Studio is not permitted.

Feasibility Study | 2



## BACKGROUND

### Brief & Context

The following background information is sourced from City of Kingston's 'Kingston Aquatic Facility – Site Feasibility Brief', dated September 2020.

In early 2020 Council committed to investing in high quality aquatics and leisure facilities and requested a report identifying future opportunities, inclusive of a funding strategy, for the delivery of aquatic and leisure facilities that meet the current and future needs of the Kingston community. This decision was made following the closure of the Don Tatnell Leisure Centre in Mordialloc, due to serious structural issues.

With the planning and development of aquatics and leisure facilities, a three-stage process was proposed to ensure an outcome that meets the current and future needs of our community. An Aquatics Facility Plan has been prepared, focussing on 'Stage 1 – Defining Service Provision' and is intended to provide the overarching strategic response for the provision of aquatic facilities in Kingston.

The Aquatics Facility Plan outlines a set of principles to guide Council's planning, focusing on equitable access and maximising functionality including:

- Provide access for all,
- Maximise user market,
- Reduce facility competition, and
- Minimise service duplication.

To guide the enactment of the above principles, the Aquatics Facility Plan recommends implementing a two facility service model, incorporating: a Regional level facility to the north that provides for the greater population needs of Kingston; and a District level facility to the central / south that extends the provision of aquatic and leisure facilities to a broader population.

Waves Leisure Centre in Highett currently meets the needs of the Regional facility to the North.

To assist in focusing efforts for the next stage of the new aquatics and leisure centre, the Aquatics Facility Plan prioritises the development of a new District level facility in the City's central / south area.

Community support for Council's investment into aquatic facilities, and the above principles, is strong, therefore following finalisation of 'Stage 1', the focus now shifts to 'Stage 2 – Site Assessment and Selection' and the preparation for the future 'Stage 3 – Facility Design and Asset Management'.

Council officers have completed an extensive review of possible locations for a new District level facility with the central / south areas of Kingston.



01: Council Owned Aquatic Centres - 5km Catchment Areas



## SCOPE OF REPORT

### Shortlisted Sites

In October 2020, Council appointed CO-OP Studio to reviewing the feasibility of three (3) shortlisted sites for the construction of an indoor aquatic and recreation facility.

The aim of the project is to obtain expert advice and guidance to:

- Determine the suitability of the shortlisted sites for an aquatic development;
- Identify any considerations or risks associated with the shortlisted sites;
- Map the position of the development within the site to determine the potential impact on the immediate and surrounding landscapes / properties.

The key objective of this piece of work is to determine the feasibility of the selected sites for the future construction of a District level aquatic and recreation facility.

The review will include:

- Site size and ability to accommodate the facilities requirements and supporting infrastructure as per a District level facility;
- Compatibility of the site with the proposed facility usage;
- Financial modelling for facility construction on each site, including high level construction costs;
- Identify barriers to construction for the identified site such as topography, access, ground conditions, constructability, environmental risks etc.;
- Traffic management considerations.

This report summarises findings identified in Council's site suitability research, and responds to the specific site selection requirements noted above. We note that the Site Feasibility assessment undertaken by CO-OP Studio is based on analysis of specialist reports and brief site inspectors.

### Additional Investigations

In July / August 2021, Council extended CO-OP Studio's engagement to update this Study to reflect more extensive site investigations undertaken by Council, EHS Support and JJ Ryan covering each of the subject sites. These further investigations include:

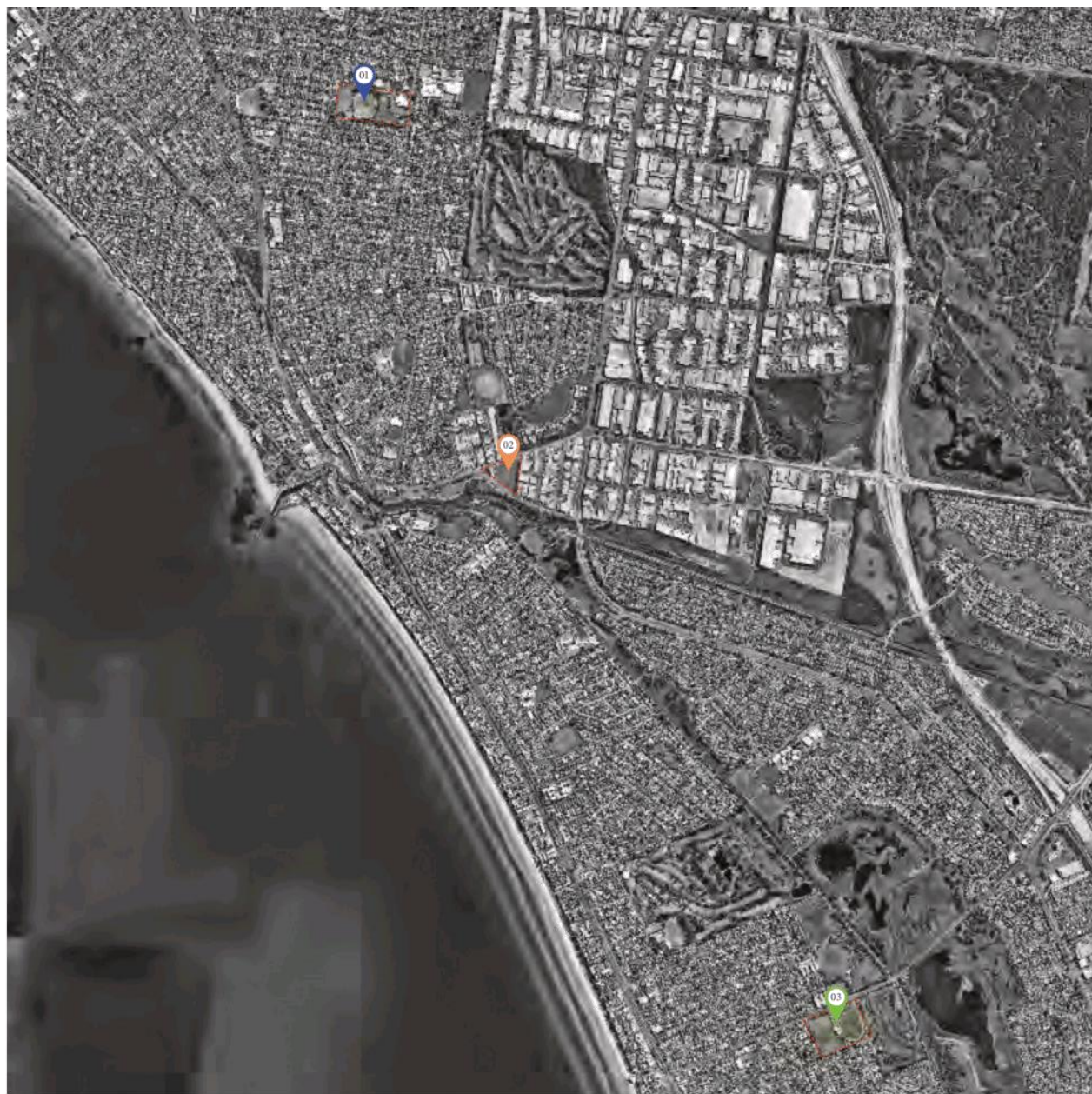
- soil testing and analysis
- groundwater assessment
- gas monitoring
- structural review

Updates include summaries of findings of additional investigations, and the updating of cost plans to reflect the more detailed site condition information gathered. Cost plans have also been updated to reflect current construction market conditions - costs included reflect 2021 prices.

Reference material includes:

- Walter Galt Soil and Grounwater Investigation, EHS Support dated 6 September 2021
- Wells Road Soil and Groundwater Investigation , EH&S Support, dated 6 September 2021
- Ground conditions memorandum , JJ Ryan Consulting Pty Ltd, dated 26 August 2021.

**CO-OP** | Aquatic and Dry Fitness Facility



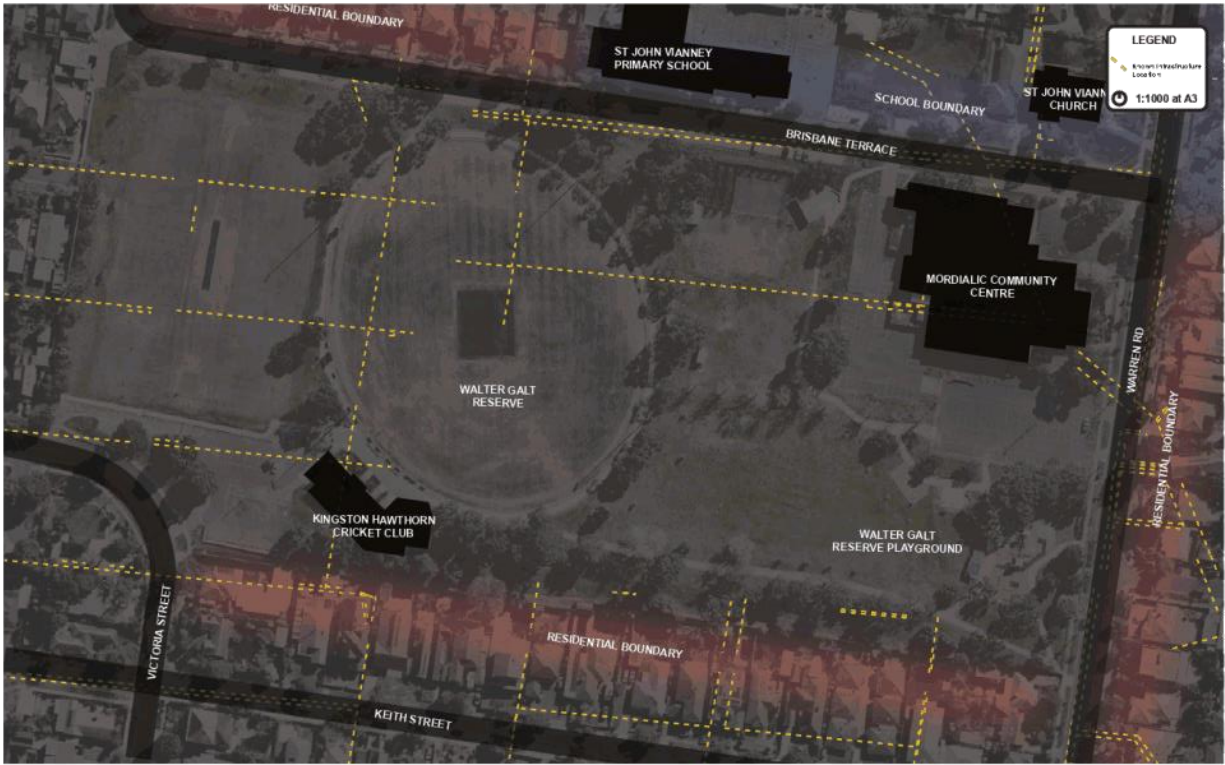
01: Proposed Aquatic Facility Locations

Feasibility Study | 4



LOCATION 1

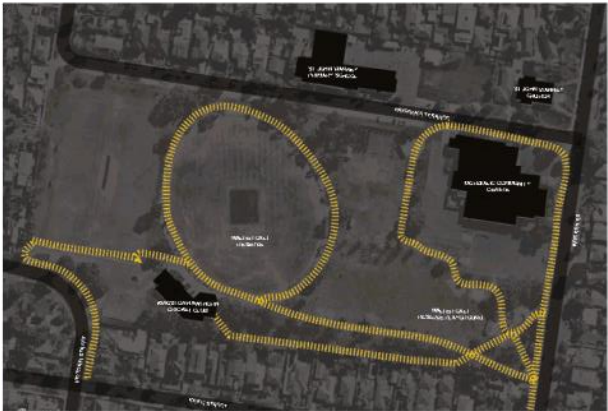
Walter Galt Reserve, Parkdale



01: Site Opportunities & Threats

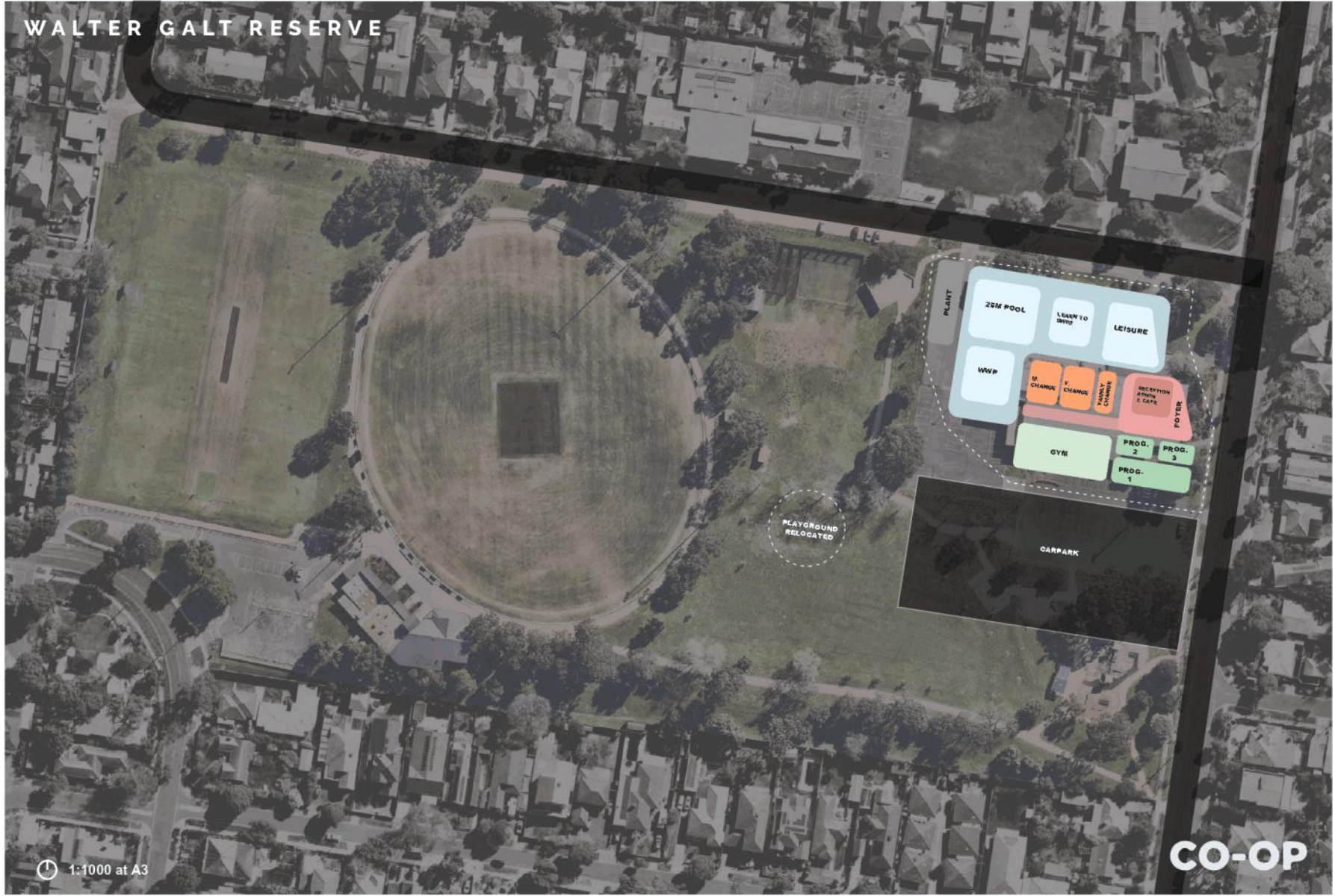


02: Site Accessibility & Circulation Routes - Vehicular



03: Site Accessibility & Circulation Routes - Pedestrian

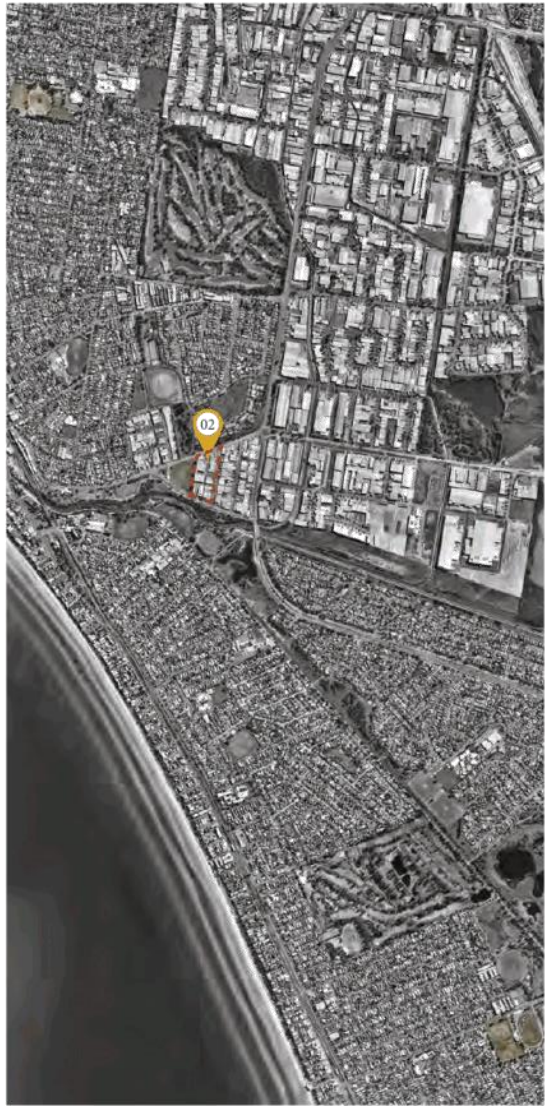






LOCATION 2

1-7 Wells Rd, Mordialloc



01: Site Opportunities & Threats



02: Site Accessibility & Circulation Routes - Vehicular



03: Site Accessibility & Circulation Routes - Pedestrian







## LOCATION 3

Edithvale Common, Edithvale



CO-OP | Aquatic and Dry Fitness Facility



01: Site Opportunities & Threats



02: Site Accessibility & Circulation Routes - Vehicular



03: Site Accessibility & Circulation Routes - Pedestrian

Feasibility Study | 9







## SUMMARY OF FINDINGS - PRELIMINARY ASSESSMENT BY COUNCIL

The following table summarises the outcome of preliminary investigations undertaken by Council, including analysis of facility catchments, site suitability, connectivity and accessibility, land use implications, general amenity and the like.

### KINGSTON CITY COUNCIL

The following sites have been short-listed by Council following a broad review of available sites across the municipality.

- Site 1: Walter Galt Reserve, 115 Warren Road (corner Brisbane Terrace), Mordialloc (site of existing Don Taitnell Leisure Centre)
- Site 2: 1-7 Wells Road, Mordialloc
- Site 3: Edithvale Common, 109 Edithvale Road, Edithvale

### LEGEND

- Favourable
- Investigate Further, May impede development
- Significant impediment(s) to development identified.



CO-OP | Aquatic and Dry Fitness Facility

	Site 1 Walter Galt Reserve	Site 2 Wells Road	Site 3 Edithvale Common
Catchment	Reasonable catchment area. Some restrictions due to Moorabbin airport and industrial areas.	Reasonable catchment area. Growth and development expected in the local area.	Reasonable immediate catchment area for local size facility, however limited for district level facility (bordered by the bay to the east and vacant land to the west).  May suit stadium better than aquatic, as users more likely to travel further for stadium.
Land Suitability	Damage at the existing site, former landfill, soil contamination identified to be Cat C to up to 4m below existing ground surface - significant costs for removal / disposal of contaminated soil and significant costs identified for structural solution and importation of clean fill.	Area prone to flooding, however, as an industrial site, preferable consideration may be made for flood management. No soil contamination detected in testing, though soft soil profile requires piers / piled footings.	Area prone to flooding, high water table may prevent excavation for pool.  Authority investigations have determined that development on this site will not be supported by Melbourne Water.
Site Area & Spatial	Limited construction area due to landfill and existing Mordialloc Community Centre (MCC). An expanded service offering would require future MCC development.	Ample space for development, zoned industrial so would require planning advice.	Ample space for development, however, may require relocation of existing users, and remove current open space.  <b>AQUATIC &amp; STADIUM POTENTIAL.</b>
Connectivity & Visibility	Whilst visibility of the sight is good with the adjoining facilities. Warren Rd is heavily congested and is not suited to large volumes of traffic.	Good connections with walking trails, adjoining reserves and not too far from strong activity centre. Dual road access with Governor and Wells Rd, close to Mordialloc by-pass.	Authority investigations have determined that development on this site will not be supported by Melbourne Water.
Compatible Use	Good connections with local schools, close to minor activity centres. Assumes removal of MCC.	Size of site would allow potential for inclusion of other community facilities e.g. calisthenics and/or community groups.	Good connections with recreation reserve and children's centre, though not close to an activity centre.
Amenity	Reasonable buffer to residential amenity, however increased traffic could cause concerns to local residents within Brisbane Terrace.	Good buffer to residential amenity.	Reasonable buffer to residential amenity, however areas within the reserve that are close to residential that would need to be considered.
Commercial & Opportunities	Located towards the north within the Waves catchment. Several private gym and learn to swim operators within the immediate area competing for same users.	Some encroachment with the Waves catchment, several private gym and learn to swim operators within the immediate area competing for same users.	Limited competition within the area, however likely a result of poor catchment.
Environmental	Minimal impact on the environment if within the existing footprint, however significant gum trees adjoining the current facility which would need to be considered. Some risk of leachate from contaminated fill entering groundwater where footings penetrate natural material beneath fill.	No existing vegetation to be considered. Evidence of minor contamination at the Site.	Dependant on the chosen location, likely impact on vegetation and the neighbouring wetlands if position closer to this area.
Ownership	Council owned land.	Privately owned property. Owner open to property sale.	Council owned land. Possible use of Melbourne Water land also.
Planning	Existing use. GRZ3, PPRZ. Is a current SBO.	IN1Z, PPRZ, RDZ2, RDZ2, LSI0.  Currently zoned industrial, initial advice suggests it would require planning permit, not necessarily a re-zoning application.	RDZ1, GRZ3, SUZ1, PPRZ, LSI0, ESO1.  Authority investigations have determined that development on this site will not be supported by Melbourne Water.
Proximity to Schools	Parkdale Secondary, St John Vianney and Parkmore Primary all within walking distance.	Mordialloc College, Mordialloc Beach Primary and Yarrabah School within proximity.	Edithvale Primary nearby, however limited number of schools within catchment.
Access	Poor bus and train access.	Good bus and train access, and walking bike trails.	Reasonable access to the train.

## SUMMARY OF FINDINGS - FURTHER INVESTIGATIONS

The following table summarises the outcome of further investigations, including facility layout modelling by CO.OP Studio, and geotechnical and environmental testing, gas monitoring and structural analysis undertaken by specialist consultants.

### CO-OP STUDIO

The following sites have been short-listed by Council following a broad review of available sites across the municipality.

- Site 1: Walter Galt Reserve, 115 Warren Road (corner Brisbane Terrace), Mordialloc (site of existing Don Tatnell Leisure Centre)
- Site 2: 1-7 Wells Road, Mordialloc
- Site 3: Edithvale Common, 109 Edithvale Road, Edithvale

### LEGEND

- Favourable
- Investigate Further, May impede development
- Significant impediment(s) to development identified.



CO-OP | Aquatic and Dry Fitness Facility

	Site 1 Walter Galt Reserve	Site 2 Wells Road	Site 3 Edithvale Common
Site Area	Approx. 5,000sqm (existing footprint) - constructing within the existing footprint is likely to compromise functional planning and consequently operational efficiency, however, extending beyond existing footprint will incur significant cost.	14,837 sqm	Approx. 10,000 sqm site development envelope.
Site Characteristics	Rectangular site (approx. 180 x 350m), orientation east-west. Existing facility site approx. 80 x 60m.  Access potential from both Warren Road and Brisbane Terrace, school across Brisbane Terrace to the north, residential area across Warren Road to the east, playground and residential area to the south, sports fields to the west.  Nominally 10m above sea level.	Rectangular site (approx. 60 x 200m), orientation north-south.  Main access from Governor Road to the north, light industry to the east, Jack Grut Reserve (playing field) to the west, Mordialloc Creek to the south.  Nominally 3m above sea level.	Rectangular site (approx. 150-210 x 250m), orientation north-south. Existing bowling club site approx. 100 x 100m.  Access from Edithvale Road, community facility across Edithvale Road to the south, residential area to the west, recreation reserve to the north, Edithvale Wetlands to the east.  Nominally 0-1m above sea level requiring any development to be raised above natural ground level to mitigate risk of flooding, which will in turn, exacerbate risk of flooding on adjoining sites.
Facility Layout	Generous site, however presence of contaminated fill means that development area is limited to existing footprint, as extending beyond existing footprint will incur significant cost.  Preferred arrangement would provide access via Warren Road in an attempt to limit traffic congestion likely to result due to adjoining schools and increased facility capacity.	Narrow site configuration limits development to the two storey model, with preference for facility entry and car parking to the north (Governor Road).  Capacity for some parking to the south.  Orientate aquatic components to western side of site to interface with existing recreation reserve.	Generous space for facility development, including ground level aquatic facility, or larger recreation facility with up to four highball courts and dry fitness provision on a mezzanine level above change rooms.  Providing activation to Edithvale Road would require a southern orientation for aquatic areas in the larger facility model or may require encroachment onto Melbourne Water land or into the Bowling Club site.
Ground Conditions	Sand / silt / clay in area of existing facility (eastern end of reserve), underlying sandstone in western end of reserve.  Site noted to be former waste disposal site, fill identified to be Cat C to up to 4m below existing ground surface - significant costs for removal / disposal of contaminated soil and significant costs identified for structural solution and importation of clean fill  Extremely low likelihood of acid sulfate soil.	Limited contamination identified in testing, soil rated as clean fill suitable for re-use on site or elsewhere.  Soils rated as soft, recommend piers / pile footings.  High likelihood of acid sulfate soil / coastal acid sulfate soil.	Geotech undertaken for proposed light towers to bowling greens: approx. 1.5m of fill over loose sand. Likely requirement for bored piers / piles.  Sand / silt / clay across reserve. Dunes of siliceous sands, areas of leached sands. Swampy plains with sandy ridges closer to wetlands.  High likelihood of acid sulfate soil / coastal acid sulfate soil.
Construction Implications	Deteriorating ground conditions due to long-term water leaks and subsequent erosion within existing footprint may impact structural solution for new development.  Complex footing system required beyond existing footprint requiring removal of contaminated fill. Footing system may penetrate natural material beneath fill, risking leachate contamination of ground water.	Likely that bored piers / piles required and strategy to deal with acid sulphates.	Build-up of levels (by approx. 1.5m) required to resolve flooding risk - likely to impact adjacent sites.
Known Risks	Former Waste Disposal Site. 'Cultural Heritage Sensitivity Area'.	'Land Subject to Inundation' overlay. 'Cultural Heritage Sensitivity Area'.	'Environmental Significance Overlay' due to adjacent RAMSAR wetlands.  'Land Subject to Inundation' overlay. Current (2009) inundation to 1-in-100 year storm tide level, development on this site not supported by Melbourne Water. 'Cultural Heritage Sensitivity Area'.
Suitability of Site	Site not suitable for Development.	Site suitable for Development	Site not suitable for Development



## RECOMMENDATION

CO-OP Studio has undertaken a high level analysis to determine the suitability of each of the subject sites. Each of the sites offers opportunities and constraints.

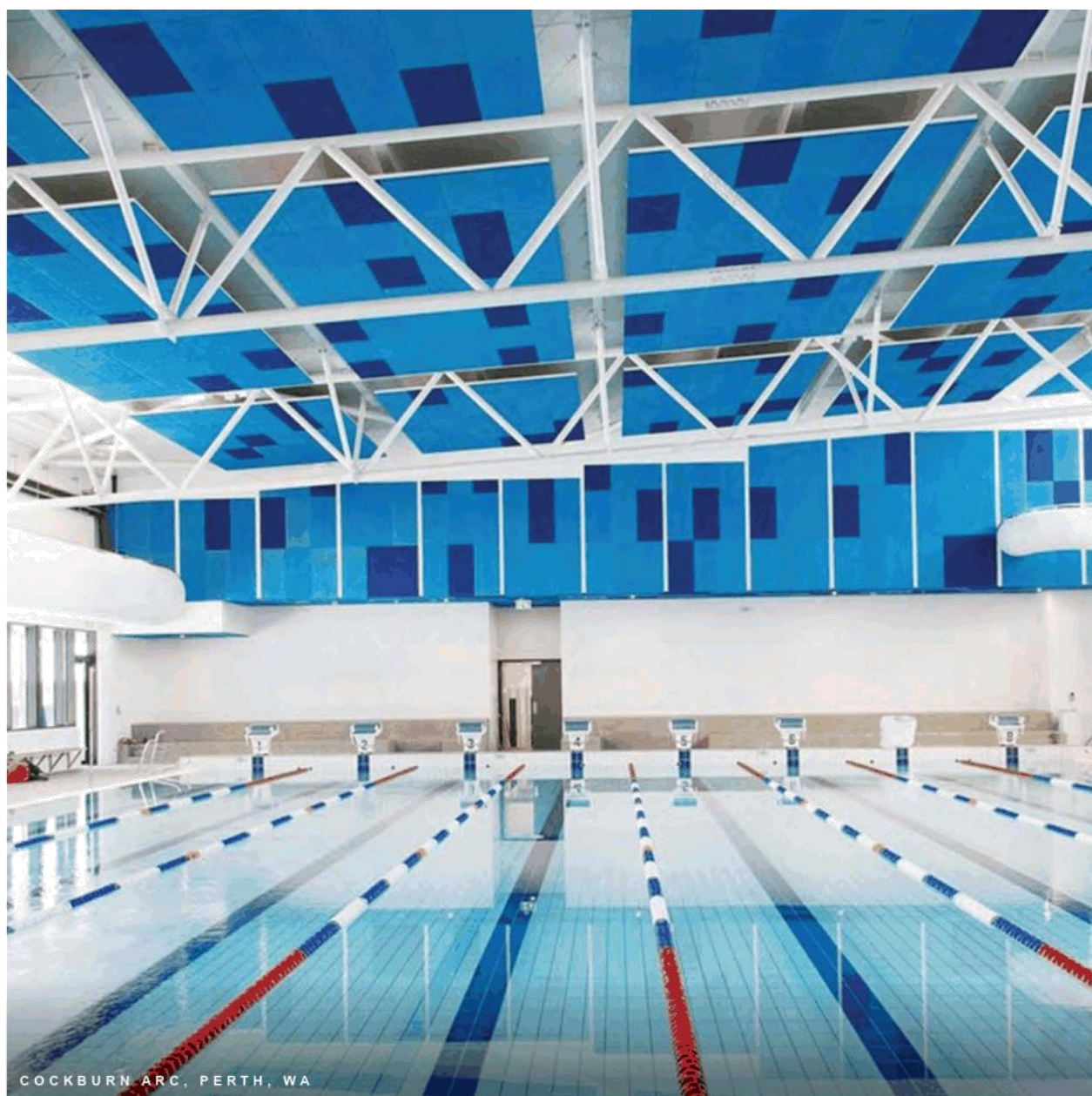
The Edithvale Common site, while offering generous space and connection to open space, is significantly constrained by the risk of flooding, particularly with anticipation of rising sea levels and increased heavy rain events. While consideration can be given to raising the level of the facility to in part mitigate this risk, the on-flowing compromise to facility access, to integration into the surrounding precinct, and the impact on adjoining RAMSAR wetlands would be significant. Authority advice received indicates that Melbourne Water will not support development of this site. This site is therefore removed from further consideration.

The existing Don Tatnell Leisure Centre site, at Walter Galt Reserve, has advantages in that it is adjacent to a broader recreation offering, is an existing aquatic facility site and is valued as such within the community. The site, however, is known to be contaminated and is adjacent to a former refuse disposal site, which will require removal and disposal of significant material and will require significant in-ground structure adding prohibitive cost to any development. We note, too, that the facility is within a residential area and that a redevelopment will bring increased traffic and noise which is likely to have an impact on local amenity. It is important to note that the site also encroaches on the Waves Leisure Centre catchment. The identified environmental risks and associated prohibitive cost of construction result in this site not being recommended for development. To add complexity, the replacement of the Mordialloc Community Centre must also be considered to accommodate a future aquatic facility.

The Wells Road Site appears to offer the most appropriate characteristics to accommodate a future aquatic facility. It is accessible from both the north and south which enables separation of community and service access, it is adjacent to an existing recreation reserve and does not require the loss of open space, it is comparatively remote from residential areas and it is within reasonable proximity of public transport and the Mordialloc activity centre.

Its narrow configuration, however, limits future expansion without encroaching into the adjacent recreation reserve. Similarly, its narrow configuration will require any aquatic facility development to be constructed over two levels to accommodate dry fitness spaces, although, this is not uncommon among similar contemporary aquatic facility developments.

Of the three sites assessed, it is recommended that the Wells Road site is the preferred site for development of Council's district level aquatic facility.





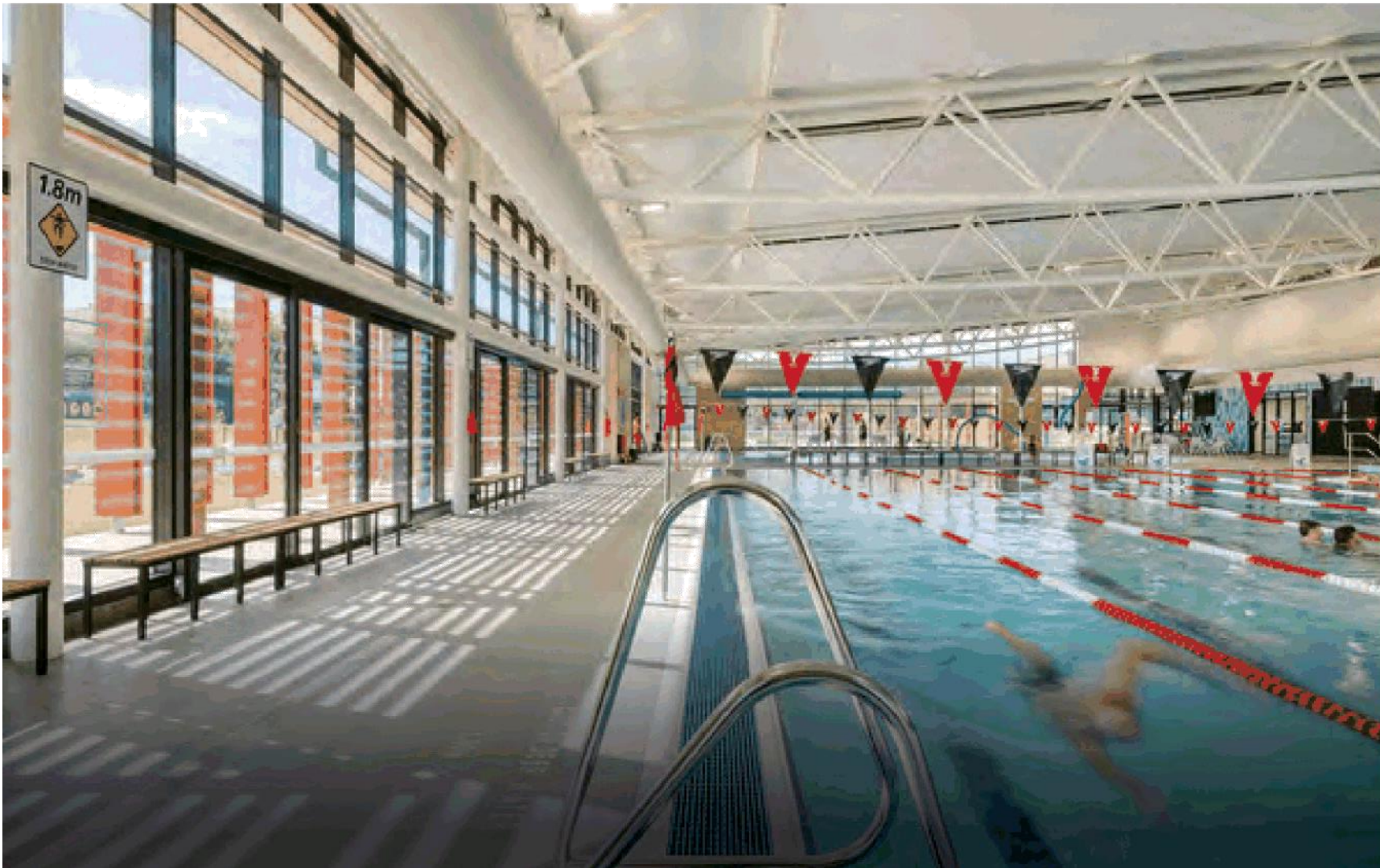


City of **KINGSTON**

**CO-OP**  
CO-OP STUDIO PTY LTD

# FEASIBILITY STUDY

KINGSTON CITY COUNCIL  
AQUATIC FACILITY





# Community Consultation Summary

## Aquatic Facility Site Assessment

---

March 2022

*community inspired leadership*



## Table of Contents

<b>1. INTRODUCTION</b>	<b>3</b>
1.1 Executive Summary	3
1.2 Background	3
<b>2. COMMUNITY CONSULTATION</b>	<b>4</b>
2.1 Engagement Activities	4
2.2 Consultation Response and Outcomes	5
2.2.1 Community Information Sessions	5
2.2.2 Feedback Forms	6
<b>3. CONCLUSION</b>	<b>6</b>
<b>4. APPENDIX</b>	<b>8</b>
4.1 Appendix 1 – Frequently Asked Questions	8
4.2 Appendix 2 – Detailed Community Feedback Register	13

## 1. INTRODUCTION

### 1.1 Executive Summary

This report provides a summary of feedback received through the community consultation into the Aquatic Facility Development site selection process, including the highest ranked site, that was undertaken in December 2021-February 2022.

### 1.2 Background

The Aquatic Facility Plan that will guide the future provision of aquatic and leisure facilities within Kingston, was endorsed at the 26 April 2021 Council Meeting.

As set out within the Plan, the short-term priority is the provision of a new district level aquatic facility to the central/south of Kingston. Planning for this development would follow a three-stage process:

- STAGE 1 – Defining Service Provision (completed)
- STAGE 2 – Site Assessment and Selection (underway)
- STAGE 3 – Facility Design and Asset Management (underway)

An extensive site assessment and selection process commenced in 2020, in which over 180 sites were initially identified within Kingston's central/south. To support Council through the assessment process, experienced consultants were engaged to conduct a preliminary feasibility review which would ultimately narrow these identified sites down to a shortlist for further review.

This feasibility review would include a number of Council briefings, detailing a range of findings and issues, and ensuring that key evaluation criteria for the development were a focus throughout the assessment process.

The outcomes of this initial review were presented to Councillors at a Councillor Information Session in April 2021, in which Councillors supported progressing with more detailed investigations on three shortlisted sites, being Walter Galt Reserve, Governor Rd/Wells Rd, Mordialloc and Edithvale Common, pending endorsement of the Aquatic Facility Plan which was considered and endorsed by Council at its 26 April 2021 Meeting.

To appropriately identify and document the risks and cost implications associated with the shortlisted sites and to determine their feasibility for an aquatic development, more detailed sites specific investigations were undertaken for each of the three sites.

Whilst interim results were shared within Council during the process, the final detailed investigations into the shortlisted sites were completed in early September 2021, allowing the consultants to conclude a full review of the results and make recommendations based on the findings. This report was presented to Councillors in September 2021.

With the privately owned Governor Rd/Wells Rd site in Mordialloc identified as the highest ranked location for the new aquatic facility development, discussions were progressed with the owner of the property in order to secure an option to purchase agreement. This agreement would allow Council to release the findings of all sites, including private land, to the community for consultation. The agreement was executed in early December 2021, providing Council with the sole right to purchase this property up until 30 June 2022 (including land settlement transfer). The agreement does not however bind Council to purchase the property.

Following confirmation of the Options deed, the site assessment process and outcomes were presented at the 13 December Council meeting, where Councillors resolved to:

1. *Release the site assessment outcome and rankings for the three shortlisted sites identified for a new aquatic development in Kingston's central/south;*
2. *Note that the privately owned Governor Rd/Wells Rd Mordialloc property is the highest ranked site for the new aquatic facility development and authorise officers to conduct further project due diligence on the Governor Rd/Wells Rd Mordialloc property;*
3. *Engage with the community on the site assessment process and outcomes via a comprehensive communications campaign, including three community information sessions scheduled for December 2021, January 2022 and February 2022;*
4. *Receive a report at a future Council Meeting detailing the community feedback received regarding the site assessment process, and the outcomes of the project due diligence on the Governor Rd/Wells Rd Mordialloc site; and*
5. *Determine that this report and this resolution be made publicly available in accordance with section 125(2) of the Local Government Act 2020.*

The consultation process detailed within this report commenced immediately following this December Council Meeting.

## 2. COMMUNITY CONSULTATION

### 2.1 Engagement Activities

Community engagement regarding the aquatic development, site assessment process commenced on the 15 December 2021 and ran through until the 28 February 2022.

The inclusion of privately owned land within the shortlisted locations, had meant that much of the site assessment process was conducted in confidence. As a result, the aim of this consultation period was to share the details of the site assessment process undertaken, present the three sites that were shortlisted, and to provide the findings of the site assessment process, including the identification of the highest ranked site, to the Kingston community.

Aquatic facilities are highly valued amongst the Kingston community, and there has been significant interest in the location of the new aquatic facility. Council was keen to hear from the community and to understand their feedback on both the process undertaken, and the resulting highest ranked site.

The following engagement activities were undertaken as part of the consultation process:

#### Online Community Information Sessions

Three online community information webinars were held on the 20 December 2021 and the 11 January and 3 February 2022. The sessions were delivered by Councill Officers with the support of the Mayor, Cr Steve Staikos, and Melaleuca Ward Councillor, Cr Tim Cochrane.

The webinars presented the background information relating to the Aquatic Facility Plan, as well as outlining the detailed site assessment process that led to the site rankings released for consultation.

The community were encouraged to send through any questions they may have ahead of the session, however time was allocated within the session to ask further questions as required.

#### Community Feedback Form

An online feedback form was made available on the aquatic development project page of Kingston's website, with pointers to this page from the sites home page. In addition, the link was also shared from the Active Kingston webpage (main page for Waves Leisure Centre users).

This feedback portal was also promoted through a letterbox drop, direct stakeholder engagement, and social media as detailed below.

#### Letterbox Drop

A flyer detailing the community information sessions, and opportunities for people to have their say on the site assessment findings was also developed. This flyer was delivered to Council's key customer facing facilities e.g Libraries, Child Care Centre's, and was letterbox dropped around the Walter Galt Reserve and Wells Rd/Governor Rd properties. As the Edithvale Common site was deemed not viable, this site was not part of the letterbox drop.

#### Direct Stakeholder Engagement

Direct email and/or phone contact was made with identified stakeholders. This included existing and previous Active Kingston members, Scope, Mordialloc Community Centre, schools surrounding the former Don Tatnell Leisure Centre, Don Tatnell's family and a mailing list of subscribers.

Mayor Staikos and CEO Peter Bean also met with the Mordialloc Community Centre, and the Parkdale Secondary College in person at their request.

#### Social Media

Consultation and feedback opportunities were advertised through the City of Kingston and Active Kingston Facebook pages throughout the consultation period.

In addition, a video detailing the site selection process and resulting outcomes was developed featuring the mayor and several ward councillors. This video was shared within the community information sessions, on the project webpage, and through social media.

## 2.2 Consultation Response and Outcomes

There was a good level of community engagement throughout the consultation period, with participants providing constructive feedback, and seeking several points of clarification regarding the process. The following details the response and outcomes from this consultation:

### 2.2.1 Community Information Sessions

Due to the timing of consultation over the Christmas and New Year period, Council conducted three online community information sessions. With ongoing covid-19 restrictions in place, these sessions were held via TEAMS, with the community invited to register their attendance and questions ahead of each session. Webinar questions were collated prior to each session, with all questions received tabled at both the upcoming and future information sessions.

There was keen interest in the sessions with 43 attendees across all three sessions as detailed below:

- Monday 20 December 2021 – 14 attendees
- Tuesday 11 January 2022 – 11 attendees
- Thursday 3 February – 18 attendees

Input and engagement in each session was very constructive, with the attendees asking a range of questions both within the sessions and via pre submitted question forms. All



questions were responded to within the session, and subsequently recorded within a frequently asked question document (FAQ), which was updated on the project webpage following each session (refer Appendix 1). In addition, a recording of the January information session was also posted to the webpage for viewing by community members unable to attend a session.

Those attendees that chose to share their thoughts within the sessions, generally indicated their satisfaction that the session was able to address many of their concerns, and that subsequent questions asked within the session were appropriately addressed.

### 2.2.2 Feedback Forms

204 feedback forms, or emails were received during the consultation period, with full comments and feedback available in Appendix 2. Whilst much of the feedback was specific to the site selection process and results, there was also significant feedback around facility components and functionality which will be further explored during design development. Common feedback specific to the site assessment process included:

- Support for the Governor Rd/Wells Rd site (68 comments)
- Preference for the former Walter Galt site (51 comments)
- Preference for the Edithvale site, or alternative further south (36 comments)
- Site preference not indicated (49 comments)
- Excitement for the project to commence
- Concern that the planning was taking too long; and
- Concern over parking and traffic congestion.

Overall, there was good support for the Governor Rd/Wells Rd site with community feedback noting the benefits of the site's proximity to the Mordialloc activity centre, road and transport networks, and the adjoining sports reserve.

Despite the environmental and financial implications impacting the viability of the Walter Galt Reserve and Edithvale Common sites, there remained a number of community respondents indicating a preference for a facility within these locations.

### 2.2.3 Social Media

A range of social media posts were scheduled and posted on Kingston's Facebook, Instagram, LinkedIn and Twitter pages, prior to each community information session. Overall, the posts had an audience reach of 47,915, resulting in 2,685 clicks through to the aquatic project webpage. A total of 104 comments were posted to the social media pages that ranged from sharing the post with others, excitement over the project, thoughts on the shortlisted sites, through to eagerness to see the development progress.

## 3. CONCLUSION

The Kingston community have in general responded positively throughout the consultation period, with the majority of respondents indicating support for the highest-ranked site at Wells Rd/Governor Rd Mordialloc. Whilst varying opinions remain throughout the community on the best location for the new facility, there was a level of understanding around the process undertaken and the resulting outcomes.

For some, location was of lower relevance, with many comments indicating a preference to see Council to get the project moving, and to start seeing a facility design come together. Further consultation around the functionality of the new development will be an important process in the business case and concept design stages.

These consultation activities will be captured within the project's communication and engagement plan and scheduled in consultation with the Project Control Group.

## 4. APPENDIX

### 4.1 Appendix 1 – Frequently Asked Questions

#### **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.

#### **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.

#### **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, and Council will be seeking advice regarding this during further due diligence reviews.

**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 Environment, Land Water and Planning.

**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.

**These areas are very congested with traffic, has this been considered?**

All three sites are located on key road networks that are challenged either during peak hour times or at school pick-up/drop-off times. A detailed traffic study will be completed on the preferred site that will model anticipated usage patterns and provide recommendations for minimising impacts on the local road network.

The Governor Rd/Wells Rd site provides two access points off Governor Rd and Wells Rd which is hoped will minimise this disruption.

**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 will Council fund the new facility?**

Council is currently in a strong financial position and is expected to be debt free by the end of this financial year. As a result, it is proposed that the development be funded primarily from borrowings. We are also developing an advocacy strategy, to support the identification of funding opportunities at both a state and federal government level.

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 was progressed, including detailed site investigations.

**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.

**If moving the MCC is considered not viable, why is Walter Galt even listed as an option?**

Council have released the outcomes of the detailed site assessment results for all of the three shortlisted sites. This included Walter Galt Reserve. The extent of landfill, and impact on construction was not known until detailed investigations were completed.

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

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.

**How will residents around the former Don Tatnell site be supported if this Centre is not returned here?**

Walter Galt Reserve remains a significant asset for the local community with the Mordialloc Community Centre, playgrounds and sporting facilities. Any future planning for the site, will include community consultation with key stakeholders and surrounding residents and community.

**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.

**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.

**Why is Edithvale on the list if it has been ruled out? Is there still a case for this location?**

As detailed within the presentation, whilst Edithvale was one of the shortlisted sites, detailed investigations ruled it not viable due to the significant flood and environmental risks. Council are unlikely to obtain approval from Melbourne Water to develop this site.

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

Council conducted three Community Information Sessions in December, January and February. A recording from one of these sessions is available on the project page for your review. Feedback on the site assessment process and outcomes will be accepted through until the 28 February 2022, and can be forward to [aquatic.planning@kingston.vic.gov.au](mailto: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 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.

**Why not a 50m pool**

As per the Aquatic Facility Plan, Council has endorsed the development of a district level facility which traditionally includes a 25m pool. The final components of this new facility however are not yet confirmed it will form part of future community consultation.

**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.

**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.

**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.

## 4.2 Appendix 2 – Detailed Community Feedback Register

Preferred Site Indicated	Feedback
Walter Galt	The current site on Warren Road has always been and will always be, the preferred site for those who will be using it. Close to schools and an existing sporting facility precinct, existing clientele. Some residents bought into the area for the very same facilities that you now want to move. Schools such as Parktone Primary, PARKDALE Primary, St a John Vianney's, PARKDALE Secondary are ALL able to walk to this location to make use of facilities, as opposed to having to pay out more money for buses, etc.
Walter Galt	Definitely Don Tatnell Warren Road Parkdale
Governor Rd	Very excited for this and happy with the location. I attended one of the information sessions and heard the plan is for a 25m pool. Thinking about this later I believe a 50m is a better option. This would allow the venue to host competitive swimming events and for swimmers to train at competition distance. It'd also be great to have an outdoor pool of any size.
Not defined	Why here? 2 things - you'll have a private swim leisure park 4 mins up the road. And you have an existing site connected to other facilities already. This proposed site has limited public transport and is a non-frequented industrial area. Look at gsac- at least it's situated near shops, schools, amenities ... not sure this is right location at all. Appreciate you're looking at a facility to serve the "bottom half" of Kingston but this is not it.
Walter Galt	Rebuild swimming pool at Warren Road. Better still, put FREE shuttle bus between MCC and Waves. Would save millions of dollars for ratepayers. Mordialloc has a beach so pool not essential! If Council has a lazy \$14.6M to purchase land, then buy out the developer of Pompeii Landing for \$5M and implement Mordialloc Creek masterplan.
Governor Rd	Great - Just build it !! Three years too long. Inefficient council !!
Not defined	If you are not considering and outdoor 50 meter pool it is a gross wasted opportunity. I travel to both GESAC ad MSAC as it is a far better facility and the pools in the Kingston council area.
Walter Galt	I am local to Don Tatnell, have swum with Linly Frame and Nicole Livingston in this pool in my forming years so I'm a very passionate resident. I'm thinking if the problem and high cost are due to environmental contamination, why can't the pool be above ground with surrounding facilities? This would not only minimise environmental concerns of contaminated soil removal but also minimise ground movement affecting inground pools. I really feel this is the perfect site for sporting activities for the greater surrounding schools and residents. If the council can help build life-saving/ yacht clubs I'm sure this too can be keeping community infrastructure where it originates. Realistically as the council allows high-density living we will need pools in all 3 shortlisted areas.

Governor Rd	<p>The Governor Road proposal seems sound. With regard to the comments by Cr Staikos in the online community session about future proofing the facility, I hope serious consideration is given to including a 50 m lap pool rather than a 25 m. Related to that - and I expect this might be something that council would not be comfortable canvassing at this point - I'd suggest that if it is likely to result in a significantly enhanced facility, some encroachment into the Jack Grut reserve should not be off the table. Perhaps that could be offset by an equivalent. Increase in public space elsewhere in Kingston (In fact the space formerly occupied by Don Tatnell in Walter Galt reserve would already go some way towards an offset.</p> <p>Also on the future proofing theme, and I'm sure this is stating the obvious, but given that sea levels are rising, and that the site is next to the creek, I'm assuming this has been taken into account in analysing the potential for the land to flood.</p> <p>With regard to access - esp by means other than cars - I wonder if council could consider e-bike/e-scooter hubs around Mordi station/shopping centre and at the new pool. Making it a 5 minute, rather than 15 minute, trip each way could make quite a difference.</p> <p>Otherwise as a former regular user of Don Tatnell, all I can say is that i wish it could all happen before 2025. However I get that in fact that's a realistic time frame.</p>
Not defined	<p>Governor/Wells rd is too far south.</p> <p>When you decide to put it nearer to me can you ensure it includes an outdoor pool</p>
Walter Galt	<p>Warren Road site was a swamp and then a land fill area causing a lot of movement and with very low maintenace by the council, the pool was closed. Greens Road is a swamp with fill on top. The soil type would be ( H ) highly reactive, very expensive to build on, let a loan build a pool on and on going maintenace would be very high. Not a good choice of a building site. The building design would have to have a significant engineering input for either site, so why not stay where you already have some infrastructure and be in community, not in the middle of factories.</p> <p>Why not re build Warren Road where you have two schools across the road and rate payers can walk to the complex and not drive.</p>
Governor Rd	I support Governor Road/Wells Road site. This is the best option because of the proximity to public transport.
Not defined	That we really need an aquatic centre in this local area
Governor Rd	I believe easy access via public transport makes Mordialloc the ideal site for the new aquatics center.
Governor Rd	<p>The mordialloc site is my preferred site .</p> <p>If the pool is 25 m will it be wider than the Waves pool.</p> <p>As lap swimmer in the morning it would be ideal if the lanes are not occupied by swimming groups as this does not leave much room for the rest of us.</p>
Not defined	Pool sounds great better play ground, extra parking
Governor Rd	Although I live in Edithvale and like the idea of the facility being here, I think the Mordialloc site is the best of the three options
Governor Rd	I fully support the current site assessment. I think the process and approach used in evaluating each of the three sites has been very thorough and transparent. I fully agree with the outcomes of the assessment and that the preferred site should be in Mordialloc. My main concern, however, is whether Governor Road, in its current form and capacity, is able to cope with the anticipated traffic movements especially during the morning and afternoon peaks. I think there should be consideration on elevating Wells Road as an additional route to help alleviate the traffic.
Not defined	<p>Extremely disappointed Council could not find a site that it owned to develop new swim centre. Fancy forking out millions to purchase more land?</p> <p>There surely must be easier engineered ways to get another indoor pool?</p>

Walter Galt	I would like the current site redeveloped bigger, of course, it accommodated so many people before it was damaged. it would work for all the schools and child care units the seniors in the area and just for fun times . The big centre at Bentleigh is so big and you can't get parking if you go too big the people and children who really really need it will miss out .
Governor Rd	I would like to support the Wells Road/Governors Road site. A new aquatic centre is needed to cover the southern end of the City of Kingston. The Waves Centre is still a 20-30 minute drive for me and not convenient for local swimming.
Walter Galt	I fully support option #1 in you survey Disappointed it will take so long to complete though.
Governor Rd	There needs to be an outdoor pool and adequate toddler/young children facilities. Both these things are lacking nearby currently. I also prefer the Governor/Wells Rd location
Not defined	I use Waves every day and prior to that Don Tattnel as a member. My suggestion is to have a small cold plunge pool close to the new Sauna and Steam room In Northern Europe and Scandanavia a Suana always has a plunge pool to enhance the experience. Thank you
not defined	I wish the site was closer to the train station AND - very much needed is a LOCAL neighbourhood facility with exercise class rooms and affordable gyms. NOT another waves. Don Tatnell was perfect - I just wished we had it duplicated a bit further south. It must be affordable and accessible
Walter Galt	I feel that moving from the current location will be a blow to Parkdale residents already very upset about the sky rail. The close connections to 4 schools within a short walk and the community centre will be lost. The next question I would ask is what are the plans for the current site? With the preferred potential site, to include pool and multiple saunas and spa would be great. I feel there will need to be a lot more parking spaces with it being industrial and not much for traffic, whereas the original location a lot of people walked to the gym/pool.
Walter Galt	Please keep the existing location, it is close to many schools, home and perfectly central location for all to access. Thanks.
Governor Rd	I agree that the Governor/ Wells Rd site would be the best site. The location is ideal, great that it is near the train.
Walter Galt	The current site was hard won by past and present residents. It is ideally sited in a dense school area. A new facility would only enhance the site.

Governor Rd	<p>We have been long term users/members of Don Tatnell pool and Waves.</p> <p>The preferred site for the new aquatic centre is perfect for us and is ideal in that it provides for those residents in the more southerly suburbs of the City of Kingston.</p> <p>It also provides greater opportunity for schoolchildren to participate in swimming programmes. It is so important and an absolute priority that children learn to swim.</p> <p>Travelling to and from Waves 3 times per week, as we mostly do, is costly in terms of vehicle use, particularly as there is no easy public transport option. Classes are frequently booked out and I know many people have just given up their exercise in the pool, with the only option being Waves at Cheltenham.</p> <p>Please expedite the construction of this new facility at the preferred Governor Road, Mordialloc.</p>
Governor Rd	I live in Chelsea and it is time we had a swimming pool closer to our end of Kingston. Great news.
Walter Galt	It seems absurd to buy a new piece of land & then build a new aquatic centre, when Kingston owns the Don Tatnell Centre. Surely redeveloping Parkdale would be half the cost to ratepayers!!!
Not defined	I live in Bonbeach and travel to PARC and Pines Forrest to use their pools.
Governor Rd	<p>I support the development of an aquatic centre.</p> <p>My preference would be Governor Rd Mordialloc</p>
Not defined	Would really love to see a 50m pool in this project and even better if it was outdoors. As a Kingston resident there is very poor access to any outdoor pools. As we have seen over recent years with this pandemic having access to outdoor sporting facilities is essential to all in our community
Governor Rd	This will be a fantastic addition to Kingston! I love how close the location is to public transport and parks.
Walter Galt	<p>The site assessments seem to have been conducted with a end goal in mind with assumptions of possible problems being used to eliminate the existing area. Stabilization and building on a very old former rubbish tip, that is usable year round versus placing a new development on a water logged swamp seems ridiculous. Jack Grut reserve is unable to be walked upon in winter after rain with a water table within centimeters of the surface. The site is bound on one side by Mordialloc creek which would greatly reduce the total population capture within 5 km. In addition the total school student population capture would also be a fraction within walking distance of schools and I have not seen any specific data on either captures. This area also has a very high potential for ground water contamination due to the former reach of the local industrial sites. The existing community center at Walter Galt, if retained, will need work regardless of pool removal or new pool, and as such should not be used as part of the Pros &amp; Cons of the site. Also in addition, I was advised that more recent studies of the existing pool indicated that the problems are not as severe as first determined. Can the public have access to both reports ?</p>
Not defined	Please incorporate a wave facility, water slides and diving boards
Governor Rd	<p>The Governor Road site is an excellent site as it is in good walking distance to train and bus transport. It is also a convenient location for many former Don Tatnell patrons, in particular those who live towards Edithvale and similar suburbs who do not wish to travel as far as Waves. The site would also be appropriate for the many schools in the vicinity.</p>



Edithvale/South	When I look at the circles showing the Pools in the area, on your slide.....obviously it can be noticed that the big empty space is at Aspendale and Edithvale. Anyone coming from the southern area has to go through Mordialloc then turn right and go over the rail to get to the new proposed site. This causes a lot of additional traffic.
Walter Galt	It would be far more accessible for more residents to use the Warren Rd site where the pool etc has been for years.
Governor Rd	I feel it's more appropriate to consider the Mordialloc or Edithvale sites as the previous Don Tatnell is too far from those living south of the catchment (and north already has Waves), forcing us to use PARC instead. I live in Patterson Lakes and there is a major shortage of swim school options in our area, even PARC has waitlists, which results in many children missing out on life saving skills (especially when most visit local beaches). My concern with the Mordialloc site is car parking, it's a small site, street parking is minimum and if the cricket (etc) is on at adjoining ovals, it's going to be very difficult to get a car park, which may put people off. I hope a multi-story carpark is being considered, just look at PARC on a weekend - overflowing car park even though they have the space for a decent number of car spaces.
Edithvale/South	Site is too far away and we lack access to a nearby pool in Chelsea. PARK is 15km away the old Don tatnell site 12km away is the nearest pools, where as there's only 6.5km between old Don tatnell site and waves!? Surely the new site should be covering the area with no facilities since we all pay for waves and the new site in rates.
Not defined	If the new pool is considering future population growth, then a 50 metre pool is essential, as per Waves, which can be divided into 2 sections for activities, including the popular deep water running. Please critically review the Waves pool for improving future design including spaces and materials. e.g. pool decks are inadequate for pedestrians when school groups are milling. Please consider overseas pools for better design quality. Has anyone considered partnering with the Education Department e.g. Parkdale S.C. for the new facility?
Governor Rd	I can't wait for the new aquatic centre to be built. As someone with a disability, the closure of the Don Talbot pool has been detrimental to my health, particularly during the cooler months when using the Bay is not an option. As I live in Aspendale/Edithvale, it would be very useful if the new pool site included parking on the south side of Mordialloc Creek, and a footbridge over the Creek to enable local residents to easily access the Governor/Wells Road site, without having to drive kilometres out of our way to get there
Governor Rd	I feel that the site in Braeside off Governor Road is the best option available.
Not defined	Thanks for this project. However, the progress is too slow..we have given the feedback, however ask for another same question feedback after feedback..the community needs the new facility soon as there are not many facilities in city of Kingston. I hope this can escalate as soon as possible... Thanks.
Walter Galt	The site should be located where the old leisure center was, the Former Don Tatnell site.
Edithvale/South	I want it located edithvale common. Our area has little no major supermarket no post office large bank . This is a sports prescient would go perfectly there in Edithvale common Thank you not governor rd near peaceful cricket club we are a member of and not Dan tat Nell too far another resource out of our reach of 30 years living in Aspendale gardens we feel with nothing no school no tennis court ect thank yiu
Edithvale/South	Although Governor Rd is a good site, it is still a fair way from the Southern sector of Kingston. I understand that Edithvale is not ideal, but distance wise it is much more desirable for those of us living further South. Is there a way that you could make Edithvale work?

Not defined	Please make sure there is an outdoor lap pool. 25m minimum preferably 50m
Governor Rd	I support the construction of a new Leisure Centre at Governor Rd/Wells Rd
Governor Rd	I think the location is good and makes sense. In terms of facilities I'd like to see a 50m pool and some play areas for kids with slides etc (hopefully better than Waves). I'd like to see the design of the centre reflect local materials with charitably sourced Glulam and CLT structure. Please don't get Arup to design it if you did choose timber.
Not defined	not much has changed really in over 10 years certain areas improved alot but layout basically the same.....not happy at all with change rooms and parents lack of respect with kids happy to discuss
Walter Galt	Would definitely support building a new aquatic centre and gym in the area. Much closer to home than Waves. Also an outdoor pool would be great as there are none in the area. Currently have to drive 20 mins to GESAC for an outdoor pool! Especially with the ongoing risks of covid an outdoor pool should be considered. Would be happy for either of the 2 viable sites but prefer Don Tatnell location.
Governor Rd	Everything is perfect we are happy for the services that we get, we are very grateful. 🙏
Walter Galt	I favour the don tatnell site, build new in existing carpark, not requiring moving community centre, and if it is moved, 25 mill seems massive overs for an estimate!
Governor Rd	Water slides like GSAC or PARC would be amazing. The Governor Rd site would be perfect
Not defined	It is good to have new updates which help our kids .
Not defined	Please ensure there is adequate lap swimming, along with a large children's water play area (ideally with age specific areas to ensure the big kids have their big play areas and little toddlers can have their smaller play areas more suited to them) At waves currently, there is the small toddler pool, however when playing with the water equipment my sons has been knocked over twice by big kids running past having fun. Ideally a spot for big kids to play (as I have one of those too) and little kids to play would be fantastic :)
Not defined	hard to see where site is
Edithvale/South	To be honest I feel the Chelsea and Edithvale area is growing with young families and of course us older 65 's are still here. I was a ongoing member of the Don Tatnell facility. Such a shame it is no longer. I personally and strongly feel there is a absolute need for the new aquatic centre be built in the Edithvale Common area. This would be a valuable site for the growing young families of Chelsea and Edithvale , Patterson Lakes Bonbeach Aspendale and Chelsea Heights. As there is no facility in this area. Thank you for my opportunity to voice my opinion.
Not defined	I believe an investment into waves as a single and larger aquatic centre makes more economical sense whilst also providing an aquatic centre at a scale similar to other municipalities. I believe two smaller centres provides less of a benefit to the Kingston community
Walter Galt	I think it is waste of ratepayers resources to buy a new site when the council already owns the existing site. I think the Don Tatnell site should be redeveloped
Walter Galt	I would like the new Leisure center located at old don tatnell location.
Walter Galt	My husband and I moved to Mordialloc to start our family partly because of Don Tatnell and it's proximity to schools and our home. We very strongly wish for it to be re built on the current site, giving that space a much needed upgrade and purpose.

Governor Rd	I think the governor road development site makes sense as it's a central and highly accessible location for cars, bikes and bus routes. It will be a really good development for the area.
Not defined	Inconvenient location. Too far away from residential areas which means everyone will need to drive to get to it. Wells/governor roads are amongst the busiest in the Kingston area. That the roads are 80km/hr only further puts people off walking/cycling to the centre. Too many trucks and traffic in general in the industrial area. I avoid the area now because of the traffic and giant round-a-bouts. Waves and Don Tatnell work because they are in residential areas where residents can easily access them. I wouldn't use the facility if it were built in the governor road area.
Governor Rd	Yes yes yes for a new Aquatic centre
Governor Rd	I agree that Governor Road/Wells Road site would be ideal .The closest facility is Waves being 15 - 20 minutes away. Would be great for the community and give idle youths something to do.
Governor Rd	I live on [REDACTED] Street, very nearby the proposed new leisure center location. Are you please able to confirm the plans for parking if & when this new center is constructed? Most residents on [REDACTED] Street park on street and we need to ensure this continues. Will a parking permit scheme be something that will be considered?
Edithvale/South	Please build the new aquatic and leisure centre in Edithvale - we really need it here for so many reasons
Not defined	Please include ample lap swimming, family change rooms, parking and a creche
Walter Galt	I hope the swimming pool near the mordi community cengre re-open
Walter Galt	I think the aquatic centre should remain in Parkdale. Transport is better and it's a more central location.
Governor Rd	Great site choice beside terrific parkland. Currently the area is full of moribund businesses with no future. Please have the confidence to move on and get the centre designed and built ASAP.
Governor Rd	We support the new facility to be opened on Govenor road as there are currently no public facilities in our immediate area for our local community. Thanks.
Governor Rd	Governor rd site is very appropriate. We need a LARGE facility with many aquatic options. It needs to be planned to allow for future growt/additions

Walter Galt	<p>My opinion is that the 'new' site should be the existing Don Tatnell site. The Don Tatnell site is set up for the purpose, there will be less environmental change/damage and plenty of space for parking.</p> <p>The Governor Road site is small and has many birds nesting nearby. The council does not own the land, the land is subject to inundation overlay and there is a risk of contaminating the nearby creek during construction. The wildlife in the area will be disturbed for ever, even after the completion of such a huge project. On Kingston's own website the following is mentioned ..... "The creek is home to many species of water birds, while terrestrial birds and mammals utilise the vegetation along the banks. A walk along the shared track between Boundary Road and Main St is likely to result in the sighting of numerous bird species including the Buff-banded rail (<i>Gallirallus phillippensis</i>) Purple Swampphen (<i>Porphyrio porphyria</i>) Great Egret (<i>Ardea alba</i>) White-faced Heron (<i>Egretta novaehollandiae</i>) Royal Spoonbill (<i>Platalea regia</i>) and if you're lucky with a keen eye, the Nankeen Night-heron (<i>Nycticorax caledonicus</i>) can be spotted roosting along the banks. Parts of the northern bank of the creek contains thick vegetation in which it is not uncommon to see Spotted Pardalotes (<i>Pardalotus punctatus</i>) flitting from tree to tree, or see the flash of brilliant colour of the Eastern Rosella (<i>Platycercus eximius</i>) and Rainbow Lorikeet (<i>Trichoglossus haematodus</i>) as they feed on the seeds and fruit of the gum trees. Common Brush Tail (<i>Trichosurus vulpecular</i>) and Ringtail Possums (<i>Pseudocheirus peregrinus</i>) nest along the creek and appear at dusk, while in the warmer months the Lowlands Copper Head snake (<i>Austrelaps superbus</i>) may be seen basking in the sun or feeding on frogs, skinks and small mammals."</p> <p>As a member of the local community I offer no support to this development at the Governor Road site.</p>
Not defined	<p>Concerned about congestion on Governor Rd coming into Mordialloc. Roundabout near the station already heavily congested. If the traffic issues are addressed I feel that this would be a good site for the new pool.</p> <p>A 50 metre pool would be preferable.</p> <p>An outdoor pool should be considered as there are none in Kindston council.</p> <p>A 50 metre pool and or outdoor pool needs to cater for lap swimming so that Adults do not have to compete with learn to swim programmes. I understand swim lessons are essential as I have 3 children, but a new centre needs to have facilities for the whole community.</p>
Not defined	I would like to know about the accessibility to governor road site , for kids on bikes , people who don't drive ? Is it going to be a white elephant were it is not available to everyone?
Governor Rd	I am very happy with the proposal to put the pool in Governor rd.
Governor Rd	As an Aspendale resident, support the Governor Road site.
Governor Rd	I support a new leisure and aquatic centre even though I will not be using it myself personally. The feedback from many residents is that a new one is built to replace the one at William Galt. I support the option for Governor road site due to less cost and negative issues. But however I would like to know what this site is currently been used for now, who owns it, are there any contamination issues due to prior use of site and why the comment about the site been narrow & how this will affect access and construction.
Governor Rd	It would be good if you could also include my point (made in a verbal question) about linking the pool to some revegetation where the pool site meets the creek veg. This might link well to an outdoor pool, perhaps with outlook onto the creek-side vegetation, through a cyclone wire fence?
Governor Rd	Super keen for this at the mordi location Governor Rd.
Not defined	just wondering can I ask if it's possible to include an outdoor pool, for those people who don't want to breathe in chlorine gas or who just like fresh air.

Walter Galt	Keep it where it is. Why does it take 2 years to decide and then you have already decided to build elsewhere? Parkdale residents deserve to have the pool restored/built or get rid of rates. Shouldn't be paying for nothing but headache
Not defined	Happy that you are looking to rebuild. It would be great if you could include an outdoor swimming pool in the new build.
Edithvale/South	My preference would be Edithvale to help boost the facilities and attract investment in the Aspendale-Bonbeach stretch of Kingston
Not defined	Where will cars park? Given the size of the carp park at Waves how ill this site accommodate the car parking needed? The Jack Grut oval is utilized by soccer and cricket on weekends and certain training nights plus the fitness centres nearby use carp parking as does the brewery and food truck park. There doesn't appear to be enough car parking at this site.
Governor Rd	I favour the Mordialloc site. It is centrally located for Kingston residents including those of us south of Mordialloc creek. Plenty of parking. Good to repurpose an industrial site rather than build on an internet existing green space. Next to current sporting facilities- all good.
Governor Rd	Governor Rd by far the best choice, great area, and location. Easy to access and minimal traffic disruption to residential areas
Not defined	The reason I am writing is to ask you the best way to submit a request for the upcoming aquatic development. For me (and a huge majority of MS sufferers), one big issue is Summer and more specifically, humid weather. It inflames our extremities and makes it quite challenging to remain mobile. I suspect some suffer far worse than me. One huge game changer is a cold plunge pool, which has huge benefits for sufferers of many ailments (hopefully you have heard of the Wim Hof method) Currently, I have to travel to South Melbourne for a paid cold plunge or travel to Peninsula Hot Springs and pay full price to just use the cold plunge. I plan to join one of the public consultation sessions, but hoped you could advocate for this being included in the plans?
Not defined	To include aqua facility, indoor and outdoor lap pool play park and slides, gym, basketball facility similar to glen eira
Edithvale/South	This aquatic centre was promised for Chelsea. Mordialloc is too far for residents in the southern section of the municipality to attend and who are often overlooked for any sort of significant infrastructure investment by the council.
Not defined	NOT IN FAVOUR.. Given the existence of a similar facility already in the region this is a ridiculous waste of ratepayer funds. Perhaps funds could be better spent in improving facilities and natural environments within the municipality. The green zones around the Patterson river could do with major improvement in public amenities, facilities and vegetation development
Not defined	I don't think we need a new aquatic centre when there are so many close ones
Edithvale/South	would love a pool in Chelsea I live in edithvale and have a daughter that goes to Yarrabah and loves the pool and I have to drive all the way to gsac as she loves the private shop and the hydro pool. All kids with disabilities go to Yarrabah and would use a pool in Chelsea please make the pool happen in Chelsea thank you
Edithvale/South	It should be built in Chelsea but I knew it wouldn't be because council has never cared about this end of the ward. I remember when Waves was built. Council had the choice of building smaller community pools spread over Kingston or one vanity project that would not service our end. Of course they chose to build Waves so this current decision is just the same old disinterest in our residents.



Governor Rd	The location proposed is fantastic for this type of district level facility. It's accessible for people across the City of Kingston who use all modes of transport, including car, train, bus, bike and walking. The location also better leverages the existing open space for the benefit of the community. Council should be commended for securing an option over the site before a public announcement, ensuring best use of Council and ratepayer resources. Given the length of time between the closing of Don Tatnell and the proposed opening of this facility, Council should explore opportunities to accelerate the deliver program to deliver this essential facility to the community sooner.
Edithvale/South	There is already an aquatic centre in Mentone which is quite close to Mordialloc. I think that the pool should be located closer to Chelsea.
Not defined	It's taken 3 years to get to this point? And another 5 years to complete. My kids have missed out on swimming lessons. Council seems only interested in building lifesaving clubs, not teaching kids how to swim.
Walter Galt	The aquatic centre should be rebuilt in its current location in Warren Road. Not in Wells Rd.
Walter Galt	Rebuild Don Tatnell pool where it is currently located. Use the land you own. Do not spend more money buying land when it could fund the renovation of the community centre
Walter Galt	I'm a fan of doing it at the current Don Tattnell centre. This was a well-loved and used centre and its closing has put a big hole in the local community. It's just sitting there pretty much empty and not used and would be well-loved again if fixed up.
Walter Galt	Keep the centre in its current location.
Walter Galt	The combined fitness with pool, training facilities etc. Parking must be priority. The Warren rd site is a perfect for its site.
Not defined	Please include an outdoor pool. Even though we live close to the beach, due to jelly fish in the bay, poor water quality, disability access via sand issues...mean our community don't always want to swim at the beach to cool down on hot days. There are no outdoor swimming pools in Kingston (I assume due to the proximity to the beach), but this would be a wonderful inclusion for the community. Similar to the settings at GESAC or MSAC.
Walter Galt	I strongly believe the pool should be rebuilt at the current Warren Road site. This is far more accessible, a number of schools in walking distance & compliments the Mordialloc Community Centre This is a proven site. Why try & reinvent the wheel!
Walter Galt	I believe the current site is the one favoured by residents NOT the Governor Road site.
Governor Rd	I think site 2 or 3 are more appropriate as there is no other pools close to these Locations, where current site is closest to Waves with a pool already
Walter Galt	It is a big shame that you would spend such a huge amount of \$ to secure private land (questionable) when you have a site already at Don Tatnell that could be repaired and invested in.
Not defined	I am a local resident and this would be a great addition to the local community and I'm very supportive of the new proposed site on Governor road.
Not defined	I believe a site similar to a GESAC in Kingston would be safe for all residents (young and old) to have easy access to attend and use. It needs to provide Aquatic and sports facilities -with at least six basketball courts for hire and outside skating ramps and playground to attract young families and youth.
Walter Galt	Build it on its current site. Warren Rd. Closer to schools and houses.

Governor Rd	As indicated in the FAQ and the site assessments, the best probable choice is on Governor Road/Wells Road. It would be nice to have the original Ton Tatnell rebuilt, but if there is subsidence issues now, even with the strengthening of land, what's to say the new facility won't have the same issue(s) into the future? It would be a big waste of money if this is what occurs! Either way, ESD needs to be thoroughly thought out when designing the new site, as well as what will occupy the former Don Tatnell. Cheers!
Governor Rd	I fully support the project and the proposed location of the facility. Kingston needs a second aquatic facility urgently.
Governor Rd	I attended a recent information session online and was pleasantly surprised at the recommended site for Governor rd. It sounds fabulous.
Not defined	When the new pool/s are built, please have matt finish on the tiles on the floor of the lane pools, so that when these are used for water aerobics and water running, the floor is not slippery, as is currently the case at Waves.
Governor Rd	I don't have a preference for Don Tatnell, I don't understand what this means. I am keen for a new aquatic centre at the south end of kingston council. Either of the two sites will be ok by me. I currently travel to PARC in Frankston every 2nd day with an Aquatic membership. I used to swim and exercise at Don Tatnell Pool, until it closed.
Not defined	As part of the aquatic centre high consideration should be given to an urban surf facility like the one in Tullamarine
Not defined	Privatize the swimming pool, there is simply no reason why people who don't use the swimming pool are being forced to pay for those who do through taxes..... Why on earth is it going to take 5 years. How is it quicker to defeat the axis powers during WW2 that to build a pool in 2021?
Not defined	Please have plenty of shaded open space and outdoor pools and play areas for and kids and toddlers. Take a look at Oakleigh recreation centre for well thought out design and make it bigger. Also make sure adequate parking and drop off facilities.
not defined	While it's great that this is going ahead, I think a 50m pool is critical. There are a number of 25m pool around the area but a lack of 50m pools. This site would provide an option between PARC and GESAC to service the residents in the area and avoid lengthy travel times to a pool.
Edithvale/South	Edithvale should be the preferred site for the following reasons: Council owned land Fully meets the criteria for residents it should service. ie the southern end of Kingston. Governor Road gives a second pool to residents who can already access Waves. Edi location is in the heart of the sports precinct enabling people, particularly families, to easily access multiple sports activities in one location. Public Transport is easy by regular bus. Multiple primary schools can access the Edi location by walking or riding the Longbeach trail. The Edi site is in the heart of the Longbeach trail enabling residents from Carrum , Chelsea, Waterways, Mordi to easily access the pool by bike. Governor Road is not as safely accessed by kids on bikes and is too far for the southern end residents to ride. Surely priority should be: cost (use land you already own) Accessibility by foot or bike safely and easily for all residents this pool is meant to service. Healthier people, healthier environment. Location. There was an area identified that this pool should service and be in and Governor Road is outside that zone. Waves already services many of the residents that will have easy access to this pool as well. The Governor Road site is in an industrial, busy road location. Edi is on the edge of the wetlands surrounded by parks, sports fields and walking/cycling tracks. How on earth does Governor Road come in on top?

Edithvale/South	Im just here to tell yiu how excited I am about an aquatic and leisure centre being provided closer to the southern boundry of Kingston. Im in Bonbeach and desperatly need the social aspect of exeriscise that is lacking in my retirement.
Governor Rd	Love the idea, can there please be a 50m outdoor lap pool? I can't stand swimming inside and I'd prefer not to have to drive to GESAC or Oakleigh. Thank you so much!
Governor Rd	Governor Road would be perfect. There are gyms for people in their 20's- 40's, but zero for kids and over 50's. We need somewhere local for young and old. This area has good bike and walking tracks so many wouldn't even need to bring their car.
Edithvale/South	I think that the 2 viable sites leave out the south residents many private pools serve that area. My suggestion is Centennial park a pool here would make its other use safer at night.
Governor Rd	Would be very excited about a new complex be developed at the Governor rd mordialloc site. 👍👍👍
Walter Galt	What is wrong with where Don Tatnell in now. There is plenty of space there. It was designed wrong from day one.
Governor Rd	A site central to all Kingston residents would be advantageous, therefor Mordialloc would be a good choice. Edithvale isn't very central not to mention access roads to Edithvale are not great, so not an ideal location for many Kingston residents. I think the GESAC model is a great one to adopt ideas from as it is a great place to visit for the entire family with the indoor/outdoor pool areas, and great area for younger children to learn to swim and play. Unlimitted access for members is also a huge draw card as it allows children to practise their swimming & grow their confidence in the water outside of their swimming lessons. Although our family are Kingston residents, we prefer to go to GESAC as the swim school & aquatic area are far better than any other near Dingley where we reside.
Not defined	I am very supportive of the inclusion of a hydro/WWP component in the design considerations. This is a really important offer for people undertaking rehabilitation and with movement issues. These pools are really hard to find (Frankston Aquatic Centre has one and I am only aware of one private aged care facility in Kingston that provides very limited access opportunities). Also, as a secondary consideration, it would be great if there was an opportunity to increase the depth of the standard pool to enable deep water running.
Governor Rd	I believe that Governor rd would be a perfect site for the new project.
Edithvale/South	I would like to state my preference of having the new aquatic centre built at the Edithvale Common site.
Governor Rd	I think the Braeside site would be perfect for me, thankyou. I am using Waves at the moment and it is a30 minute drive some days from AspendaleGardens.
Walter Galt	It should be at the former Don Tattnel site/Walter Galt Reserve.
Edithvale/South	I would like the site location consideration for the Edithvale Road (next to the Edithvale Bowls Club) as the preferred option, reasons being: 1. council already owns the land so funds can be spent on the facilities vs new land acquisition. 2. Good public transport options, either by bus or train, good bike riding / walking access and car parking options will be ok as there is land available and current parking at Edithvale reserve. 3. Its a semi sporting precinct area, so having the aquatic centre there would be a complimentary facility. The current preferred site in Mordialloc is not located in a well serviced public transport hub and will incur greater expense (due to private land acquisition).

Edithvale/South	Please put the aquatic centre at the Edithvale site.
Edithvale/South	Edithvale Common is a viable site as it will work in well with the other sporting clubs in its close proximity. Bowls, cricket, soccer, athletics, baseball, golf and cycling are just metres away. It will enhance it as a sporting precinct. Also on main public transport route.
Governor Rd	Governor road is fantastic position . Wish it will be built faster then 5 years
Edithvale/South	Edithvale Common is a great site for the establishment of the new leisure and aquatic centre. Mordialloc already has nearby local pools in highett - waves leisure centre, Bentleigh east - GESAC, as well as swimming lesson pools in Mentone and Cheltenham. Mordialloc is also closer to other suburbs such as Clayton that have aquatic and leisure centres. Mordialloc has a lot of action and life, with all the shops and restaurants, beach, parks, pompeis landing, mordialloc creek reserve, G woods reserve, Bradshaw bushland reserve, and so on. The suburbs of aspendale, Edithvale, chelsea, bonbeach, carrum, need more facilities and therefore growth as suburbs, which the Edithvale common site would provide. Chelsea beach is now so ridiculously busy every hot day, weekends in summer and public holidays, that it's impossible to enjoy yourself without virtually sitting on top of other people, plus all our streets are packed with cars from beach goers. It would be nice to have somewhere close that locals could enjoy without having to hike to an already busy mordialloc or Frankston.
Edithvale/South	I'd love this site to be in Edithvale. Mordialloc venue is quite close to GESAC and Waves.
Governor Rd	I think this new aquatic centre is very exciting to the community and there is alot to like about your preferred site. I work in braeside and drive governor road every day. There is already quite a bit of congestion on Governor Road particularly with that roundabout at Boundary Road. I would have though traffic would be a big problem with the site. What is council proposing in terms of road changes to accommodate the increased traffic expected from the Acquatic centre?.
Edithvale/South	Would prefer Edithvale providing it doesn't make the traffic on Edithvale Road worse, as its already bad enough being only one lane and now a main exit from the new Mordialloc Bypass.
Walter Galt	I really believe it should be at the Walter Galt Reserve (former Don Tatnell Leisure Centre) site as this is best for the community. The other sites are too busy (traffic) and hard to access.
Edithvale/South	I think edithvale needs to be reconsidered.
Walter Galt	I believe the current site in Warren Road should be retained & the pool there upgraded. Governor Road is not a residential area. People would have to access by car or limited public transport. Warren road is close to schools that can walk to the pool . Having the pool REMAIN at Warren road makes good sense as fits in with Community centre & local sports grounds as a community hub. If there is good reason for another site make it additional to Warren Rd pool.
Governor Rd	I think the assessments make the choice obvious. The Governor Rd /Wells Rd site is the best choice by far. I am a current Waves user. I really hope consideration is being given for a 25 m (min) outside pool as well as an inside one.



Walter Galt	I live near the Don Tatnell facility and our community has fought hard to retain this much loved and valued facility. People have purchased their homes because of this facility and it should remain here. We shouldn't have to lose something we love and used extensively to a surrounding area. The local community will be devastated if it is moved. Governor Rd is a semi industrial location on a major road busy with trucks and heavy vehicles. Edithvale Common will require destruction of habitat with flood risks so environmentally not a good option.
Edithvale/South	<p>I would strongly appreciate and welcome a new aquatic centre in Edithvale.</p> <p>As a resident on Bonbeach for 10 years and now 3 young children, having access to such facilities within a reasonable distance has become quite important to me. I feel residents on this side of Mordialloc down, do not have a wide range of facilities in our council area. We often venture into the city of Frankston council area because it is more accessible to us and offers what we need.</p> <p>The previous Don Tatnell was not a centre that offered what we wanted and even so, was just that too far to travel. We never could access lessons as there was a constant wait list.</p> <p>We have never been to Waves because of the distance. We would rather travel to PARC. We need something that residents on the other end of the council region can access. We have also joined our local Life Saving Club, and it is a shame that we use facilities of the outdoor pool at The Pines, for training. We don't have anything like this close enough in our own council.</p> <p>The Edithvale site will be a great asset to all of the local schools from Mordialloc down to Bonbeach, will be a great connection for the local sporting teams to use for exercise and training, and be easily accessible to the older residents who use the bowls, nearby golf clubs as other suitable form of exercise. It is in a welcoming location. The current top ranked location of Wells Rd appears to be no mans land. I would still access PARC over that location if chosen. Thank you</p>
Walter Galt	<p>Please keep the Pool at the original site</p> <p>The proposed site of wells and governor rds has no public transport and traffic will be a nightmare</p>
Walter Galt	Please reuse the old Don Tatnell site. It's central to a huge area with young families and older generations. There's no other community hubs nearby.
Walter Galt	Am really excited about a new pool. Was a regular swimmer at Don Tatnell and really miss it. Would love that same location. It was perfect for me and wonderful for Parkdale Secondary. St. John Viannies too.
Governor Rd	I think the Governor Road site would be great. It would provide a great opportunity to co-locate and interface with Jack Grut Reserve, and there are also a number of other fitness/recreation businesses and public spaces in the area. This location would provide good access to the southern suburbs via Wells Road (car) and the Long Beach trail (walking/bike). While public transport access is better than the Don Tatnell location, it should be noted that the walk from Mordialloc Station to the proposed site would be about 15 minutes, so PT access shouldn't be overstated. Given that there is strong community sentiment for the Don Tatnell site, the Governor Road site would be beneficial as it is not too far from the Warren Road community. I live in [REDACTED] and have found it easy to access Don Tatnell in the past.
Governor Rd	<p>Governor and Wells Road sounds like a great solution - hope it stays as the preferred site</p> <p>Would be great if the design has state of the art water play activities for kids as well as meeting the range of needs of adults in the community</p>
Governor Rd	The Governor rd site would make sense. It would reasonably cater to the existing residents and schools who regularly use the site. However, it will require strong multiple 'safe' connections with public transport. Given the industrial area border and the commercial and commuter traffic community

	safety - young persons in particular on bikes, walking will need sufficient dedicated space. Can a traffic management plan be added to the consultation as the high peaks of traffic will likely hamper use-ability. .
Not defined	I would like the site to be easily accessible by public transport and people with disability
Edithvale/South	We would love to have the site in Edithvale. It's already such a great area with many sporting clubs nearby. A great option to be considered. Thank you.
Governor Rd	Very happy with site 1- corner Wells and Governor rd.
Walter Galt	The aquatic centre must be rebuilt on the Walter Galt site - it is ridiculous to put it anywhere else. This area desperately needs the pool & facilities back. This is for the kids in the area to learn to swim and for the people that need it for therapy and training. Also, very importantly, Scope facilities should also be part of the new Centre. To put the Aquatic Centre anywhere else - ESPECIALLY Edithvale would be a disgrace and totally disrespectful to the people in this area. Please rebuild Don Tatnell/ newly improved Aquatic Centre, get started on it now and stop wasting time. We all desperately miss those facilities and it is having a big impact on our lives. Please do the right thing!
Edithvale/South	Prefer Edithvale site to ensure pool locations a equitably spread through the council precinct. Great access available for people coming from a wide area.
Governor Rd	I'd like to say that it's about time this happened. PARC and GSAC have been built for a very long time and don't cater to any of us. Waves is old as hell and only caters to the Mentone wealthy areas of our community. Please make sure there is a fun area for little children to play in the water like there is at GSAC and PARC if you actually want to cater to the whole community. I'm pretty sure Toby haynen is going to have a stroke over this but too bad. It's time we had a fully functioning gym and water sport centre that doesn't take 30 minutes to drive to.
Not defined	Will this effect traffic and road congestion aswell as stop people from using certain facilities depending on where it is built eg. Edithvale Bowls club or community centre. How long will the works be estimated to go for. Will this effect household rates for the area.
Walter Galt	Warren Road should be the only location considered for the new aquatic center. It was there before and should be rebuilt at its current location. We have 3 Primary Schools and 1 Secondary School within walking distance. Our elderly residents also walked to the Warren Road site. Furthermore, Wells and Governor Road is an industrial area not residential. Do not forget that our current councilors assured the electorate that it would be rebuilt at the last election.
Edithvale/South	I think this is a great idea and I hope this goes ahead. I think the EDITHVALE commons location is best!
Not defined	Does this project means that the current Waves Leisure Centre (WLC) location will be closed? If it does, you will alienation a large number of WLC customers who cannot handle the inconvenience of having to travel further. That inconvenience will be, in the least in travel time and cost (fuel). Furthermore, CBD commuters who use WLC will also suffer time and cost impacts. I only hope that the project refers to a seperate and new aquatic centre within KCC.

Walter Galt	I believe it should stay where it is and be upgraded to a better facility as previous proposal from what I have heard.. I'm unsure why this isn't listed as an option in the three listed
Edithvale/South	A swimming facility is much needed in the South area pf the Council,there are no options for swimming for adults residents in Edithvale,chelsea or Bonbeach. We should not have to travel to a different council (Frankston) to use a pool. Edithvale Common would be thw better location for me,given the proximity to our home,but from the pros & cons list it's clear it will not be a feasible location...so why put it on the list,and not look at something else?
Governor Rd	I'm very pleased with the recommended site as it is not too far removed from the original location. I hope the same facilities and classes will be incorporated and made available at the site. I see the facility as a very important part of the city's contribution to our community health and well being. Before the old site closed it was a big part of our lives and I am keen to see it running again asap.
Edithvale/South	I would like to see this centre at edithvale commons keeping a centre of excellence for sporting grounds in the one place. Makes it easier as a parent to go to a common area to drop/pick up children for sports, which is hugely important for the development.
Edithvale/South	Edithvale Common would be ideal. Mordialloc have a pool nearby in Cheltenham and there is nothing this way in the municipality. Also the parking would be great as not a built up area
Governor Rd	Our family prefers Governor Rd/Wells Rd, Mordialloc (private site) – highest ranked site
Edithvale/South	Excellent opportunity to develop seizure precinct at Edithvale!
Edithvale/South	I strongly believe that placement of the new Kingston Aquatic and Leisure Centre should be at the Edithvale Common as then it would be equidistant from both Waves in Highett/Cheltenham and Parc in Frankston. If it was placed at the Mordialloc or Parkdale sites, then both those sites are quite close to Waves and people in Edithvale/Chelsea/Bonbeach would still have to travel quite a distance to it. Edithvale seems the fairest and best option, with so much space next to the Common which is not otherwise being used that much. It is also very close to the new Mordialloc Freeway exit onto Edithvale Rd. It would also be ideal to have both indoor and outdoor pools. Can definitely provide more feedback on ideas for these options.
Governor Rd	Fantastic result . I believe the top 2 preferred sites would both be wonderful and easily / quickly accessible to all Kingston residents with the new Mordialloc bypass now open . Will be a fabulous asset for Kingston and my wife & I will be using it regularly.
Edithvale/South	I strongly support the Edithvale. It's accessible and equitable. Combined with the other sports facilities it would make a great precinct. It's close to the kinder that is council run and will support children accessing the site, including all local schools.
Edithvale/South	This is a great initiative and I would like to vote to have this built on Edithvale Road, thank you.
Walter Galt	I would like to see plannig for TWO smaller projects that were truly local - fix Don Tatnell and put another into Chelsea/Carrum.We do not need another WAVES - too big.

Not defined	Edithvale Road is already a restrictive thoroughfare and in summer can be backed up to the freeway. The new freeway will only exacerbate this, so putting another high demand facility in the area is shortsighted. In addition, the wetlands area needs to be preserved and if anything was to happen with the proposed site, it should be as an extension to the wetlands with a goal of improving biodiversity and enlarging the green wedge in Kingston
Walter Galt	It will take this project approximately five years, we the community have already done this once, successfully and now it would appear a relocation is very much the option?? I would want it at the current site of the Don Tatnell Pool. I would be very aggrieved if this didn't happen
Edithvale/South	Edithvale common would be an excellent location.
Edithvale/South	Our family including a lot of growing families in the Chelsea, edithvale area. We would love to see it go up in Edithvale!
Edithvale/South	A vote for Edithvale commons as the venue destination please. Very excited about this project:)
Not defined	Selfishly any of the 3 sites would suit me , just hurry up for my health sake.
Walter Galt	We are really disappointed that the Council feels that spending \$50-60m of the rate-payers money is the "highest ranked site". Obviously the Don Tatnell redevelopment is the preferred option. As you have mentioned in your Pros and Cons, it is Council owned and much loved centre, that has "community support". Listen to the community! Half the costs to the rate-payer and redevelop the Don Tatnell Leisure Centre!
Walter Galt	I would prefer the new aquatic centre to be located at Don Tatnell reserve. It's waste for it not to be rebuilt as it has been dearly missed by the community who have had it there for years.
Governor Rd	To whom it may concern, Please don't be shortsighted, include a 50m pool in the design. This nonsense about it being a 'district level' facility and therefore can only be 25m is so narrow minded. 162,000+ residents in Kingston and one 50m facility (Waves) to service that, ridiculous. If the concern is cannibalisation of the waves facility income, consider the geographical separation between the north and south of Kingston municipality. To follow the district level mindset because it is what has been done before is not forward thinking. Due consideration needs to be given to sufficient undercover bike storage, given the sites proximity to a number of bike trails, this will likely be a main mode of transport tot the facility. Including EV infrastructure, non negotiable.
Walter Galt	I used to regularly use the facilities at Don Tatnell. Also have a rental property in Kingston. I personally would prefer Don Tatnell site. Not only was it convenient for me, but I feel that it would be beneficial for the schools in the local area.
Governor Rd	My partner and I , living near by, are definitely in favour of the construction of a new leasure and aquatic centre as proposed between Governor Road and Wells Road.
Governor Rd	Edithvale or Wells Road mordi could work. Have u considered Cornish college - they have a 100 acres as well as improving schools resources you could use free land to build. saving council so much money. Would bud equadic center and basketball and netball courts would be amazing for the area



Governor Rd	The Governor Rd/Wells Rd is a great location- proximity is good for schools and public transport. Please consider the need for traffic lights to replace the large roundabout. Also please consider a safe bike path from the new Mordialloc Fwy along Governor Rd to this aquatic centre site.
Walter Galt	I would like for Don Tatnell to re-open because it's convenient for the two schools that are close by. I have also been using the facilities for well of 30 years and I believe if you get it up and running it would be quicker than building a new facility. We need this facility up and running as Waves is overcrowded.
Governor Rd	Governor Rd is the best option as we have plenty of space and can build a new purpose built facility as it is a greenfield site. No implications on residents or traffic (as would be on Warren Rd). Warren Rd land could be used to build / extend the current Community Centre
Walter Galt	My understanding is that the current Don Tatnell site in Warren Rd. Does NOT have soil problems and never had ,( that specific area was never excavated.) The soil problem won't occur If you don't extend over the current footprint. The current problem must have been a faulty build or some other issue. So why not turn the project around by 90 degrees and use the community centre area- there are plenty of council owned areas where you can put a community centre, Parkdale football club for example. Save the council 14 million, and not build in a flood area. Your early considered response would be appreciated.
Not defined	Please don't waste money on this project. Please start the Elder Street South Reserve and other chain of parks construction ASAP!
Governor Rd	We should not sacrifice any open space for this aquatic centre. The option for the purchase of private land is the best one. Good access, great proximity to mordialloc town centre. Its non residential and not right on wetlands. The cons for the private land purchase are manageable whereas the other options have cons that are not easily managed or addressed - in addition to the major downfall that the other options have - the permanent loss of valuable open space.
Governor Rd	I think an aquatic centre would be a great asset to the area. We currently don't have one close by. The location on governor road would be a great site for the facility.
Not defined	Please include outdoor shallow pools for young children no deeper than 1 metre - so beneficial for kids learning to feel confident in the water and parents don't have to hold them the whole time! Also outdoor pools are a must - there are enough indoor pools in the regions and on hot days no one wants to be in a stuffy hot aquatic centre. Green,open spaces around outdoor pools for families are sorely lacking!!
Not defined	Great idea.Not sure why Waves has not been considered for an outdoor pool, it's pre established and has the space required. Requires a major facelift and an outdoor pool.Should be considered as a cost saving and an improvement to one of the least focussed areas of Kingston.
Not defined	Preferred site is a 20min walk from railway station, which is too far for young children to comfortably walk. Some of that is past an industrial area (north side of Governor Rd), and opposite isolated park (south side of Governor Road) raising personal security concerns. Better to acquire a site like Mordialloc Bowls Club for new Aquatic Centre (8mins walk from Mordialloc station) and build a new Bowls Club on Governor Road if its patronage is mostly car based. Bowls Club likely to be less expensive facility should the creek flood, than aquatic centre.

Walter Galt	This is the biggest waste of ratepayers money ever. Council must rebuild Don Tattnell to save millions of ratepayers dollars. The Aquatic Centre proposed expenditure will eliminate other infrastructure expenditure for years to come. Councillors who support this project should be ashamed of themselves. It's obviously not their money.
Governor Rd	Happy to build a new aquatic centre if the design is not an architectural edifice for council to spend huge amounts of money on. Costs should be able to be funded without increasing rates - there should be a rate freeze and clever and smart design to get the best bang for buck - something that has lacked in previous community buildings.



1230 Nepean Highway,  
Cheltenham, VIC 3192  
PO Box 1000, Mentone, VIC 3194

1300 653 356

131 450

info@kingston.vic.gov.au

kingston.vic.gov.au

**Aquatic Facility Development  
Site Assessment and Selection Process  
Governor Rd/Wells Rd Due Diligence Summary 2022**



Sector	Organisation	Status	Comments
Planning	DELWP	Complete	DELWP as the responsible authority for the creek, and surrounding reserve, have advised that the proposed development does not indicate any major implications that they would need to be advised of. They have requested that care is taken to ensure the building is designed with appropriate interfaces with the adjoining reserve.
	Three Thirds Group	Ongoing	Three Thirds Group have been engaged to provide additional independent planning advice specific to potential planning triggers, as well as to advise and support the planning processes and applications.
LSIO	Melbourne Water Engeny Consultants	Complete	Melbourne Water, as the authority responsible for flood mitigation management in the area, have provided Council with pre-development advice regarding flood plain management, access and egress, and facility construction requirements. This advice has been reviewed by expert hydraulic consultants who have advised that the Melbourne Water requirements can be satisfied through both the facilities development, and the ongoing operations. Ongoing engagement with Melbourne Water will be required through the design development process.
Airport	Moorabbin Airport	Complete	Due to the development's proximity to the Moorabbin Airport, advice was sought and provided by the airport corporation regarding design and construction guidelines that will need to be considered during design and construction. The advice received would not impact the development of the proposed two storey facility.
Pipeline	ESSO	Complete	ESSO, as the managing authority of the

*community inspired leadership*

PAGE 1



			pipeline, have advised that construction works, and ongoing management of the development are unlikely to pose any concerns to the pipeline management. ESSO have expressed an interest in being provided future facility attendance predictions to support their safety management planning for the pipeline in this area.
Water/Sewer	South East Water	Ongoing	SE water have indicated that adequate water supply is likely available to the site. Ongoing engagement with SE Water will occur through design development, as water demands are clarified.
Power	Zinfra	Complete	A power substation is likely required onsite due to expected power demands. This is anticipated for a development of this size and will be factored into the design development and budget.
Gas	Comdain	Complete	Gas supply is available from both Governor Rd and Wells Rd, and if required, can be supplied to the Site for minimal to no cost to Council.
Comms	NBN	Complete	NBN is available within the area
Advanced geotechnical investigation	JJ Ryan	Complete	Additional geo-technical investigations were completed to more accurately predict the construction considerations required for coastal soils and identified water table levels. Consulting structural engineers have reviewed this information and deemed the site viable for the construction on an aquatic centre and have identified a preferred construction methodology for the building's footings and pool shell excavation.
Traffic	One Mile Grid	Completed	Council engaged expert engineers to conduct a preliminary traffic study for the site based on the typical attendances for a district level facility. The consultants found that the expected traffic to the facility would have minimal impacts on the surrounding road network. To support peak periods at the facility however, consideration should be given to turning lanes from Governor Rd. A review of anticipated attendances, and

			<p>the car parking demand profile for similar facilities within Melbourne, has demonstrated that the site could accommodate sufficient parking for the estimated attendances.</p> <p>Further traffic studies will be conducted through the detailed design process.</p>
Environment	Biosis	Complete	<p>Desktop analysis completed noting:</p> <ul style="list-style-type: none"> <li>• No significant habitat for threatened species or ecological communities listed</li> <li>• Referral to the Commonwealth Minister for the Environment under Part 7 of the EPBC Act is unlikely to be required.</li> </ul> <p>A more detailed environmental review will be conducted on confirmation of the preferred site.</p>
Cultural Heritage	Ecology and Heritage	In progress	<p>Whilst the proposed site is significantly disturbed due to current uses, Council will proceed with the development of a Cultural Heritage Management Plan. A contractor has been appointed to support Council with this plan.</p>
Investment Planning	Active Xchange	Complete	<p>Data intelligence organisation Active Xchange were engaged to conduct <b><i>Investment Planning and Social Value modelling</i></b> on the proposed site.</p> <p>The investment planning report reviews demand and supply for aquatic and leisure services, in the identified location. In addition, it identifies key users, and the types of programs/services to suit the market. Data modelling suggests the Governor Rd site would attract an estimated 400,000 visits per annum.</p> <p>The social value modelling predicts the social value of the facility to the community, at this location. Social value is calculated based upon the benefit to people with acute to chronic medical conditions, as well as the benefits of learn to swim. Data modelling has predicted this site would generate over \$2.5M in social value to the community. This would place the facility near the 75<sup>th</sup> percentile for the sector.</p>