



Aquatic Development Strategy

Volume 1: Technical Assessments & Probable Capitals Costs

About this document

This document is the Final Technical Assessments and Probable Capital Costs presented to Southern Grampians Shire Council as part of the Aquatic Facility Development Strategy and Strategic Technical Assessment.

The technical site audit records in this document were previously provided to Council on 21 July 2009. This volume now includes the estimated probable capital costs of works as specified by David Powick & Associates and Etch Architects as well as Currie & Brown. A Risk Matrix, prepared by Etch Architects is also included in this volume.

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Site Investigation Report

E-01

Site:	Balmoral & District Swimming Pool	Date visited:	30 th June 2009 FINAL ISSUE
Project:	South Grampians Council – Aquatic Facility Development Strategy	Project No:	EJ-0763
Client:	Southern Grampians Shire Council	Representative:	Mr Craig Halley
Investigation undertaken by:	Sean Stone Mike Pettigrew	Company:	Etch Architectural Solutions David Powick & Associates
Copies to:	Steve Pallas	Company:	@Leisure
Weather Conditions:	Overcast conditions, high winds and frequent showers Cold		
Pages	15 (including this page)		

This Site Investigation Report is based on the reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the age of the facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. Southern Grampians Shire – Swimming Pool Access Audits, Reports & Findings.
2. Southern Grampians Community Pools – register and listings.
3. Southern Grampians Shire Council – audit of swimming pools & master plan prepared by Dennis Hunt.
4. Existing Condition site plan of Balmoral Pool.
5. Existing Condition site plan of Coleraine Pool.

Site Investigation:

The swimming pool was built circa 1970. The site consists of 1No. 25m pool (6 lanes) with disabled ramp, 1.No toddler's pool, change rooms, main office / kiosk (located to the side of the facility and directly facing onto the access road), plant room and solar heating panels on the other side of the site opposite to the entry. The plant room is situated below the top of the water line of the pool.

BUILDING & LANDSCAPE

This pool is deemed as Council's "most utilised" outdoor facility.

This facility would be "deemed to satisfy" under the Building Code of Australia Vol 1 – 2008 as a Class 9b building with a fire classification C.

Definitions:

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Site Conditions - Landscaping

General visual condition
(see definitions below)

Poor

Fair

Reasonable

X

Good

Comments:

- A grassed site with minimal (3No.) significant trees within the fence line of the facility.
- 1No. temporary sunshade structure, located adjacent to the main pool. With treated pine posts it is in fair condition, although not aesthetically pleasing. 1 No. fixed sun shading area – utilising the solar heating unit – in good condition (exposed pad footings – deemed a trip hazard – should be rectified).
- 1No. fixed sun shade structure over toddler's pool in fair condition, although not aesthetically pleasing.
- Site is sloping (approx 1500mm level change from entry towards the plant room). Pools are only accessed by paved steps and grassed areas. No ramps.
- Several sections of paving are graded, however are not compliant to BCA and disability requirements.
- Fence line in reasonable condition – several posts require sanding and new paint (cold galvanise paint). Sections of chain wire fencing are corroded / oxidised.
- Overall site is well protected from prevailing winds – located within a valley.
- No public focal areas / nodes located within the pool site (eg. shelters associated with BBQ's, tables and chairs). The main shelter could be utilised for this activity.
- Traffic hazard – main entry directly adjacent (within 900mm) to main access road (one-way) car park. Deemed unsafe.
- No clear directional signage from the main road and at the site. Major sign to facility damaged timber.
- Car park at rear – permeable (gravel) in fair condition.
- No designated disabled parking sign evident on site walk.
- External access gates on perimeter fence line, with no signage of clear trafficable path to them (no driveway).
- External sewer pits (as noted with Council documentation) is leaking.
- Sun shading cloth fixed to the perimeter fence to the 'western' (car park) end of the pool facility. In fair condition, although not aesthetically pleasing.



- 1) Balmoral pool – grassed (sloped) site.
- 2) Main road access clash with main pedestrian entry.

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- 3) Main view of pool from main road (from township) – no visible signage.
- 4) Permeable car park at rear of pool facility – no designated disabled car spaces.

Buildings – Change Rooms							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
<p>Comments:</p> <ul style="list-style-type: none"> Change rooms and entry buildings – brick masonry construction with timber framed roof (corrugated metal roof sheeting) over entry/ office & showers only. Overall condition – tired and requires refurbishment. All internal brickwork to change rooms has been rendered, not aesthetically pleasing, looks tired and dark. Render texture would be deemed ‘hard’ to replace with rectification works required. General brickwork in reasonable condition (externally). Several locations show evidence of cracking. Floor, exposed concrete slab – graded main door (slab following the slope of the hill) water run-off via main access. Overall condition reasonable. Access into change rooms wide enough for BCA compliance and disability access. No disabled facilities. Doors / frames to external access from showers and toilet cubicles – timber framed and rotten, and do not comply with BCA (with removable hinges, indicator bolts, etc). Showers and toilet cubicles not wide enough to cater for disability access. Change areas open to the weather – minimal roof, over seating only– not sufficient. Bench seating – frame supported off wall only. Not recommended. Poor condition – timber slats show signs of rotting and seat brackets are corroded and loose from the wall. Urinal step – not compliant for disability types. All water pipes exposed and not tamper proof (rough workmanship). Population (occupancy rates) versus number of fittings, BCA Part F2 “sanitary and other facilities”. In reference to table F2.3, Balmoral Pool occupancy rate should be restricted due to the number of amenities available. Male – 1 pan equates to 1 -100 patrons, 1 basin equates to 1 -50 patrons and 2 urinals equates to 51 – 100 patrons. Female – 2 pans equates to 26 -50 patrons, 1 basin equates 1 – 50 patrons. 							

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Based on these rates the maximum population for Balmoral Pool at one time is 100 people (50% male/ female).



- 5) Typical condition of the change rooms – exposed to the weather.
6) Rendered concrete wall finish and exposed concrete flooring.



- 7) Typical condition of all bench seating.
8) Typical condition of toilet partition doors.

Buildings – Entry							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • Similar construction to change rooms. • Area of room – too small. Cannot really cater as an office, kiosk and first aid room at one time. • Access-way into facility via office is a maximum 1500mm wide. Acceptable for one-way wheel chair access (tight), and two-way 'able' body access. • Recommend to remove painted handrail from middle of access way. Gradient of entry appears too steep to be 1:20 grade – deemed not compliant for disability access. • No entry signage, other than a HAZCHEM sign on the chain wire gate. • Office/ kiosk / first aid room observed in a complete mess. • Internal joinery in fair condition. Appears to be no joinery- wall mounted sink with 							

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shelves. No areas to secure items within room.

- Electrical switch board appears in good condition with 'current' circuit breakers and safety switch.
- No ceiling lining or insulation under roof sheeting within office.
- Signage to entry – visible from entry, however not visible from rest of facility.
- Restricted visibility from kiosk to entire pool site, including deep end of pool.
- Roof appears in fair condition, timber framed. No insulation (room could be very hot over summer).
- No floor covering to rooms. Recommend a safety vinyl.



- 9) Restricted access into pool facility via entry. Acceptable for one-way pedestrian traffic only (tight for wheelchair)
- 10) No ceiling lining in office.

Buildings – First Aid Room & Store							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • Originally first aid – now a store room. Store room observed in a complete mess. • First aid room not compliant to RLS Safe Pool operation guidelines FA3 and should a minimum of 15 sq.m in size. • No clear visibility to the pool and / or office if one pool attendant is operating the facility. • Signage not adequate for this room. The only signage is located on the door and can not be seen if opened. • No ceiling in room. • Brickwork in fair condition. 							

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11) Typical condition of the first aid room / store.

12) Typical condition of the first aid room / store – rubbish dump.

Buildings – Plant Room								
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good	
Comments: <ul style="list-style-type: none"> Overall condition of the plant room is poor, especially from pool side. Observed on the day in a complete mess. Chemical storage bins exposed and not secure (as gate and door to plant room unlocked). Structural cracking within the brick work and mortar joints suggests a portion of the floor is moving or sinking at the corner. Chain wire fence in reasonable condition – barb wire should be removed. Switch board and meter board appears original. May contain asbestos. Recommend to be upgraded to meet current electrical regulations. Doesn't appear that the store room has sufficient exhaust, as the room is being used as a chemical store, as well as filtration room. No actual delivery access – driveway to access gate. Windows – timber framed (poor condition) and glass louvered panels missing. Solar heating system appears in good condition. 								

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- 13) State of plant room from view of main pool.
14) View from main road. No clear access from roadway for deliveries.

Buildings – Sun Shade Structures							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Main toddler's pool sun shade in reasonable condition. Main fixed sun shade comprises of the solar heating system – overall structure in reasonable condition. Exposed pad footings – recommend these to be covered as can be deemed as a trip hazard. 							



- 15) Solar heater shelter. Adjacent to the main pool.
16) Sun shade structure to toddler's pool in a reasonable condition.

Fixtures & Fittings							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Basins in change rooms – appear to be the original enamel basins. Poor condition. Recommend to be replaced with new. Basins are not BCA compliant for wheel chair 							

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access and located within 'tight' constraints adjacent to the urinals in the male change area. Wall mounted brackets – showing signs of rust.

- Water supply piping to all showers, basins and sinks exposed. Very poor appearance – 'rough' workmanship.
- No basin located in first aid room.
- Stainless steel sink appears in reasonable condition in the entry/ kiosk/ first aid room.
- Tap fittings to basins – appear circa 1980's. Should be replaced with water saving "AAA" or WELS rated fittings.
- Shower rose in good condition to all showers – Council has already fitted a WELS rated shower rose. Tap fittings in fair condition, should be replaced with a "timed flow" push button device.
- Could not locate a hot water unit for the change rooms – assumption is a cold water supply only.
- Light fittings to entry office and external in fair condition, fluorescent tube fittings with no weather shield / vandal proof cover.
- Light fittings to change rooms appear in a reasonable condition.
- Fire Hose Reels – not evident. Not compliant to BCA Part E1 – Fire Fighting Equipment.
- Fire Hydrant and / or booster – not evident.



17) Typical steel basin with exposed plumbing.

18) Typical condition of showers. Shower rose may be water saving but pipe work – very poor.

Pool – Main Pool								
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	

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Comments:

- There is no reported significant water loss from this pool and there is no sign of structure cracking although the pool was not empty at the time of the inspection.
- Depth and warning signage is not in accordance with RLSSA recommendations.
- Painted concrete pool shell appears in fair to reasonable condition.
- Main pool concourse is too narrow, approx 1500mm.
- Pool ladders appear in a reasonable condition. Recommend an additional step from pool concourse to deem ladders BCA compliant.
- Diving springboard removed.
- Disabled ramp into pool does not comply to current BCA and AS 1428.1 regulations due to its width, hand rail design and no hand rail at the entry for ramp at pool concourse level (this section of ramp may be deemed a trip hazard and dangerous).
- No tactile indicators apparent on this section of ramp.
- Step from pool concourse to pool steps (adjacent to ramp) is not wide enough to suit the width of the steps within the pool. Should be replaced with new.



19) Main pool from change rooms.

20) Main pool showing the existing ramp into the pool.

Pool – Toddler's Pool

General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	
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Comments:

- Existing grated pit lids corroded and recommend to be replaced.
- Depth and warning signage is not in accordance with RLSSA recommendations.
- Concourse width around the pool is narrow – 1200mm. Concourse path only around three sides of the pool (other side includes a step into the pool – height not BCA compliant).
- Remove step to one side of concourse.
- Gradient of path adjacent to pool is too steep. May be deemed not safe.
- Painted concrete pool shell appears in reasonable condition.

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- 21) Toddler's pool – view from main entry. Note the steep gradient to the concourse paving.
22) Typical signage around pool. Note several steps into pool – not recommended.

Pool - Concourse							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall condition of the pool concourse appears in poor condition. Several expansion joints have widened over time - due to settlement and expansion. Main pool concourse too narrow, approx 1500mm. This does not comply within RLS Facility Design section FD2. Numerous trip hazards plus some extreme slopes/grades in places. Several sections of the paving have been grinded level to minimise any potential tripping hazard. Pit lids appear in reasonable condition. Signage in fair condition. Recommend new signage around pool to comply with NARSSM. Steps to pool concourse are not BCA compliant and AS 1428.1 compliant. No handrails, no tactile indicators. Perimeter seating in poor condition and should be removed. Concourse width around the toddler's pool is too narrow – 1200mm. Concourse path only around three sides of the pool (other side includes a step into the pool – height not BCA compliant). 							



☐ Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

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- 23) Steps from main entry to pool levels – not BCA / AS 1428.1 compliant.
24) Width of main pool concourse – too narrow.



- 25) Toddler's pool – narrow pool concourse. Seating in poor condition, recommend to be replaced.
26) Pool concourse adjacent to toddler's pool – too steep.

Filtration Plant (undertaken by David Powick & Associates)							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall the filtration room appears in fair condition. The solar heating system appears to be damaged. We are not aware if it is in use or not. 4-Cell suction sand filter appears to be structurally sound however control valves and distribution pipe work should be upgraded. The cartridge filters that are installed appear to be supplementary filters processing the solar flow. If the solar is not operating, this facility is lost and this should be addressed. The bulk chlorine storage tank is not bunded correctly and does not comply with relevant regulations. There is no automatic chemistry control system and this contravenes health department regulations. Automation should be fitted. Side stream dosing lines should be improved. Service / delivery access to access gate to be improved. 							



- 27) Elevated pump.

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28) General pipe work in fair condition.

Access Conditions - Disability							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No disabled / assisted facilities are located within the facility. No disabled designated car park. Pathway within the change rooms and entry is too narrow. This path should be at least 1500mm wide to allow for minimum two-way pedestrian traffic. No ground tactile indicators to all steps and ramps above water line of pools. All amenity and directory signage to comply with relevant codes. No disabled access into the pools. No disabled access into the first aid room due to the steps and door width. Toilet cubicles not wide enough – recommend removing the brick work and replacing with nominal toilet partitions. Ramp at entry not BCA (A/S 1428.1) compliant. Gradient of pathway adjacent to toddler's pool – too steep and not compliant. The hand rail to the main pool is not compliant with AS 1428.1 due to its construction and not having a continuous handrail or kerb rail. A ramp should have handrails to both sides and not one side. Door hardware to change rooms not disability compliant (with removable hinges, indicator bolts, self closers, door handles). Main step from pool concourse to pool is too high (over 200mm). Not BCA compliant (maximum height for a riser is 190mm). 							



29) Main pool – disabled ramp not compliant

30) Section of pool ramp above water line is not BCA compliant and is deemed dangerous

Signage							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No clear directional signage from the main road and at the site. Major sign to facility 							

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broken (damaged timber).

- Signage in fair condition. Recommend new signage around pools to comply with NARSSM.
- Amenity signage to change rooms and first aid room is in poor condition and does not comply with current regulations. All amenity signage is required to include Braille tactile.
- No hazard signage warning public leaving the pool that they are about to cross onto an access road.



31) Typical pool signage does not comply.

32) Main signage to the pool facility.

Hazardous Materials - Assumptions

Comments:

- On visual review of the electrical meter board and switch board located in the pool filtration plant room and the approximate age of the structure, it is very likely that asbestos may be located.
- On the condition of the pipe work associated within the filtration room and the age of the facility – asbestos lined pipes may have been used in its construction.

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33) Switch board / meter board – may contain asbestos, due to its age and condition.

Recommendations

- We recommend this pool to remain open, however major capital works are recommended for this pool facility.
 - New change rooms, entry and first aid room should be constructed to replace the old.
 - Provide a new entryway from the access road and in close proximity to the existing car park.
 - Ground to be levelled (graded) to suit new entry and accessible path ways to / from the pools.
 - Refurbishment of the solar heating system.
 - Pool ramp to be replaced with new (so to AS 1428.1 compliant)
- Recommendations directed by David Powick & Associates for the filtration room should be implemented.
- All disabled / access requirements should be undertaken.
- All signage recommendations should be undertaken.
- New concourses shall be provided around the main pool and toddler's pool.
- Provide new signage at the frontage of the site from the road.
- Provide a safe and designated loading access road to the existing pool plant.
- Recommend the proposed change room design complied by Steel & Tippett to be implemented (with minor amendments).
- These works should be undertaken over the next one to two years pending Council's expenditure master-plan. As the accessible issues do require immediate response.

External Reference documents

(Which can be read in conjunction to this report)

1. Royal Life Saving – Guidelines for Safe Pool Operations (RLS)
2. National Aquatic and Recreational Signage style manual – third edition 2006 (NARSSM)
3. AS 1428.1 Design for access and mobility. Part 1 General requirements for access – new building works

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**Site Investigation Report:**

Site: Balmoral & District Swimming Pool

E-01

FINAL ISSUE

4. Building Code of Australia Vol. 1 2008.

Document History:

Version – P1

First Draft – 9th July 2009Second Draft – 15th July 2009Third Draft – 20th July 2009Final Issue – 21st January 2010**Definitions:**

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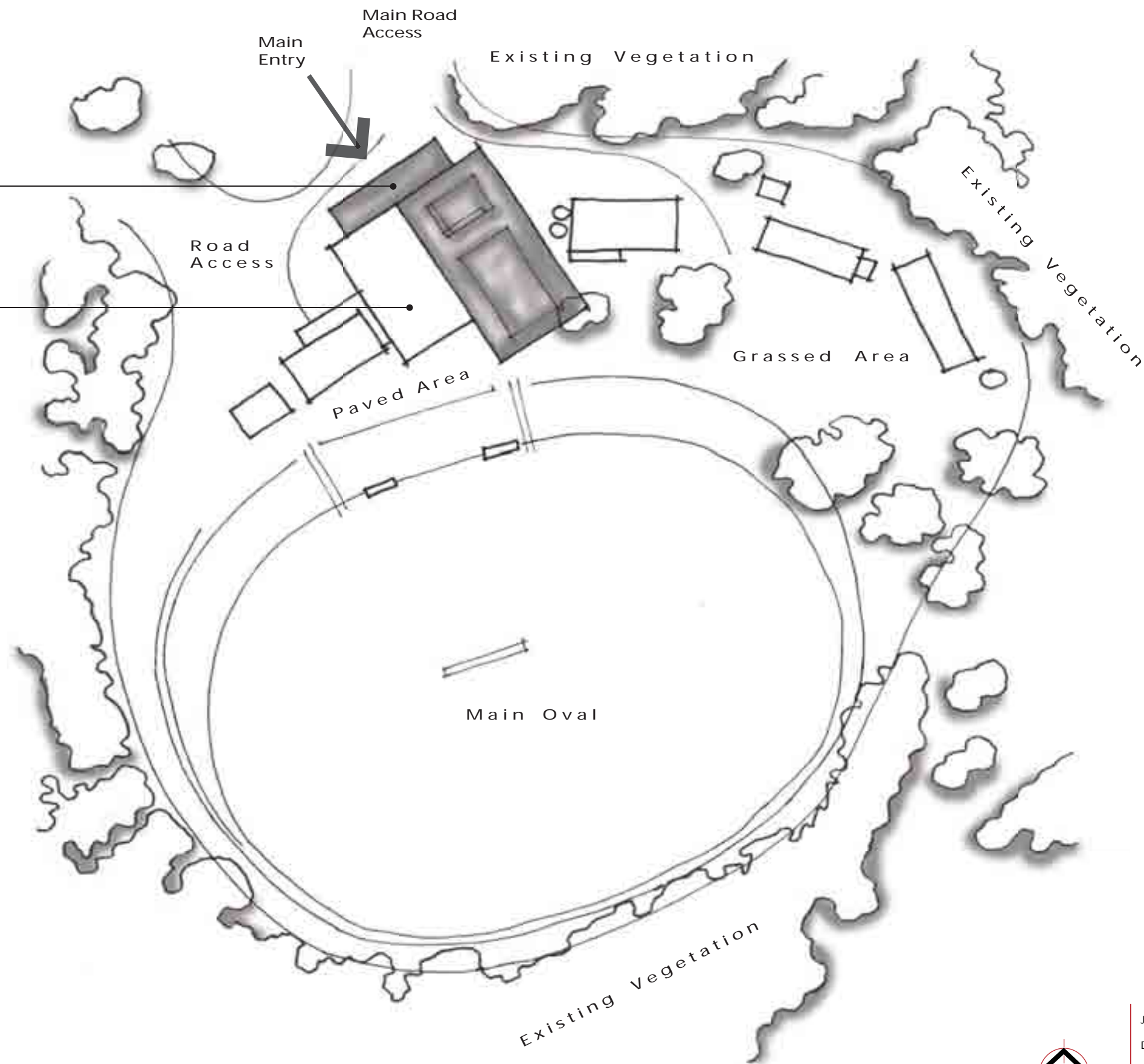


Southern Grampians Aquatic Strategy - Balmoral Recreation Reserve Southern Grampians Shire Council



New Aquatic Centre with:
- New office
- First Aid
- Change facilities
- 25 x 6 lane pool
- Warm water/program pool

Existing sports centre
to be integrated with
Aquatic Centre



BUILDING &
LANDSCAPE



Job Number: EJ-0763
Drg No: SK-01
Scale: NTS
Date: 21/01/2010
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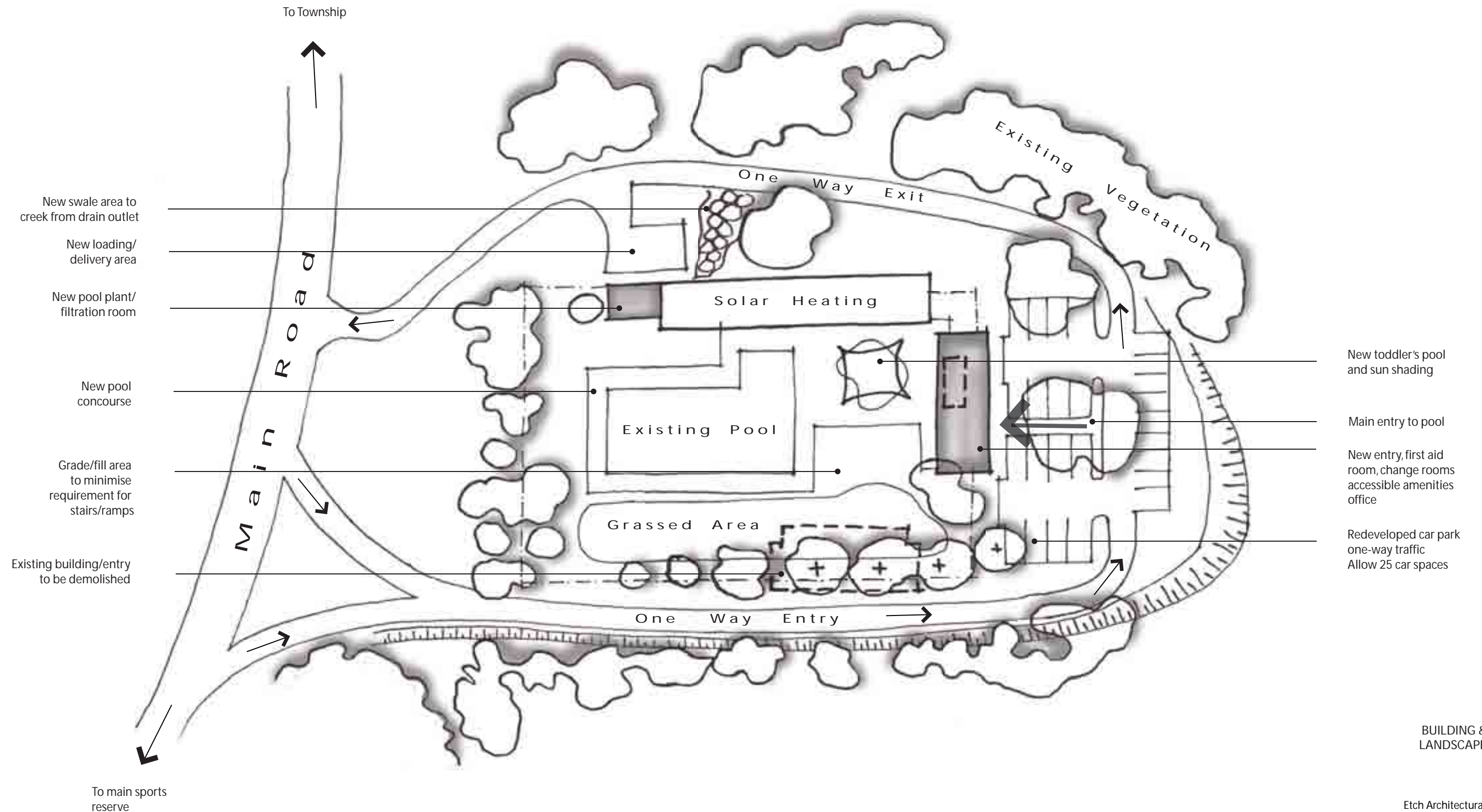
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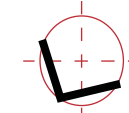


Southern Grampians Aquatic Strategy - Balmoral Outdoor Memorial Pool

Southern Grampians Shire Council



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Site Investigation Report

E-01

Site:	Coleraine Memorial Swimming Pool	Date visited:	30 th June 2009 FINAL ISSUE
Project:	South Grampians Council – Aquatic Facility Development Strategy	Project No:	EJ-0763
Client:	Southern Grampians Shire Council	Representative:	Mr Craig Halley
Investigation undertaken by:	Sean Stone Mike Pettigrew	Company:	Etch Architectural Solutions David Powick & Associates
Copies to:	Steve Pallas	Company:	@Leisure
Weather Conditions:	Overcast conditions, high winds and occasional showers. Cold.		
Pages	16 (including this page)		

This Site Investigation Report is based on the reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the age of the facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. Southern Grampians Shire – Swimming Pool Access Audits, Reports & Findings
2. Southern Grampians Community Pools – register and listings
3. Southern Grampians Shire Council – audit of swimming pools & master-plan prepared by Dennis Hunt
4. Existing Condition site plan of Balmoral Pool.
5. Existing Condition site plan of Coleraine Pool.

Site Investigation:

The swimming pool was built circa 1967. The site consists of 1No. 50m pool (6 lanes), 1No. Toddler's pool, change rooms, main office / kiosk (centrally located, facing the shallow end of the 50m pool), plant room and solar heating panels at the rear of the site.

This pool is deemed as Council's "best" outdoor facility.

This facility would be "deemed to satisfy" under the Building Code of Australia Vol 1 – 2008 as a Class 9b building with a fire classification C.

BUILDING & LANDSCAPE

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Site Investigation Report:

Site: Coleraine Memorial Swimming Pool

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Site Conditions - Landscaping							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> • A relatively sparse site with minimal shade vegetation, mainly grassed. • 6No. temporary sunshade structures, located around the pool concourse (with seating). In poor condition, not aesthetically pleasing. • Fence line in fair condition – several posts require sanding and new paint (cold galvanise paint). Sections of chain wire fencing are corroded / oxidised. • Sun shading membrane / cloth fixed to western fence line (to minimise sun and wind?) in fair condition. • No significant trees located on the site – no natural sun shading or wind break. • No public focal areas / nodes located within the pool site (eg. shelters associated with BBQ's, tables and chairs). • Car park at entry – permeable (gravel) in a reasonable condition. • No clear directional signage from the main road and at the site. Major sign at entry to pool is a HAZCHEM sign – 'not inviting'. • 4No. external access gates on perimeter fence line – appears to be excessive. • Entry building has prominence and well sited from the street. • Pool site is visually linked to the adjacent streets (Gage Street & Mcconchie Street). 							



- 1) Coleraine Pool – main entry.
- 2) Typical seating and sun shading structure – located around the pool facility.

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Site: Coleraine Memorial Swimming Pool

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- 3) Pool site – visually linked to Gage Street & Mcconchie Street).

Buildings – Change Rooms							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
<p>Comments:</p> <ul style="list-style-type: none"> • Change rooms and entry buildings – brick masonry construction with timber framed roof (corrugated metal roof sheeting) over ¾ of the structure. • Overall condition – tired and requires refurbishment. • General brickwork in reasonable condition, several locations show evidence of cracking, loose and damaged course work including no mortar. • Floor, exposed concrete slab – graded to single floor waste (corroded). Extensive floor cracking located in both male and female change rooms. • Access into change rooms not wide enough for BCA compliance and disability access. Maximum opening is 800mm and should be a minimum of 870mm (clear of any obstructions). • Doors / frames to external access from showers and toilet cubicles are corroded, heavy and do not comply with BCA (with removable hinges, indicator bolts). • Change areas open to the weather – no roof. • Bench seating – frame supported off wall only. Not recommended. Poor condition – timber slats show signs of rotting and seat brackets are corroded and loose from the wall. • Population (occupancy rates) versus number of fittings, BCA Part F2 “sanitary and other facilities”. In reference to table F2.3 Coleraine Pool, the average population per day is 50 patrons. This equates that the current amenity numbers are compliant with the BCA. Male – 1 pan equates to 1 -100 patrons, 1 basin equates to 1 -50 patrons and 2 urinals equates to 51 – 100 patrons. Female – 2 pans equates to 26 -50 patrons, 1 basin equates 1 – 50 patrons. 							

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Site: Coleraine Memorial Swimming Pool

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- 4) Main entry to change rooms.
- 5) Female change room – floor grading to floor waste. Structural cracks to slab evident.



- 6) Metal door frames corroded to pans. Mortar displaced with brickwork
- 7) Bench seating – not safe. All wall mounted brackets loose off wall and corroded.

Buildings – Entry								
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	
Comments: <ul style="list-style-type: none"> Similar construction to change rooms. Access way into facility via office is a maximum 1200mm wide. Acceptable for one-way wheel chair access, and two-way 'able' body access with no prams. Entry access should be a minimum of 1500mm (ideally for two-way pedestrian traffic 1800mm). Exposed steel truss above walkway is corroded. Recommend to be replaced with new. Signage in poor condition. Internal joinery in fair condition. Appears 'tired' and several areas showing laminate covering lifting and chipped off sub structure. Splash back tiles in good condition. Galvanised roller shutter in reasonable condition. Electrical switch board appears in good condition with 'current' circuit breakers and 								

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Site: Coleraine Memorial Swimming Pool

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safety switch.

- Ceiling and soffit lining appears to be a painted compressed sheet material in reasonable condition. Can't confirm if material is A/C sheet or not.
- Signage to entry – visible from entry, however not visible from rest of facility.



- 8) Main entry access into pool facility – too narrow to cater two-way pedestrian traffic.
- 9) Corroded truss junction between entry and change rooms – also poor condition of signage.



- 10) Main joinery to office / entry room. Very tired and in fair condition
- 11) Existing switchboard, reasonable condition. Current circuit breakers and RCD (safety) switch.

Buildings – First Aid Room & Store							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • Paving landing not BCA & AS 1428.1 compliant. No graded ramp to door way. Landing is structurally not safe. Evidence of a very large crack – appears slab has broken away. • Door width into room is too narrow - 740mm (should a minimum of 850mm), and corridor to the first aid room of is a maximum of 900mm (should be a minimum of 1000mm). Not compliant to BCA & AS 1428.1. • First aid room appears more like a store room. Could not be used in current state. • First aid room not compliant to RLS Safe Pool operation guidelines FA3 and should a 							

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minimum of 15 sq.m in size.

- Ceiling and soffit lining appears to be a painted compressed sheet material in reasonable condition. Can't confirm if material is A/C sheet or not.
- No clear visibility to the pool and / or office if one pool attendant is operating the facility.
- No apparent phone line or phone in first aid room.
- Signage not adequate for this room. The only signage is located on the door and can not be seen if door is open.



- 12) Access to first aid room – not BCA compliant. Structural crack to landing. (narrow door to room)
13) First Aid room – appears more like a store room.



- 14) Passage way from entry door to first aid room – too narrow (max. 900mm width)
15) First Aid room – appears more like a store room.

Buildings – Plant Room

Definitions:

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Site: Coleraine Memorial Swimming Pool

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General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good	
Comments: <ul style="list-style-type: none"> Overall condition of the plant room is poor. Structural cracking within the brick work and mortar joints suggests a portion of the floor is moving or sinking at the corner. Safety shower well located at entry of main doors to plant room. The timber frame window requires replacing – evidence of dry rot and several panes of glass are missing. Doesn't appear that the store room has sufficient exhaust, as the room is being used as a chemical store. Sislation (Thermo-foil) to roof to be replaced with new. Thermo-foil to be taped and sealed. Step into the pump house of the plant room – deemed not safe. No clear signage stating hazard and step risers not compliant to BCA (higher than 255mm). No handrail to steps noted above. 								



- 16) Plant room / Filtration room appears in a poor condition (internally / externally). Safety shower compliant.
- 17) External window – very poor condition and structural cracking to brickwork.



- 18) Step into filtration room too steep – not BCA compliant. No visible warning of step.
- 19) Exposed sislation (thermo – foil). Foil should be taped and sealed. Poor condition.

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Site: Coleraine Memorial Swimming Pool

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Buildings – Sun Shade Structures

General visual condition
(see definitions below)

Poor

X

Fair

Reasonable

Good

Comments:

- A number of steel framed structures – which consist of a stretched sun shade cover. None of which are aesthetically pleasing and may create obstructions to view lines for staff to the pool and to patrons around the facility.
- The size and location of these sun shade structures does not allow for localised public communal areas, rather segregated (localised) areas within the pool facility.
- Main toddler's pool sun shade in reasonable condition.



- 20) Fixed sun shade structures – along pool concourse.
21) Main toddler's pool – sun structure.

Fixtures & Fittings

General visual condition
(see definitions below)

Poor

X

Fair

Reasonable

Good

Comments:

- Basins in change rooms – appear to be the original enamel basins. Poor condition. Recommend to be replaced with new. Basins are not BCA compliant for wheel chair access and located within 'tight' constraints adjacent to the urinals in the male change area. Wall mounted brackets – showing signs of rust.
- Basin within first aid room – appears to be in good condition, with one tap fitting. Tap fitting should be replaced with WELS rated fitting. Basin doesn't appear to have been used.
- Tap fittings to basins – appear circa 1980's. Should be replaced with water saving "AAA" or WELS rated fittings.
- Shower rose in good condition to all showers – Council has already fitted a WELS rated shower rose. Tap fittings in fair condition, should be replaced with a "timed flow" push button device.
- Could not locate a hot water unit for the change rooms – assumption is a cold water

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Site Investigation Report:

Site: Coleraine Memorial Swimming Pool

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supply only.

- Light fittings to entry office and external in fair condition, fluorescent tube fittings with no weather shield / vandal proof cover.
- Light fittings to change rooms appear to be in reasonable condition.
- Fire Hose Reels – not evident. Not compliant to BCA Part E1 – Fire Fighting Equipment.
- Fire Hydrant and / or booster – not evident.
- Pool blankets – appear in a reasonable condition. Recommend that the storage units be moved 1000mm back from the pool concourse to allow greater circulation of 3000mm.



22) Typical wall mounted basin to all change rooms – wall brackets corroded.

23) Pool blanket – reasonable condition. Top coating of cover is breaking down with exposure.



24) Pans – very narrow. Reasonable condition. Doors – corroded on frame.

25) Shower area – use of water saving shower rose – very tight in area – no partitions.

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Site Investigation Report:

Site: Coleraine Memorial Swimming Pool

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Pool – Main Pool							
General visual condition (see definitions below)	Poor		Fair		Reasonable		Good
							X
Comments: <ul style="list-style-type: none"> The pool appears to have been recently renovated with some type of fibreglass lining. Depth and warning signage appears to be new but does not satisfy the RLSSA guidelines. Hand rails to steps in good condition. Compliant with BCA requirements. Generally well presented. 							



26) 50m pool – evidence of recent repairs to pool shell.

27) Main 50m pool in reasonable condition, including hand rails.



28) Steps into main pool – in good condition.

29) Main 50m pool in reasonable condition, evidence of more pool shell repairs.

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Site Investigation Report:

Site: Coleraine Memorial Swimming Pool

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Pool – Toddler's Pool								
General visual condition (see definitions below)	Poor		Fair		Reasonable		Good	X
Comments: <ul style="list-style-type: none">Pool fence to toddler's pool appears non compliant due to its height around the perimeter. Question to council – Why does the pool have an additional fence?The pool appears to have been recently renovated with some type of fibreglass lining.Depth and warning signage appears to be new but does not satisfy the RLSSA guidelines.								



- 30) Toddler's pool and pool fence. Fence in fair condition – probably not really required.
31) Toddler's pool with hand rail – could be deemed a tripping hazard and should be removed.

Pool - Concourse							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Overall condition of the pool concourse appears in reasonable condition. Several expansion joints have widened over time - due to settlement and expansion. The average width of the concourse is 2200mm wide. This complies within RLS Facility Design section FD2. Several sections of the paving have been grinded level to minimise any potential tripping hazard. Pit lids appear in reasonable condition. Signage in fair condition. Recommend new signage around pool to comply with NARSSM. Perimeter seating in poor condition and should be removed. 							

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Site: Coleraine Memorial Swimming Pool

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- 32) Signage to main pool concourse in fair condition.
- 33) Pool blankets – recommend being a minimum 1000mm further away from deep end for clear circulation.



- 34) Main pool concourse in reasonable condition. Width complies with RLS minimum requirements.
- 35) Sections of the pool surface have been grinded, including around pit lids.

Filtration Plant (undertaken by David Powick & Associates)							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> The 4 cell suction sand filter is supplemented by two Waterco SMD1200 top mount filters. The benefit of these additional filters is lost if the solar heating system is not called in or is not functioning and this should be addressed. Generally, the circulating pump and pipe work relating to the filter cell is satisfactory, however some valves should be replaced and the multi port valve should be refurbished. The solar heating system laid over a fenced and sealed gravel base appears to be in good condition. Access wasn't available to all areas and we could not see the chlorine dosing system. From the type of dry chemicals stored in one of the rooms it appears that the pool runs on Chlorine Gas. We would be very surprised if the installation complies with current dangerous good storage and handling regulations and this should be 							

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investigated. If they do not comply, the situation should be rectified immediately or the gas should be replaced with another form of chlorination.

- Automation of chemistry control was not visible and this should be rectified as it contravenes health department regulations.
- There may be some inadequacy of flow to the small pool as this was a common problem with pools of this age. Flows should be improved to achieve full turnover in a maximum of 1 hour in the small pool.



36) Typical pipe work condition.

37) External gravity sand filters in reasonable condition.



38) Typical storage condition for pool chemicals – may be deemed dangerous.

39) Typical pipe work condition and filter.

Access Conditions - Disability							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • No disabled / assisted facilities are located within the facility. • Pathway within the change rooms and entry is too narrow. This path should be at least 1500mm wide to allow for minimum two- way pedestrian traffic. • The width of the pathway on the pool side to the entry and change rooms is too 							

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narrow (maximum 1200mm) to allow for two-way pedestrian traffic flow – this path in front of the change rooms and kiosk should be a minimum of 1800mm.

- All amenity and directory signage to comply with relevant codes.
- No disabled access into the pools.
- No disabled access into the first aid room due to the steps and door width.
- Toilet cubicles not wide enough – recommend removing the brick work and replacing with nominal toilet partitions.
- Ramp at entry not BCA (A/S 1428.1) compliant. Exposed steps to side of ramp are deemed a hazard and can be deemed a trip hazard.
- The hand rail is not compliant with A/S 1428.1 due to its construction, diameter of the top hand rail and not having a continuous handrail or kerb rail.
- Ground tactile indicators to front entry ramp appear non compliant to AS 1428. 1 and AS 1428.4 with respect to its location and orientation to the ramp.
- A ramp should have handrails to both sides and not one side.
- Door hardware to change rooms not disability compliant (with removable hinges, indicator bolts, self closers, door handles).
- Entry booth to office – service bench is flush with the wall and does not comply to assist wheel chair access. Service bench also is too high. Should be a maximum 720mm high.
- Re-grade paths from change rooms to pool concourse as grade is too steep. All graded paths to have a gradient 1:20 or be refurbished as ramps with a grade of 1:14.



40) Main entry – disabled ramp not compliant. Trip hazard evident and handrail not compliant.

41) Ground tactile indicators not installed as per AS 1428.4 .Tactile indicators face the wrong ramp.

Signage

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General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good	
Comments: <ul style="list-style-type: none"> Signage in fair condition. Recommend new signage around pool to comply with NARSSM. Signage to entry – visible from entry, however not visible from rest of facility. Amenity signage to change rooms and first aid room is in poor condition and does not comply with current regulations. All amenity signage is required to include Braille tactile. No clear directional signage from the main road and at the site. Major sign at entry to pool is a HAZCHEM sign – ‘not inviting’. 								



42) Main entry signage – not really inviting “HAZCHEM” versus Coleraine Swimming Pool

43) Directory signage to be replaced to comply with current requirements

Hazardous Materials - Assumptions

Comments:

- Ceiling and soffit lining to entry office and first aid room appears to be a painted compressed sheet material, can't confirm if this material is A/C sheet.
- On visual review of the electrical meter board and switch board located in the pool filtration plant room and the approximate age of the structure, it is very likely that asbestos may be located.
- On the condition of the pipe work associated within the filtration room and the age of the facility – asbestos lined pipes may have been used in its construction.

Recommendations

- Overall the pool facility is in a reasonable condition, and should remain opened. The pools themselves are in good condition with several minor items of rectification to be under taken.
- The building area of the change rooms, entry and first aid is suitable for a refurbishment to allow for disabled facilities and better connection / link of the entry and first aid room. The actual change rooms are large enough to cater for new disability access requirements.
- Plant room recommend to be replaced with new, however the solar heating system is

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in good order. As noted in the filtration section of this report the Chlorination system has to be upgraded immediately.

- All disabled facilities listed above are recommended to be implemented.
- All signage to the pool facility to be upgraded and to current regulations.
- These works (other than the filtration plant) could be undertaken over the next two to three years pending Council's expenditure master plan.

External Reference documents

(Which can be read in conjunction to this report)

1. Royal Life Saving – Guidelines for Safe Pool Operations (RLS)
2. National Aquatic and Recreational Signage style manual – third edition 2006 (NARSSM)
3. AS 1428.1 Design for access and mobility. Part 1 General requirements for access – new building works
4. Building Code of Australia Vol. 1 2008.

Document History:

Version – P1

First Draft – 8th July 2009

Second Draft – 15th July 2009

Third Draft – 20th July 2009

Final Issue – 21st January 2010

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Site:	Dunkeld Swimming Pool	Date visited:	1 st July 2009 FINAL ISSUE
Project:	South Grampians Council – Aquatic Facility Development Strategy	Project No:	EJ-0763
Client:	Southern Grampians Shire Council	Representative:	Mr Craig Halley
Investigation undertaken by:	Sean Stone Mike Pettigrew	Company:	Etch Architectural Solutions David Powick & Associates
Copies to:	Steve Pallas	Company:	@Leisure
Weather Conditions:	Clear – overcast with clouds, high winds and frequent showers Cold		
Pages	15 (including this page)		

This Site Investigation Report is based on the reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the age of the facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. Southern Grampians Shire – Swimming Pool Access Audits, Reports & Findings.
2. Southern Grampians Community Pools – register and listings.
3. Southern Grampians Shire Council – audit of swimming pools & master plan prepared by Dennis Hunt.
4. Existing Condition site plan of Balmoral Pool.
5. Existing Condition site plan of Coleraine Pool.

Site Investigation:

The swimming pool was built circa 1966. The site consists of 1No. 25m pool (6 lanes) with a dry (no water) water slide, 1No. Toddler's pool, change rooms, an open entry which accommodates the entry, kiosk and first aid room, store room and plant room with external sand filters (located at the northern end of the site).

The pool is situated adjacent to the Dunkeld public park, which consists of off street car parking, public amenities, and playground equipment. The main car park (accessed from the rear of the site) also accommodates the Dunkeld Bowls Club.

The pool is sited in the centre of the town ship with the regional information centre directly opposite it and the main park sharing public facilities.

This facility would be "deemed to satisfy" under the Building Code of Australia Vol 1 – 2008 as a Class 9b building with a fire classification C.

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BUILDING & LANDSCAPE

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Site Conditions - Landscaping							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> • A grassed site with one significant tree within the fence line of the facility. • 2No. fixed sunshade structures, located within the pool facility in good condition and 2No. additional perimeter structures in a fair condition. • The main path from the entry / change rooms grades to the main pools and toddler's pool. The gradients appear acceptable for BCA compliance. Council to confirm if slope is graded at 1:20 fall. • Fence line in reasonable condition – several posts require sanding and new paint (cold galvanise paint). Sections of chain wire fencing are corroded / oxidised. • No public focal areas / nodes located within the pool site (eg. shelters associated with BBQ's, tables and chairs). • Main entry – no clear (visible) pathway from the main entry to the 'designated' car park. • Pool access at entry is wide enough to cater two-way pedestrian traffic and wheel chair access. • No designated disabled parking sign evident on site walk. • External access gates on perimeter fence line, one to the north of the site directly accessing the main highway off street parking and the other to the south accessing the rear car park. 							



- 1) Main view to pool entry via the park and play ground (in foreground)
- 2) Direct access from highway – the plant room and delivery access. No direct link to pool from street.

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- 3) Main view of the 25m pool from the southern end of the facility- plant room in the background.
- 4) Main car park of pool also linking with Bowls & Tennis clubs.

Buildings – Change Rooms									
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good		
Comments: <ul style="list-style-type: none"> Change rooms and entry buildings – brick masonry construction with timber framed roof (corrugated metal roof sheeting) over entire building. No insulation in roof construction – area would be hot over summer. Overall condition is reasonable. All internal brickwork has been painted. General brickwork in fair condition (externally), several locations evident of cracking due to settlement and general movement. Floor, concrete slab with epoxy paint finish – in fair condition as in areas paint surface has been lifted and requires floor preparation and re-painting. Access into change rooms wide enough for BCA compliance and disability access. No disabled facilities servicing the pool facility. Disabled amenities are catered from the public park. Doors / frames to external access from showers and toilet cubicles – timber framed and rotten, and do not comply with BCA (with removable hinges, indicator bolts, etc). Showers and toilet cubicles not wide enough to cater for disability access. Bench seating – typical timber slat construction, in good condition. Signage in poor condition. Should be replaced with new. Urinal step – not compliant for disability types. Population (occupancy rates) versus number of fittings, BCA Part F2 “sanitary and other facilities”. In reference to table F2.3 Dunkeld Pool, the average population per day is 24 patrons. This equates that the current amenity numbers are compliant with the BCA. Male – 1 pan equates to 1 -100 patrons, 1 basin equates to 1 -50 patrons and 2 urinals equates to 51 – 100 patrons. Female – 2 pans equates to 26 -50 patrons, 1 basin equates 1 – 50 patrons. 									

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- 5) Change rooms – typical layout in good condition – epoxy paint floor treatment and typical bench slat seating.
- 6) No insulation to roof.



- 7) Showers too small to accommodate disabled requirements and BCA occupancy rates
- 8) Men's urinal in good condition.
- 9) Typical pan & toilet partition to change rooms.

Buildings – Entry & First Aid Room							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No actual entry other than a fold down table. No actual first aid room with the exception of a cupboard in the main entry. Not acceptable. No privacy for patrons using this facility No hands free basin or any sanitary fittings in close proximity other than the amenities. Recommend to refurbish existing store room into first aid room. 							

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- 10) Main entry & first aid 'area' in large cup board – unacceptable. Exposed in main entry

Buildings – Plant Room							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Isolated building located at rear of pool site and in close proximity to deep end of the 25 pool. Actually directly adjacent and exposed to the main highway. Council has informed that the roof and door way are in disrepair and require replacing. Recommend insulation to roof in new works. Overall condition of the plant room is in poor condition. Eave boards in poor condition – recommend to be sanded back to confirm overall condition of the timber. Sand filters located externally at side of building. Electrical meter board / switch board is a mixture of 'old' and 'new'. May contain asbestos. Recommend to be upgraded to meet current electrical regulations Chain wire fence in reasonable condition. No solar heating system. Roof access recently installed as directed by Workcover as advised by Council. 							



- 11) Pool plant room – main access from highway – signage clearly visible
12) Extent of sand filter above existing plant room. No visible link from highway to pool.

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- 13) Safety shower and eye wash in close proximity to plant room entry – poor condition of roof
 14) Gravity feed – sand filter in fair condition.

Buildings – Sun Shade Structures							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> There is no sun shading structure over the toddler's pool. Main sun shade structure is located between the two pools and is in good condition and should remain. Perimeter sun shading to southern fence and adjacent to the toddler's pool is not aesthetically pleasing and should be replaced with something more structurally sound and that could accommodate solar heating. 							



- 15) Main sun shade structures to pool facility in good condition and should remain.
 16) Light weight – southern perimeter shading – not aesthetically pleasing

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Fixtures & Fittings							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Basins in change rooms – appear to be good condition. Basins are not BCA compliant for wheel chair access and located within ‘tight’ constraints adjacent to walls and No hand basin located in first aid room. Urinal in male change is in good condition. Recommend the cistern to be replaced with new water saving cistern (also existing shows signs of corrosion). Showers access too narrow (maximum 850mm wide). Clothes’ hooks too high for general use. The majority of hooks in reasonable condition. No sink or hands free basin for first aid room / area. Tap fittings to basins – appear circa 1980’s. Should be replaced with water saving “AAA” of WELS rated fittings. Shower rose in good condition to all showers – Council has already fitted a WELS rated shower rose. Tap fittings in fair condition, should be replaced with a “timed flow” push button device. Hot water unit – not evident on site walk. Toilet cisterns appear in a reasonable condition. Recommend water saving cisterns to replace existing. Light fittings in fair condition. No Fire Hose Reels. Not compliant to BCA Part E1 – Fire Fighting Equipment. Fire Hydrant and / or booster – not evident. No Solar heating system. Pool blankets appear in good condition. 							



17) Water saving shower rose already installed. Showers in good condition – space restricted.

18) Typical pan and toilet partition. Note paper dispenser corroded.

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- 19) Wall mounted basin in good condition, however not compliant for disability access. Note epoxy floor coating – in poor condition under basin.
20) Pool blanket in good condition – located within entry area of pool facility.

Pool – Main Pool								
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	
Comments: <ul style="list-style-type: none"> This pool is in fair condition and has no reported leaks. The dry slide beside the main pool has a number of safety issues including sub-standard access and too high a delivery point to the pool because of the shallow water at that point. We recommend the slide be altered or removed. Depth and warning signage is not up to RLSSA guidelines and should be upgraded. Pool movement joints should be re-sealed. There is evidence of expansion joints cracking and minor corrosion to exposed reinforcing to pool. 								



- 21) Main 25m pool in good condition. Ladder access in good condition.
22) Main 25m pool – view over pool towards the change rooms.

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- 23) Pool signage in a poor condition. Recommend to be replaced. Pool concourse in poor condition at this corner.
24) Area adjacent to expansion joint where the reinforcing has been.

Pool – Toddler's Pool							
General visual condition (see definitions below)	Poor		Fair		Reasonable		Good
							X
Comments: <ul style="list-style-type: none"> Pool appears in fair condition. This small pool has been renovated Depth and warning signage is not up to RLSSA & NARSSM guidelines and should be upgraded. No handrails at the steps. Handrails recommended at both ends of the pool Wall tiling in a good condition. Requires general clean. 							



- 25) Toddler's pool with step entry.
26) Minimal signage to around pool. Stair access requires handrails (to both ends of the pool).

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Pool - Concourse							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • Main pool concourse is too narrow, approx 1200mm. This does not comply within RLS Facility Design section FD2. • Several sections of the paving surrounding the two pools show evidence of slip or settlement, as they have sunken from their original 'curing' location adjacent to the pool shell. • Concourse surrounding the toddler's pool not self draining – as evident in photo below. • Remove all seating from concourse – the location of seating causes restricted access and does not comply with RLS Facility design FD2 • Pit lids appear in a reasonable condition. • Signage in a poor condition. Recommend new signage around pool to comply with NARSSM. • Concourse width around the toddler's pool is too narrow – 1000mm. • Paving from shallow pool to change rooms – gradient appears to comply with 1:20 fall. • Remove dry slide from concourse – this area of access is restricted (cannot gain access to the main grassed / sun shade area directly from the change rooms; it restricts access directly around the pool). Recommended to be replaced with a new 'compliant' 'wet' slide and also located in a different location. • Access to dry slide not compliant due to high (ladder) step access and the slide does not overhang into the pool – also the drop is too high above the top of water line. 							



27) Main path – grading to main pool concourse.

28) Section of pool concourse recently grinded to minimise trip hazards.

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- 29) Existing light poles removed. Screened by seating. These areas restrict the pool concourse width.
30) Evidence of pool concourse cracking and expansion joint repairs.

Filtration Plant (undertaken by David Powick & Associates)								
General visual condition (see definitions below)	Poor	X	Fair	X	Reasonable		Good	
Comments: <ul style="list-style-type: none"> The gravity sand filter system is in need of renovation. It has a new pump and 1 new valve but requires further work. It should be re-furbished rather than replaced unless there are major issues with the cell structures. The backwash routine requires manipulation of the float operated modulation valve to overfill the pool by around 300mm prior to backwashing as the balance tank appears to be too small to provide the necessary backwash water. We have not investigated this fully and rely on advice from the plant operator. This matter should be reviewed. The bulk storage facility for the Sodium Hypochlorite is not up to standard and should be upgraded. There is insufficient flow to the small pool and there may be a need to install a side stream pump to lift turnover rates to the small pool. Automatic dosing control should be added – presently done by a test kit plus guesswork and this contravenes health regulations. The Hypo pump is too high and as such presents an OH&S issue. We presume the height is based on an attempt to stop syphoning, but this can be controlled by other means. 								

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- 31) Hypo tank – restricted access around tank.
32) Additional chemical storage – directly adjacent to Hypo tank bund – not recommended.



- 33) Typical condition of existing pipe work
34) Above ground – gravity fed sand filters – reasonable condition.

Access Conditions - Disability							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No disabled / assisted facilities are located within the facility. No disabled designated car park evident in close proximity to the pool facility. Access into change rooms sufficient for wheel chair access. No ground tactile indicators to all steps and ramps above water line of pools. All amenity and directory signage to comply with relevant codes. No disabled access into the pools. No disabled access into the first aid room (actually no first aid room) Toilet/ shower cubicles not wide enough – recommend removing the brick work and replacing with nominal toilet partitions. Door hardware to change rooms not disabled compliant (with removable hinges, indicator bolts, self closers, door handles). Main step from pool concourse to pool is too high (over 200mm). Not BCA compliant (maximum height for a riser is 190mm). 							

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- 35) Restricted access into showers.
36) Basins not compliant for assisted access.

Signage							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No clear directional signage from the main road (highway) other than the HAZCHEM sign of the plant room. Signage in a poor condition. Recommend new signage around pools to comply with NARSSM. Amenity signage to change rooms is in fair condition and does not comply with current regulations. All amenity signage is required to include Braille tactile. Warning / HAZCHEM signage to plant room in fair condition. Recommend new. 							



- 37) Signage to store room in a poor condition. Recommend to be replaced with new.
38) Main signage to entry of pool facility – directly visible from park only. No direct signage from street (highway).

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39) Main signage of pool from main highway – not inviting.

Hazardous Materials - Assumptions

Comments:

- On visual review of the electrical meter board and switch board located in the pool filtration plant room and the approximate age of the structure, it is very likely that asbestos may be located.



40) Backing to switchboard may contain asbestos.

Recommendations

(these recommendations are based on visual inspection only and general condition of the pool facility)

- We recommend this pool to remain open, however major capital works are recommended for this pool facility.
 - Existing change rooms to be refurbished so to comply with BCA and AS 1428.1 requirements. Provide disability accessible facilities within each area.
 - Plant room to be rebuilt to suit a larger area and to allow compliance for the

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- filtration plant. It is also recommended to be moved away from main highway to allow for better visibility.
- Provide more prominent signage for this facility.
 - Provide new compliant 'water' slide onto site and replace existing.
 - Provide new sun shade structure along the southern side of the facility, this may also cater for a solar heating unit.
 - Minor work to both pools as noted in the above sections.
 - Recommendations directed by David Powick & Associates for the filtration room should be implemented immediately.
 - All disability compliance issues as briefly noted in the above section should be undertaken as part of a capital works program.
 - All signage recommendations should be undertaken.
 - These works should be undertaken over the next two to three years pending Council's expenditure master-plan. With the exception of the plant / filtration room which does require immediate response.

External Reference documents

(Which can be read in conjunction to this report)

1. Royal Life Saving – Guidelines for Safe Pool Operations (RLS)
2. National Aquatic and Recreational Signage style manual – third edition 2006 (NARSSM)
3. AS 1428.1 Design for access and mobility. Part 1 General requirements for access – new building works
4. Building Code of Australia Vol. 1 2008.

Document History:

Version – P1

First Draft – 13th July 2009

Second Draft – 20th July 2009

Final Issue – 21st January 2010

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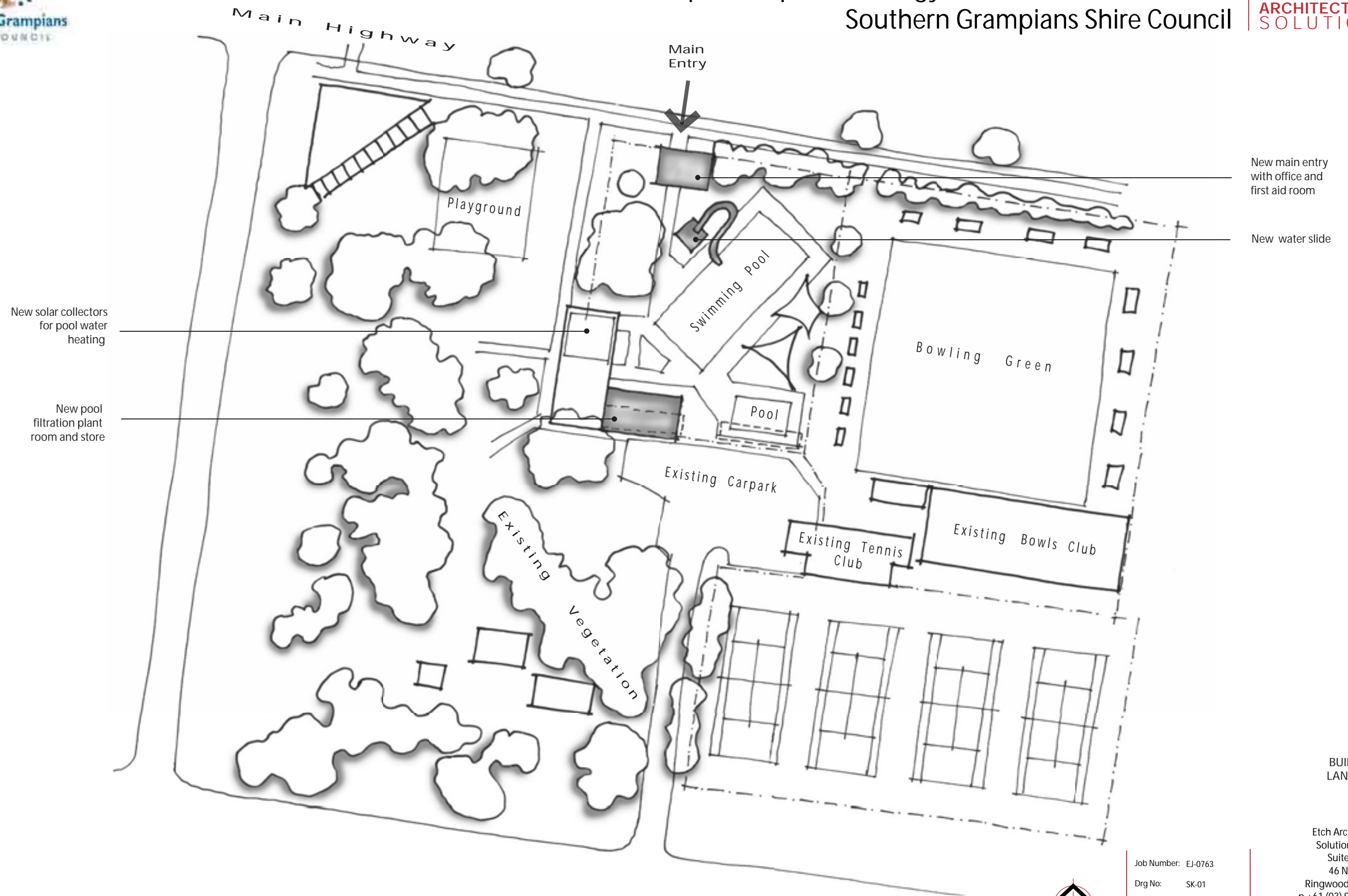
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Southern Grampians Aquatic Strategy - Dunkeld Memorial Pool Southern Grampians Shire Council



BUILDING &
LANDSCAPE



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Drg No: SK-01
Scale: NTS
Date: 21/01/2010
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Site Investigation Report

E-01

Site:	Glenthompson Swimming Pool	Date visited:	1 st July 2009 FINAL ISSUE
Project:	South Grampians Council – Aquatic Facility Development Strategy	Project No:	EJ-0763
Client:	Southern Grampians Shire Council	Representative:	Mr Craig Halley
Investigation undertaken by:	Sean Stone Mike Pettigrew	Company:	Etch Architectural Solutions David Powick & Associates
Copies to:	Steve Pallas	Company:	@Leisure
Weather Conditions:	Clear – overcast with clouds, high winds and frequent showers Cold		
Pages	16 (including this page)		

This Site Investigation Report is based on the reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the age of the facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. Southern Grampians Shire – Swimming Pool Access Audits, Reports & Findings.
2. Southern Grampians Community Pools – register and listings.
3. Southern Grampians Shire Council – audit of swimming pools & master plan prepared by Dennis Hunt.
4. Existing Condition site plan of Balmoral Pool.
5. Existing Condition site plan of Coleraine Pool.

Site Investigation:

The swimming pool was built circa 1975. The site consists of 1No. 25m pool (6 lanes), 1No. Toddler's pool, change rooms, main office / kiosk (south/ west corner of the site) and plant room with external sand filters (located at the north/ east corner of the site).

The pool is situated adjacent to the Glenthompson Lions Club public park, which consists of off street car parking, public amenities, picnic shelters with electrical BBQ's and playground equipment.

The pool is sited at the corner of a major road intersection (main access to Ballarat & Ararat). This site is very prominent and could be utilised as a 'gateway facility'.

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This facility would be "deemed to satisfy" under the Building Code of Australia Vol 1 – 2008 as a Class 9b building with a fire classification C.

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Site Conditions - Landscaping							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • A grassed site with minimal non significant trees within the fence line of the facility. • 2No. fixed sunshade structures, located adjacent to the main pool on the north/ western side of the facility. Both structures are in fair condition, although not aesthetically pleasing. • 1No. fixed sun shade structure over the toddler's pool – in fair condition, although not aesthetically pleasing. • The main path from the entry / change rooms grades to the main pools and the toddler's pool. The gradients appear acceptable for BCA compliance. Council to confirm if slope is 1:20. • Fence line in reasonable condition – several posts require sanding and new paint (cold galvanise paint). Sections of chain wire fencing are corroded / oxidised. • No public focal areas / nodes located within the pool site (eg. shelters associated with BBQ's, tables and chairs). These are located outside of the pool facility, at the adjacent Lions Club Park. • Main entry – no clear (visible) pathway from the main entry to the 'designated' car park. Main entry directly associated with the main driveway entry. Not safe. • Pool access at entry wide enough to cater for two-way pedestrian traffic and wheel chair access. • No designated disabled parking sign evident on site walk. • External access gates on perimeter fence line, with no signage of clear trafficable path to them (no driveway). 							



- 1) Main view from service road to main entry. No visible path to pool entry.
- 2) Adjacent Lions Club Park next to Glenthompson pool.

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Site: Glenthompson Swimming Pool

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- 3) Main view from plant room to the rest of the swimming pool facility.
- 4) Southern view (from main entry) – overview of the 25m pool towards the plant room.

Buildings – Change Rooms								
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	
Comments: <ul style="list-style-type: none"> Change rooms and entry buildings – brick masonry construction with timber framed roof (corrugated metal roof sheeting) over entire building area, however has no insulation (buildings would become very hot over summer). Overall condition – tired and requires refurbishment. All internal brickwork to change rooms is face brickwork with the majority of plumbing pipes exposed (in particular the basins and showers) – exposed hot water pipes not safe – can burn if touched. General brickwork in fair condition (externally), several locations show evidence of cracking. Floor, exposed concrete slab – graded to the occasional floor waste. Overall in fair condition. Access into change rooms wide enough for BCA compliance and disability access. No disabled facilities. Doors / frames to external access from showers and toilet cubicles – timber framed and rotten, do not comply with BCA (with removable hinges, indicator bolts, etc). Showers and toilet cubicles not wide enough to cater for disability access. Step to shower areas – a trip hazard and should be removed. Bench seating – timber slats with metal brackets in reasonable condition. Recommend several brackets to be replaced due to corrosion. Signage in poor condition. Should be replaced with new. Urinal step – not compliant for disability types. Urinal shows signs of corrosion. Population (occupancy rates) versus number of fittings, BCA Part F2 “sanitary and other facilities”. In reference to table F2.3 Glenthompson Pool, the average population per day is 10 patrons. This equates that the current amenity numbers are compliant with the BCA. Male – 2 pan equates to 101 - 250 patrons, 1 basin equates to 1 -50 								

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patrons and 2 urinals equates to 51 – 100 patrons. **Female** – 2 pans equates to 26 -50 patrons, 1 basin equates 1 – 50 patrons.

- Change rooms are large enough to allow for internal refurbishment.



- 5) Change rooms – Male. Clean brickwork, exposed concrete slab and exposed roof (no insulation)
- 6) Corroded urinal and high step. Step is not BCA compliant.



- 7) Female change – very restricted showers (with step).
- 8) Female Change rooms – very similar to male change. Very basic finishes.

Buildings – Entry & First Aid Room							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • Similar construction to change rooms, in reasonable condition. However no insulation in roof. • Large space – can cater as office and kiosk. Space can accommodate a first aid room; however, a partition area is recommended to allow for patron privacy. • Access way into facility via office is a minimum 1200mm wide. Width at access gate allows for two-way pedestrian access. BCA compliant. • Typical entry signage – not clearly visible from street. HAZCHEM signage very prominent – not inviting. 							

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- No joinery – only collection of tables.
- Clear visibility from office to entire pool site.
- No floor covering to rooms. Recommend a safety vinyl.



- 9) Typical signage to main entry. Not clearly visible from the street.
 10) Typical office / entry / first aid room. Roller Door used for kiosk and no joinery.

Buildings – Plant Room							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> • Isolated building located at rear of pool site and in close proximity to deep end of the 25 pool. • Overall condition of the plant room in reasonable condition. • Eave boards in fair condition – recommend to be sanded back to confirm overall condition of the timber. • Sand filters located externally at rear of building. • Electrical meter board / switch board a mixture of 'old' and 'new'. May contain asbestos. Recommend to be upgraded to meet current electrical regulations. • Chain wire fence in reasonable condition. • No solar heating system. • Pathway recommended between plant room and pool concourse, in particular a graded ramp down to the current path. 							



□ Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.

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- 11) Pool plant room – main access from pool grounds and plant room. Sloped ground and no clear path from pool.
- 12) Pool plant room – with external sand filters, and main gate access.



- 13) Main plant room access driveway (the raised grassed area).

Buildings – Sun Shade Structures							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • Main toddler's pool sun shade in reasonable condition. Fabric cover appears stretched and has sagged over time – recommend to be replaced. • Steel structure. • Main fixed sun shade structure is a mixture of steel and timber frame with a fixed metal sheet roof. Overall in fair condition, however not aesthetically pleasing. Recommend to be replaced. 							



- 14) Sun shade structure to toddler's pool.
- 15) Typical fixed sun shade structure adjacent to the main pool.

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Site: Glenthompson Swimming Pool

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Fixtures & Fittings							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Basins in change rooms – appear to be the original enamel basins. Poor condition. Recommend to be replaced with new. Basins are not BCA compliant for wheel chair access and located within ‘tight’ constraints adjacent to the urinals in the male change area. Wall mounted brackets – showing signs of rust. No hand basin located in first aid room. Urinal in male change – corroded at its tray (spray panel & base). Showers too narrow (max 850mm wide) and not compliant with a step entry. Shower pipe-work exposed and may create a burn risk / hazard if touched. Clothes’ hooks too high for general use. The majority of hooks have been damaged or completely removed. Stainless steel sink appears in reasonable condition in the entry/ first aid room. Tap fittings to basins – appear circa 1980’s. Should be replaced with water saving “AAA” of WELS rated fittings. Shower rose in good condition to all showers – Council has already fitted a WELS rated shower rose. Tap fittings in fair condition, should be replaced with a “timed flow” push button device. Hot water unit – gas instantaneous. Appears in a fair condition – covers to be replaced, or at least installed. Toilet cisterns appear in reasonable condition, a mixture of in-wall (water wafers) and standard dual flush. Light fittings are in fair condition. No Fire Hose Reels. Not compliant to BCA Part E1 – Fire Fighting Equipment. Fire Hydrant and / or booster – not evident. No pool blankets & solar heating system. 							

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- 16) Corroded men's urinal and original cast iron / enamel basin (basins typical to both change rooms)
17) Gas hot water unit – not sure on its condition. General appearance – reasonable.



- 18) Showers to both change rooms – poor condition. Both not BCA compliant and no disabled access.
19) Typical pans with new cisterns.

Pool – Main Pool								
General visual condition (see definitions below)	Poor		Fair		Reasonable		Good	X
Comments: <ul style="list-style-type: none"> Painted concrete pool shell appears in good condition. There is no reported leakage from this pool. Main pool concourse too narrow, approx 1500mm. A large section of the concourse has been reinstated – possibly due to settlement. 								

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Site: Glenthompson Swimming Pool

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- Pool ladders appear in good condition.
- No disability access into the pools.
- Depth and warning signage does not comply with RLSSA recommendations and should be upgraded.
- Handrails are fitted but should be of more modern design recognising the step edge and extending back to be within reach of those using the concourse step.



- 20) Main 25m pool in good condition. Handrail to main steps compliant.
21) Main 25m pool – signage around pool – reasonable condition. Recommend to be upgraded



- 22) Clear pool signage. Step ladder appears in good condition.
23) Deep end to pool and hand rail – in good condition. Pool shell has held water (minimal water lost).

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Site Investigation Report:

Site: Glenthompson Swimming Pool

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Pool – Toddler's Pool							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Pool appears in fair condition. This pool appears to have water overflow outlets at the corners of the internal steps making a very shallow pool. The outlet covers appear loose and present a sharp edge that could cause cuts and other injuries. There are no depth or warning signs in or around this pool. This matter should be addressed. 							



- 24) Toddler's pool with step entry.
25) Minimal signage to around pool.



- 26) Grate plates – corroded. May create trip hazard.
27) Corroded plates to overflow grate to toddler's pool.

Pool - Concourse

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Site: Glenthompson Swimming Pool

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General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	
Comments: <ul style="list-style-type: none"> • Main pool concourse too narrow, approx 1500mm. This does not comply within RLS Facility Design section FD2. • Several sections of the paving surrounding the two pools show evidence of slip or settlement, as they have sunken from their original 'curing' location adjacent to the pool shell. • Several expansion joints on the concourse have been recently grinded to minimise trip hazards. • Pit lids appear in reasonable condition. • Signage in fair condition. Recommend new signage around pool to comply with NARSSM. • Concourse width around the toddler's pool is too narrow – 1200mm. • Paving from change rooms to main pools in reasonable condition. Gradient appears compliant to a 1:20 fall (BCA & AS 1428.1 compliant). • Light tower bases should be removed and capped off at ground level and not 300mm above creating a trip hazard. • Seating to concourse - recommended to be replaced with new. 								



28) Main path – grading to main pool concourse.

29) Section of pool concourse recently grinded to minimise trip hazards.

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- 30) Existing light poles removed. Screened by seating. These areas restrict the pool concourse width.
31) Evidence of pool concourse cracking and expansion joint repairs.

Filtration Plant (undertaken by David Powick & Associates)							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> The bulk storage tank for the liquid chlorine sits in a chipboard bund partly over pipe work and a pump. This bund is of no benefit at all as it could not withstand a collapse of the Hypo tank and it is too close to the Hypo tank to contain outflow from any penetration type failure. The tank should be re-positioned in a new enclosure in a bund that complies with current regulations. There is no automated control of water chemistry and this contravenes health department regulations. Automatic controllers should be fitted. There appears to be inadequate flow to the toddler's pool. Provision to adjust the flow is not apparent and this should be addressed. The pump and hair and lint strainer should be replaced in the short term. 							



- 32) Pool Filtration plant – typical chemical storage area and sump.
33) Main pool filter with main pump (notice half the pump is located under 'hypo – tank').

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- 34) Hypo tank – close proximity to electrical switch / circuits illegal, including chlorine pump.
- 35) Hypo – tank bund consists of 18mm plywood with fibre-glass resin (with no base) – not compliant and illegal. Not Safe.
- 36) Hypo-chloride supply tap to tank located adjacent to sand filter.

Access Conditions - Disability							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No disabled / assisted facilities are located within the facility. No disabled designated car park. No paved pathway from the car park to the pool facility. Pathway within the change rooms and entry is too narrow. This path should be at least 1500mm wide to allow for minimum two-way pedestrian traffic. All amenity and directory signage to comply with relevant codes. No disabled access into the pools. No disabled access into the first aid room. Toilet cubicles not wide enough – recommend removing the brick work and replacing with nominal toilet partitions. Door hardware to change rooms not disabled compliant (with removable hinges, indicator bolts, self closers, door handles). 							

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- 37) Restricted access to showers – remove step.
- 38) Change area large enough to allow for refurbishment and disabled compliance.

Signage							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • Typical entry signage not clearly visible from street. HAZCHEM signage very prominent – not inviting. • No clear signage stating first aid room. • Signage in fair condition. Recommend new signage around pools to comply with NARSSM. • Amenity signage to change rooms and first aid room is in a poor condition and does not comply with current regulations. All amenity signage is required to include Braille tactile. • Warning / HAZCHEM signage to plant room in a fair condition. Recommend new. 							



- 39) Signage to store room in a poor condition. Recommend to be replaced with new.
- 40) Signage to change rooms in a poor condition.

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41) Signage to change rooms in poor condition.

Hazardous Materials - Assumptions

Comments:

- On visual review of the electrical meter board and switch board located in the pool entry and the approximate age of the structure, it is very likely that asbestos may be located.



42) Main switch board and meter board backing may contain asbestos.

Recommendations

(these recommendations are based on visual inspection only and general condition of the pool facility)

- We recommend this pool to remain open, however major capital works are recommended for this pool facility.
 - Existing change rooms to be refurbished so to comply with BCA and AS 1428.1 requirements. Provide disability accessible facilities within each area.
 - Plant room to be rebuilt to suit a larger area and to allow compliance for the filtration plant.
 - A defined access road to the plant room to be constructed.
 - Provide new sun shade structure along the western side of the facility that may also cater for a solar heating unit.

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- Minor works to both pools as noted in the above sections as these pools, from our investigation are probably in the 'best' condition of the Council's pools.
 - A safe pedestrian access-way at the entry should be undertaken to minimise any potential risk between patron and car.
- Recommendations directed by David Powick & Associates for the filtration room should be implemented immediately.
- All disability compliance issues, as briefly noted in the above section, should be undertaken as part of a capital works program.
- All signage recommendations should be undertaken.
- Provide new signage at the frontage of the site from the road.
- This site should be considered as a South Grampians 'gateway' site due to the close proximity of the two major highways and Lions Club Park with BBQ's.
- These works should be undertaken over the next two to three years pending Council's expenditure master-plan. With the exception of the plant / filtration room which does require immediate response.

External Reference documents

(Which can be read in conjunction to this report)

1. Royal Life Saving – Guidelines for Safe Pool Operations
2. National Aquatic and Recreational Signage style manual – third edition 2006 (NARSSM)
3. AS 1428.1 Access mobility part 1.
4. Building Code of Australia Vol. 1 2008.

Document History:

Version – P1

First Draft – 15th July 2009

Second Draft – 20th July 2009

Final Issue – 21st January 2010

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E-01

Site:	Hamilton Olympic Swimming Pool	Date visited:	1 st July 2009 FINAL ISSUE
Project:	South Grampians Council – Aquatic Facility Development Strategy	Project No:	EJ-0763
Client:	Southern Grampians Shire Council	Representative:	Mr Craig Halley
Investigation undertaken by:	Sean Stone Mike Pettigrew	Company:	Etch Architectural Solutions David Powick & Associates
Copies to:	Steve Pallas	Company:	@Leisure
Weather Conditions:	Overcast conditions, winds and occasional showers Cold		
Pages	17 (including this page)		

This Site Investigation Report is based on the reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the age of the facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. Southern Grampians Shire – Swimming Pool Access Audits, Reports & Findings.
2. Southern Grampians Community Pools – register and listings.
3. Southern Grampians Shire Council – audit of swimming pools & master-plan prepared by Dennis Hunt.
4. Existing Condition site plan of Balmoral Pool.
5. Existing Condition site plan of Coleraine Pool.

Site Investigation:

The swimming pool was built circa 1955. The site consists of 1No. 50m pool (6 lanes), 1No. isolated 25 pool, 1No. toddler's pool, change rooms (including an external access disabled toilet), main office / kiosk (centrally located, facing the toddler's pool and shallow end of the 50m pool), plant room and solar heating panels at the rear of the site, in direct axis with the main entry.

BUILDING & LANDSCAPE

This facility would be "deemed to satisfy" under the Building Code of Australia Vol 1 – 2008 as a Class 9b building with a fire classification C.

External playground facilities are located in close proximity to the main pool site, however direct access to them from the main entry is some 300m away.

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Site Investigation Report:

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Site Conditions - Landscaping								
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good	
Comments: <ul style="list-style-type: none"> A relatively levelled site with a minimal grade of (500m) from the 50m pool to the 25m pool. Vegetation – mainly grassed with several significant trees throughout the site. Sun shade structure - a timber framed structure in fair condition located from the main entry and extends over the toddler's pool. The other shade structure is a stretched fabric (Coolaroo) structure located opposite the 50m pool and in reasonable condition. Fence line in fair condition – several posts require sanding and new paint (cold galvanise paint). Sections of chain wire fencing are corroded / oxidised. No public focal areas / nodes located within the pool site (eg. shelters associated with BBQ's, tables and chairs). No designated car parking directly relating to the pool facility. All car parking is off street parking including no clearly marked disabled off street car parking. Main entry signage clearly visible from the main streets. Entry building has prominence and well sited from the street. Pool site is visually linked to the adjacent streets. 								



- 1) Hamilton pool – relatively flat site with significant trees located throughout – note playground in the background.
- 2) Main axis from the main entry looking over the toddler's pool, main pool to the plant room.

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- 3) Pool site – visually linked to Gage Street & McConchie Street).
- 4) Very prominent main entry – existing 1950's building. Consider preserving?

Buildings – Change Rooms							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Change rooms and entry buildings – brick masonry construction with timber frame, and tiled. Overall condition – tired and requires refurbishment. General brickwork in reasonable condition, several locations show evidence of cracking. Floor, exposed concrete slab – graded to areas. Painted and dangerous (can not see variations on the floor – particularly at the entry). Access into change rooms not wide enough for BCA compliance and disability access. Maximum opening is 800mm should be a minimum of 870mm (clear of any obstructions). Floor sloping from main entry to both change rooms is dangerous and requires immediate rectification. Too steep and no colour variance. Doors / frames are timber framed and in reasonable condition. Change areas enclosed to the weather – well protected. Bench seating frame supported off wall only. Not recommended but is in fair to reasonable condition – several seat brackets are corroded and loose from the wall. Shower cubicles too narrow. Exposed hot water unit located within both male and female – may be deemed dangerous due to touch and potential burn risk. Coin operated hot water – appears out dated. Sanitary fitting numbers versus population rate. Hamilton Pool has an average of 66 patrons per day utilising the pool facility. Based on the current BCA F2 “sanitary and other facilities” rates. Male – 1 pan equates to 1 to 100 patrons, 4 basin equates to 200 patrons and 5 urinals equates to 201 -250 patrons. Female – 2 pans equates to 26 -50 patrons, 5 basin equates to 150 patrons. The current change room amenities are compliant – could be reduced. 							

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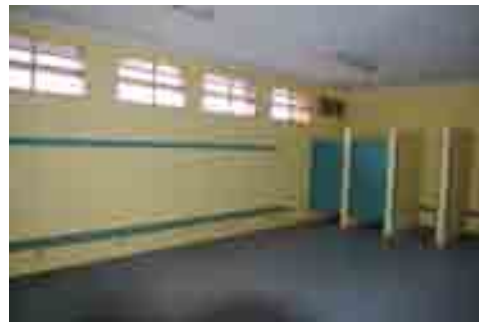
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Site: Hamilton Olympic Swimming Pool

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- 5) Floor into change rooms, dangerous, too steep and no colour variance (typical to both.)
- 6) Female change room – typical view showing 'private' change areas and slat bench seating.



- 7) Typical showers – no door and too narrow.
- 8) Exposed hot water unit in both change rooms – may be deemed dangerous.
- 9) Typical change room entry – note cannot really see variance in floor slope.

Buildings – Entry							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Similar construction to change rooms. Entry is via the existing entry arches – 3No. in total. Minimum width acceptable of 1000mm. No clear entry / exit point. Control area access appears reasonable to allow adequate two-way access for both pedestrian access (minimum 1800mm) including wheel chair and pram. Internal joinery in fair condition. Appears 'tired' and several areas showing laminate covering lifting and chipped off sub structure. Splash back tiles in good condition. 							

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Site: Hamilton Olympic Swimming Pool

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- Galvanised roller shutter accessing pool side in fair condition, however is constructed too low and creates a daylight screen to the reception area.
- Water bubbler in good condition.
- The control/ reception area - appears that it requires to be artificially lit during all operation times as the area is dark.
- Electrical switch board appears in good condition with 'current' circuit breakers and safety switch.
- Ceiling and soffit lining appears to be a painted compressed sheet material in a reasonable condition. Can't confirm if material is A/C sheet or not.
- Floor sloping from main entry to both change rooms and to pool side is dangerous and requires immediate rectification. Too steep and no colour variance.



- 10) Main entry from inside the control/ reception area.
11) Typical joinery – tired and in fair condition.



- 12) Main meter board in reasonable condition.
13) Main entry to pools from entry building – access way very low due to roller door behind.

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Buildings – First Aid Room & Store							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Not accessible on site walk. Signage not adequate for this room. Only signage is located on the door and cannot be seen if opened. Signage can not be observed from pools. 							



14) First aid room – not clearly accessible from pools – poor location for signage.

Buildings – Plant Room & Store Room							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall condition of the plant room is poor. A mixture of masonry construction and light weight steel construction with corrugated metal sheet cladding. Appears tired and in poor condition. Store rooms are a dump. Safety shower not evident on site walk. The timber frame window requires replacing – evidence of dry rot and several panes of glass are missing. Chemical store in poor condition – sodium bicarbonate left on the ground – exposed and not cleaned. Step into the pump house of the plant room – deemed not safe. No clear signage stating hazard and step risers not compliant to BCA (higher than 255mm). Portion of plant room could be deemed a 'confined' space. Pool blankets stored within the plant room area – appear in fair to reasonable condition. Switch board and meter board within plant room in good condition. Solar heating system located on the plant room roof (refer to filtration section.) 							

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15) Chemical store in poor condition.



16) Evidence of sodium bicarbonate spill on timber floor and through slats.



17) Pool blankets appear in reasonable condition.



18) Timber access steps – reasonable condition – poor design and construction.



19) Plant room switch board appears in good condition.



20) Store room – a dump.



21) View from 50m pool of plant room.

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Site: Hamilton Olympic Swimming Pool

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Buildings – Sun Shade Structures							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> One steel framed structure – which consists of stretched sun shade covers. It is not aesthetically pleasing. The size and location of these sun shade structures does not allow for localised public communal areas, rather segregated (localised) areas within the pool facility. Main toddler's pool sun shade in fair condition. Timber frames which are not aesthetically pleasing - does not relate to the existing change rooms / entry building or the entire site. 							



- 22) Fixed sun shade structures – along pool concourse.
23) Main toddler's pool – sun structure.

Fixtures & Fittings							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Basins in change rooms – are stainless steel basins – fair condition. Recommend to be replaced with new. Basins are not BCA compliant for wheel chair access and located within 'tight' constraints adjacent to the urinals in the male & female change area. Tap fittings to basins – appear circa 1980's. Should be replaced with water saving "AAA" of WELS rated fittings. Shower rose in good condition in all showers – Council has already fitted a WELS rated shower rose. Tap fittings in fair condition, should be replaced with a "timed flow" push button device. Shower hot water is coin operated. Exposed hot water unit may be deemed dangerous to touch. Light fittings to entry office and external, fair condition fluorescent tube fittings with no weather shield / vandal proof cover. Light fittings to change rooms not evident on site walk. 							

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Site Investigation Report:

Site: Hamilton Olympic Swimming Pool

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- Light fittings to 50m pool in a poor condition and recommend to be replaced with new.
- Male urinals BCA compliant and in reasonable condition.
- Fire Hose Reels – not evident. Not compliant to BCA Part E1 – Fire Fighting Equipment.
- Fire Hydrant and / or booster – not evident.
- Pool blankets – appear in reasonable condition.
- Disabled facilities provided with pan and basin only. No shower or change facilities. Isolated from main change areas.
- Disabled basin not compliant as it is too close to the adjacent wall – should be centred a minimum of 450mm off side wall. No mirror or towel rail evident.
- Disabled room – flooding frequently due to poor concourse drainage.



- 24) Stainless steel wall mounted basins to female change – too close and restricted.
25) Typical pan in change rooms.



- 26) Typical urinal and wall mounted basins in male change rooms.
27) Disabled toilet – subject to flooding. Note door frame corroded at base.

Definitions:

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- ☐ Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

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Site Investigation Report:

Site: Hamilton Olympic Swimming Pool

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- 28) Disabled pan – not compliant due to proximity to side wall. Note floor subject to flooding.
 29) Typical disabled pan – appears compliant. Note floor subject to flooding.
 30) Shower area – use of water saving shower rose – very tight in area – no partitions.

Pool – 50m Main Pool							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> The pool appears to have been recently renovated with some type of fibreglass lining. Only minor leakage is reported from this pool and considering its age, it is in good condition. Depth and warning signage does not comply with RLSSA recommendations. Access to pool climb-outs and steps from the concourse is not acceptable due to height of step-up to concourse. Small steps added at the step alcoves are not adequate. Handrails are required to steps. Ramp access into the 50m pool, does not comply with AS1428.1 and should be re-constructed. Due to mid rail and no continuous kerb rail. Graded concourse before disabled ramp does not comply due to grade (too steep). No tactile or hand rails. Disabled ramp is deemed dangerous as portions of its wall have been broken and can be considered a risk (children may get their head caught). Minor spalling of render on the coping surrounding the pool should be repaired to prevent further deterioration. 							

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- 31) Hand rails required to steps.
- 32) The 50m pool with plant room in the back ground.



- 33) Pool concourse graded to pool ramp – not compliant.
- 34) Disabled ramp – not compliant – note potential hazard with portion of wall open.



- 35) Typical access ladder – no step from pool concourse.
- 36) Portion of pool shell to be repaired.

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Pool – Toddler's Pool							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> This pool should be abandoned and replaced with another similar facility but with water features and other attractions. Depth and warning signage does not comply with RLSSA recommendations. 							



- 37) Toddler's pool recommended to be removed.
38) Toddler's pool signage in fair condition.

Pool – 25m Pool							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> This pool has been abandoned and should be filled-in for safety reasons. Depth and warning signage does not comply with RLSSA recommendations. 							



- 39) 25m pool in poor condition – recommend to be removed.

Definitions:

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Site: Hamilton Olympic Swimming Pool

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- 40) 25m pool – step entry and water grate in poor condition, major structural cracks evident

Pool - Concourse							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall condition of the pool concourse appears in reasonable condition. Several expansion joints have widened over time - due to settlement and expansion. The average width of the concourse is 2000mm wide. This complies with RLS Facility Design section FD2. Several sections of the paving have been grinded level to minimise any potential tripping hazard. Sections of paving subject to flooding. Pit lids appear in poor condition – corroded on edges. Signage in fair condition. Recommend new signage around pool to comply with NARSSM. Perimeter seating in poor condition and should be removed. Pool concourse lighting in poor condition – several poles and fittings damaged and recommend all to be replaced with new. 							



- 41) Sections of pool concourse subject to flooding.
42) Corroded pit lids.



- and requires replacing
– approx 1 month to
□ Fair – Item which is damaged, and possibly requires replacing over
□ Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
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- 43) Main pool concourse in reasonable condition. Width complies with RLS minimum requirements.
44) Pool lighting in poor condition.

Filtration Plant (undertaken by David Powick & Associates)									
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good		
Comments: <ul style="list-style-type: none"> The filtration plant comprises a 6 cell suction sand filter system. It serves this pool adequately but falls short of currently accepted standards relating to water turnover rates. We would not suggest however that it be upgraded in the short term unless the bathing load increases to a level that requires filtration supplementation. The gas chlorination installation does not comply with dangerous goods handling and storage regulations and should be replaced immediately. The gas fired heating system has failed as has the solar heating. We have reviewed the reports by both Zane and W.J. Pratt and we advise that the W.J. Pratt document is reasonable and we agree with the recommendations contained in it. The Zane document is less useful and contains errors. Note that if any solar panels are installed they will require elevated wire netting protection to avoid destruction by birds. The pipe work for the heating side stream should be altered to improve heating efficiency. 									



- 45) External gravity sand filters in reasonable condition.
46) Typical pipe work condition.



cracking etc. (requires immediate replacing – approx 1 month to 1 year).

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47) Typical condition of the solar heating system - located on plant room roof.

48) Typical storage condition for pool chemicals – may be deemed dangerous.

Access Conditions - Disability							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No disabled / assisted facilities are located within the change rooms, however 1No. disabled/ assisted room has been provided externally. Floor subject to flooding. All amenity and directory signage should comply with relevant codes. No disabled access into the toddler's pools. Toilet cubicles not wide enough – recommend removing the brick work and replacing with nominal toilet partitions. Visual impairment hazard at entry due to painted floor and graded floor. Ramp at entry not BCA or AS 1428.1 compliant. Exposed steps to side of ramp are deemed a hazard and can be deemed a trip hazard. Door hardware to change rooms not disabled compliant (with removable hinges, indicator bolts, self closers, door handles). Ramp access into the 50m pool, does not comply with AS 1428.1 and should be re-constructed. Due to mid rail and no continuous kerb rail. Graded concourse before disabled ramp does not comply due to grade (too steep). No tactile or hand rails. Disabled ramp is deemed dangerous as portions of its wall have been broken and can be considered a risk (children may get their heads caught). No designated disabled car park at entry off street parking other than area set aside on footpath / pavement at entry. 							

Signage							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Signage in fair condition. Recommend new signage around pool to comply with NARSSM. Signage to entry – visible from entry, however not visible from rest of facility. Amenity signage to change rooms and first aid room is in poor condition and does not comply with current regulations. All amenity signage is required to include Braille tactile. 							

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49) Main entry signage – clear from street.

50) Typical signage around pools.

Hazardous Materials - Assumptions

Comments:

- Ceiling and soffit lining to entry office, change rooms & first aid room appears to be a painted compressed sheet material, can't confirm if this material is A/C sheet.
- On the condition of the pipe work associated within the filtration room and the age of the facility – asbestos lined pipes may have been used in its construction.

Recommendations

- Overall the pool facility is in reasonable condition, and should remain opened. The main pool is in good condition with several minor items of rectification to be under taken.
- The building area of the change rooms, entry and first aid is suitable for a refurbishment to allow for disabled facilities and better connection/ link of the entry and first aid room. The actual change rooms are large enough to cater for new disability access requirements.
- Plant room recommend to be replaced (or at least cladded) with new wall material to provide a better aesthetic, however the solar heating system appears in a good condition (but not working). As noted in the filtration section of this report the Chlorination system has to be upgraded immediately.
- Solar hot water system to the pools to be upgraded and fixed.
- Flooring to main entry to be rectified immediately.
- All disabled facilities listed above are recommended to be implemented.
- All signage to the pool facility to be upgraded and to current regulations.
- These works (other than the filtration plant) could be undertaken over the next three to five years pending Council's expenditure master-plan, as they do have a current indoor facility operational.

External Reference documents

(Which can be read in conjunction to this report)

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Site: Hamilton Olympic Swimming Pool

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1. Royal Life Saving – Guidelines for Safe Pool Operations (RLS)
2. National Aquatic and Recreational Signage style manual – third edition 2006 (NARSSM)
3. AS 1428.1 Design for access and mobility. Part 1 General requirements for access – new building works
4. Building Code of Australia Vol. 1 2008.

Document History:

Version – P1

First Draft – 15th July 2009

Second Draft – 20th July 2009

Final Issue – 21st January 2010

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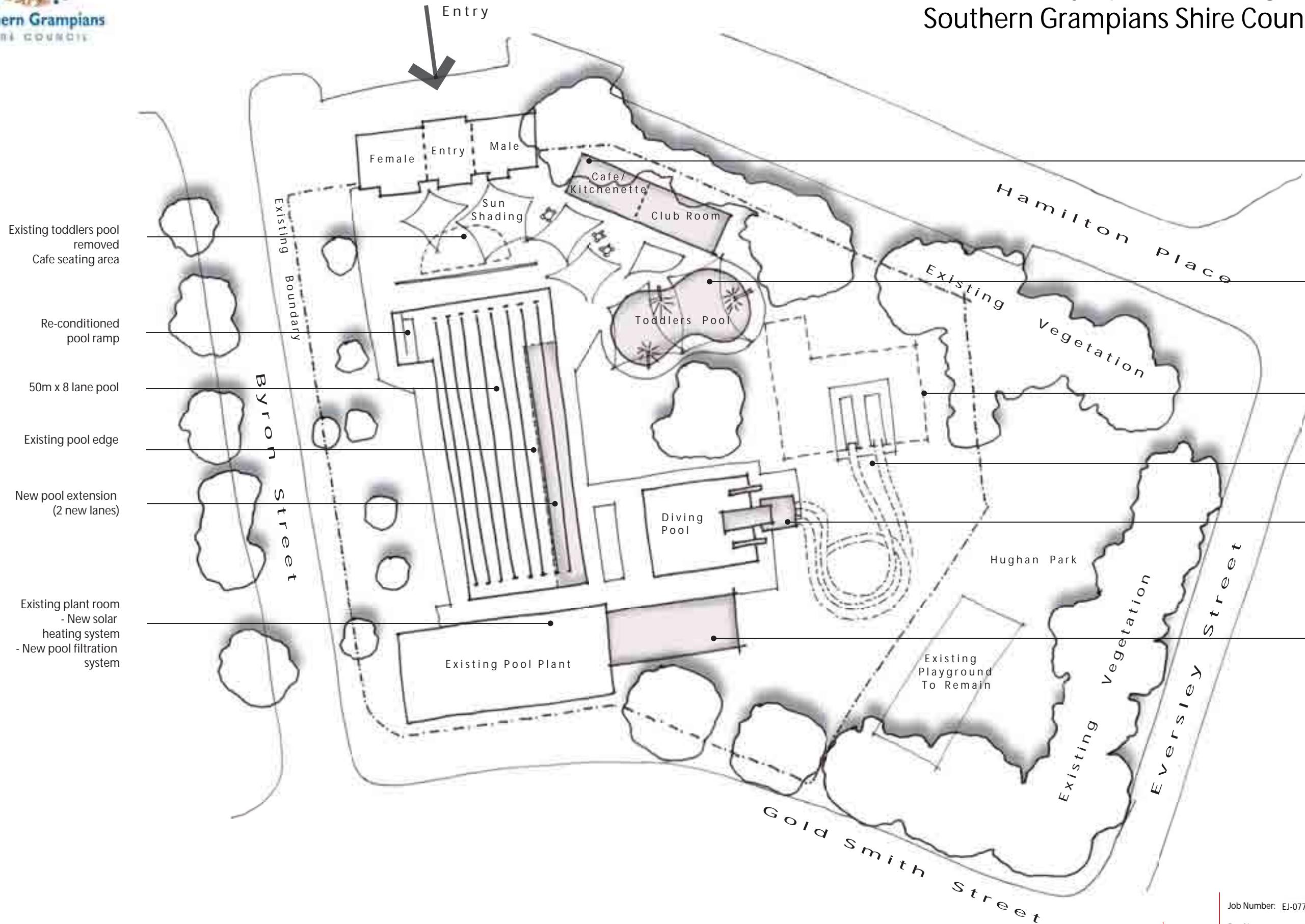
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Hamilton Olympic Swimming Pool Southern Grampians Shire Council



New Cafe / Clubrooms
- Multi-purpose space
- Meeting room
- Kitchen

New location for toddlers pool
- New sun shading and water features
- Close proximity to cafe

Existing 25m pool to be removed

Future expansion. Water slides from diving tower

New diving tower. Allow:
- 1 x 10m platform
- 1 x 5m platform
- 3m springboard
- 1m springboard

New pool plant room to service new toddlers pool and diving pool

BUILDING & LANDSCAPE



Job Number: EJ-0770
Drg No: SK-01
Scale: NTS
Date: 21/01/2010
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Site Investigation Report

E-01

Site:	Penshurst & District Swimming Pool	Date visited:	1 st July 2009 FINAL ISSUE
Project:	South Grampians Council – Aquatic Facility Development Strategy	Project No:	EJ-0763
Client:	Southern Grampians Shire Council	Representative:	Mr Craig Halley
Investigation undertaken by:	Sean Stone Mike Pettigrew	Company:	Etch Architectural Solutions David Powick & Associates
Copies to:	Steve Pallas	Company:	@Leisure
Weather Conditions:	Clear – minimal clouds, high winds and frequent showers Cold		
Pages	15 (including this page)		

This Site Investigation Report is based on the reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the age of the facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. Southern Grampians Shire – Swimming Pool Access Audits, Reports & Findings.
2. Southern Grampians Community Pools – register and listings.
3. Southern Grampians Shire Council – audit of swimming pools & master plan prepared by Dennis Hunt.
4. Existing Condition site plan of Balmoral Pool.
5. Existing Condition site plan of Coleraine Pool.

Site Investigation:

The swimming pool was built circa 1958. The site consists of 1No. 25m pool (6 lanes), 1No. Toddler's pool, change rooms, main office / kiosk (located on the eastern end of the shallow end of the pool facility), plant room with external sand filters (located at the deep end of the pool / western side of the site).

BUILDING & LANDSCAPE

The pool is situated within the public park, which consists of main car park, public amenities, picnic shelters with electrical BBQ's and playground equipment.

The pool is also directly adjacent to the Penshurst bowls and tennis clubs.

Etch Architectural
Solutions Pty Ltd
Suite 2, Level 1
46 New Street
Ringwood, VIC 3134

This facility would be "deemed to satisfy" under the Building Code of Australia Vol 1 – 2008 as a Class 9b building with a fire classification C.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

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Site Conditions - Landscaping							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> A grassed site with minimal (3No.) significant trees within the fence line of the facility. 1No. fixed sunshade structure, located adjacent to the main pool. With treated pine posts – fair condition, not aesthetically pleasing. 1No. fixed sun shade structure over the toddler's pool – fair condition, not aesthetically pleasing Several sections of paving are graded, however are not compliant to BCA and disability requirements - directly adjacent to the change rooms and entry. Fence line in reasonable condition – several posts require sanding and new paint (cold galvanise paint). Sections of chain wire fencing are corroded / oxidised. No public focal areas / nodes located within the pool site (eg. shelters associated with BBQ's, tables and chairs). Main entry – no pathway – paving from car park to main entry of pool facility. Narrow access into pool facility at entry (minimum 900mm) No clear directional signage from the main road and at the site. Car park adjacent to pool, park and bowls club – permeable (gravel) in fair condition. No designated disabled parking sign evident on site walk. External access gates on perimeter fence line, with no signage of clear trafficable path to them (no driveway). Overall the site appears to be sited on half natural ground level and half fill. Water table may be high due to water features / lakes in close proximity to the pool. 							



- 1) Penshurst pool – open parkland adjacent to swimming pool site (view from car park).
- 2) Main entry to pool – no clear signage or direct path from main car park.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

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- 3) Main view of pool from play ground.
- 4) Penshurst botanic gardens – precinct (swimming pool included within the gardens).

Buildings – Change Rooms								
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good	
<p>Comments:</p> <ul style="list-style-type: none"> Change rooms and entry buildings – brick masonry construction with timber framed roof (corrugated metal roof sheeting) over entry/ office & showers only. Overall condition – tired and requires refurbishment. All internal brickwork to change rooms has been rendered in areas (a concrete ‘bagged’ finish), not aesthetically pleasing, and looks tired and dark. General brickwork in fair condition (externally), several locations show evidence of cracking and steel lintels require replacing as they are corroded. Floor, exposed concrete slab – graded main door (slab following the slope of the hill) – water run-off via main access. Overall condition fair. Access into change rooms not wide enough for BCA compliance and disability access. Maximum width is 800mm – minimum width requirement is 1000mm. No disabled facilities. No roof to change rooms – portion of roof over pan/ shower area is in a poor condition and requires replacing. Doors / frames to external access from showers and toilet cubicles – timber framed and rotten, and do not comply with BCA (with removable hinges, indicator bolts, etc) Showers and toilet cubicles not wide enough to cater for disability access. Bench seating – brick construction. Fair condition. Signage in poor condition. Should be replaced with new. Urinal step – not compliant for disability types. Population (occupancy rates) versus number of fittings, BCA Part F2 “sanitary and other facilities”. In reference to table F2.3 Penshurst Pool, the average population per day is 16 patrons. This equates that the current amenity numbers are compliant with the BCA. Male – 1 pan equates to 1 -100 patrons, 1 basin equates to 1 -50 patrons and 2 urinals equates to 51 – 100 patrons. Female – 2 pans equates to 26 -50 patrons, 1 basin equates 1 – 50 patrons. 								

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- 5) Change rooms – mixture of clean and rendered brickwork.
- 6) Concrete seating and exposed concrete slab.



- 7) Concrete flooring to female change – cracked. Potential structural cracking and settlement to slab.
- 8) Corroded steel lintel and damaged lighting.

Buildings – Entry & First Aid Room							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • Similar construction to change room – office is roofed and in reasonable condition. • Area of room – too small. Cannot really cater as an office and first aid room at one time. • Access-way into facility via office is a maximum 900mm wide. Width at access gate is too narrow. Not BCA compliant. • No entry signage, other than a HAZCHEM sign on the chain wire gate. • Internal joinery in fair condition. Boiling water unit servicing the sink is exposed and could be deemed a trip hazard adjacent to the joinery. • Ceiling lining – could not confirm type of material. It may be fair and reasonable to assume asbestos due to age and construction of this facility. 							

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- Signage to entry – visible from entry, however not visible from rest of facility (including first aid signage located on door)
- Clear visibility from office to main pool site, while restricted visibility to part of the shallow pool and change room entries.
- No floor covering to rooms. Recommend a safety vinyl.



- 9) Main entry / office / first aid room & kiosk? Internally not well labelled.
- 10) External access to main office. No signage stating first aid (other than door – when closed (see above image))

Buildings – Plant Room

General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good	
---	------	--	------	--	------------	---	------	--

Comments:

- Isolated building located at rear of pool site and in close proximity to deep end of the 25 pool.
- Overall condition of the plant room is in reasonable condition.
- Eave boards in poor condition – recommend to be sanded back to confirm overall condition of the timber.
- Sand filters located externally at rear of building.
- Electrical meter board / switch board is a mixture of 'old' and 'new'. May contain asbestos. Recommend to be upgraded to meet current electrical regulations.
- Chain wire fence in reasonable condition.
- No solar heating system.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

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- 11) Pool plant room – with external sand filters.
- 12) Pool plant rooms internally with Hypo tank.

Buildings – Sun Shade Structures							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Main toddler's pool sun shade in reasonable condition. Fabric cover appears stretched and has sagged over time – recommend to be replaced. Steel structure. Main fixed sun shade structure is a mixture of steel and timber framed with a fixed metal sheet roof. Overall in a fair condition, however not aesthetically pleasing. Recommend to be replaced. 							



- 13) Fixed timber sun shade structures adjacent to pools – poor condition. Looks unattractive.
- 14) Sun shade structure to toddler's pool.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE

Fixtures & Fittings							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Basins in change rooms – appear to be the original enamel basins. Poor condition. Recommend to be replaced with new. Basins are not BCA compliant for wheel chair access and located within ‘tight’ constraints adjacent to the urinals in the male change area. Wall mounted brackets – showing signs of rust. No hand basin located in first aid room. Urinal in male change – corroded at its tray (base). Showers too narrow (maximum 850mm wide) and not compliant with a step entry. Clothes’ hooks too high for general use. The majority of hooks have been damaged or completely removed. Stainless steel sink appears in reasonable condition in the entry/ first aid room. Tap fittings to basins – appear circa 1980’s. Should be replaced with water saving “AAA” of WELS rated fittings. Shower rose in good condition to all showers – Council has already fitted a WELS rated shower rose. Tap fittings in fair condition, should be replaced with a “timed flow” push button device. Hot water unit – gas instantaneous. Appears in very good condition. Toilet cisterns appear in a reasonable condition. Light fittings to entry office and external in fair condition, fluorescent tube fittings with no weather shield / vandal proof cover. Light fittings to change rooms damaged and require replacing. No Fire Hose Reels. Not compliant to BCA Part E1 – Fire Fighting Equipment. Fire Hydrant and / or booster – not evident. Pool blankets – appear in a good condition. 							



15) Corroded men's urinal.

16) Female change rooms – steps to showers, original enamel basin.

Definitions:

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE



- 17) Gas hot water unit – good condition.
18) Boiling water unit – adjacent to sink and joinery unit.

Pool – Main Pool							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Painted concrete pool shell appears in fair condition. Council representatives have confirmed that the pool is leaking (evident by the amount of water 'not' residing in the pool compared to the other council outdoor pools). Main pool concourse is too narrow, approx 1800mm. A large section of the concourse has been reinstated – possibly due to settlement. Pool ladders appear in fair condition – bases of the ladders are corroded. No disability access into the pools. No handrail to steps from pool. Signage in a reasonable condition. The main pool has been reported as leaking significantly. Apart from this, the structure is in good condition. It shouldn't be assumed that the leakage comes from the structure as the most likely point of leakage will be pipe work. In any event, repair of the leakage is the main priority for this pool facility. The glass portholes housing lights should be filled-in if the opportunity presents itself as they don't work and may only offer an opportunity for water loss. The depth and warning signage should be upgraded as it does not comply with RLSSA guidelines. External steps should be provided at the back of the entry steps to facilitate access to the pool as the step up to the beam around the perimeter of the pool is too high. 							

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

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- 19) Main 25m pool – signage around pool – reasonable condition. Recommend to be upgraded.
20) Pool evident of leaking.



- 21) Access ladders – corroded at base. Recommend to be replaced with new.
22) No handrail to narrow steps

Pool – Toddler's Pool								
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good	
Comments: <ul style="list-style-type: none"> Pool appears in fair condition. The depth and warning signage should be upgraded as it does not comply with RLSSA guidelines. Note that the toddler's pool has no visible depth markings at all. A separation barrier should be installed between the main and toddler's pools to restrict access by toddlers to the deep water in the main pool. The toddler's pool should have an internal step to facilitate access by small children. This should be supplemented by the addition of a rail at the step entry. 								

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE



- 23) Toddler's pool with main pool solar blanket
24) Minimal signage to pool.

Pool - Concourse							
General visual condition (see definitions below)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • Main pool concourse is too narrow, approx 1800mm. This does not comply within RLS Facility Design section FD2. • A large section of the concourse has been reinstated – possibly due to settlement. • Several sections of the paving surrounding the two pools show evidence of slip or settlement, as they have sunken from their original 'curing' location adjacent to the pool shell. • Pit lids appear in reasonable condition. • Signage in fair condition. Recommend new signage around pool to comply with NARSSM. • Concourse width around the toddler's pool is too narrow – 1200mm. • Paving from shallow pool to change rooms – gradient is too steep to comply for disability access. 							



- 25) Typical signage around pool. Portion of this concourse has settled 'down' from main pool.
26) Section of pool concourse replaced with new (very recently).

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

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Filtration Plant (undertaken by David Powick & Associates)							
General visual condition (see definitions below)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Filtration is provided by two Chadson MHS 1500 filters in reasonable condition. Automatic dosing is included in this centre and this is in good condition. The bulk storage container for liquid chlorine is not compliant with current requirements and should be upgraded. The Hypo dosing pump is too high and as such presents an OH&S issue. We presume the height is based on an attempt to stop syphoning, but this can be controlled by other means. 							



- 27) Pool Filtration plant – ‘Hypo- tank’ storage unit with additional chemical store.
28) Filter and main pool pump.



- 29) Current dosing system
30) Chlorine pump – too high.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE

Access Conditions - Disability							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No disabled / assisted facilities are located within the facility. No disabled designated car park. No paved pathway from the car park to the pool facility Entry too narrow to service wheel chair access. Pathway within the change rooms and entry is too narrow. This path should be at least 1500mm wide to allow for minimum two-way pedestrian traffic. No ground tactile indicators to all steps and ramps above water line of pools. All amenity and directory signage to comply with relevant codes. No disabled access into the pools. No disabled access into the first aid room due to the steps and door width. Toilet cubicles not wide enough – recommend removing the brick work and replacing with nominal toilet partitions. Door hardware to change rooms not disabled compliant (with removable hinges, indicator bolts, self closers, door handles). Main step from pool concourse to pool – too high (over 200mm). Not BCA compliant (maximum height for a riser is 190mm). No handrail from main pool steps. 							



- 31) Restricted access adjacent to entry – too narrow for wheel chair or two-way pedestrian access.
32) Pavement from toddler's pool to change rooms too steep as gradient appears excessive to BCA.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE



- 33) Access width to both Male & Female Change rooms – too narrow. Does not comply with BCA or AS 1428.1 (door width and door landings)

Signage							
General visual condition (see definitions below)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> No clear directional signage from the main road and at the site. Signage in a fair condition. Recommend new signage around pools to comply with NARSSM. Amenity signage to change rooms and first aid room is in a poor condition and does not comply with current regulations. All amenity signage is required to include Braille tactile. Warning / HAZCHEM signage to plant room in fair condition. Recommend new. 							



- 34) Signage to store room in poor condition. Recommend to be replaced with new.
35) Signage to change rooms in poor condition.

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Site Investigation Report:

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE

Hazardous Materials - Assumptions

Comments:

- On visual review of the electrical meter board and switch board located in the pool filtration plant room and the approximate age of the structure, it is very likely that asbestos may be located.



36) Electrical switch / meter board may contain traces of asbestos.

Recommendations

(these recommendations are based on visual inspection only and general condition of the pool facility)

- This swimming pool should be closed, due to the following reasons:
 - The 25m pool shell is leaking and will require major capital works to refurbish it.
 - The change rooms are not BCA or AS 1428.1 (accessibility) compliant, and should be re-built as they required upgrading to facilities and a new roof.
 - General landscape / paving improvements are required just between the existing main entry to the pool and the car park.
 - General pavement improvements are required within the pool facility to the pool concourse so to comply with disability access.
- All signage – as noted in the above section should be refurbished.
- All disability compliance issues, as briefly noted in the above section, should be undertaken as part of a capital works program – if this pool is to remain open.
- Filtration plant to be refurbished as part of the above section.

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**Site Investigation Report:**

Site: Penshurst & District Swimming Pool

E-01

FINAL ISSUE

External Reference documents*(Which can be read in conjunction to this report)*

1. Royal Life Saving – Guidelines for Safe Pool Operations (RLS)
2. National Aquatic and Recreational Signage style manual – third edition 2006 (NARSSM)
3. AS 1428.1 Design for access and mobility. Part 1 General requirements for access – new building works
4. Building Code of Australia Vol. 1 2008.

Document History:

Version – P1

First Draft – 9th July 2009Second Draft – 20th July 2009Final Issue- 21st January 2010**Definitions:**

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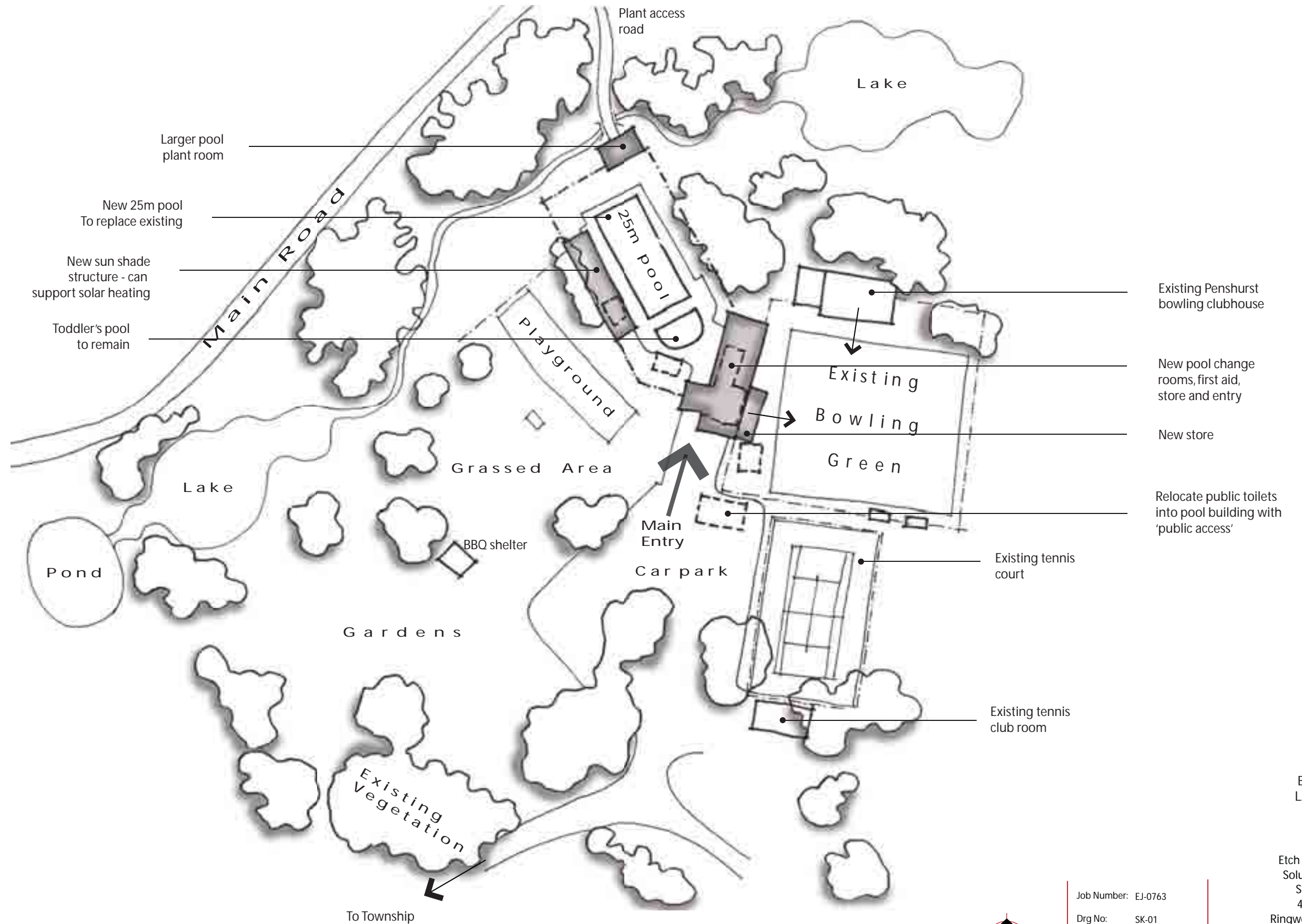
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Southern Grampians Aquatic Strategy - Penshurst Pool

Southern Grampians Shire Council



BUILDING & LANDSCAPE



Job Number: EJ-0763
 Drg No: SK-01
 Scale: NTS
 Date: 21/01/2010
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Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Balmoral & District Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Building works	New Change rooms	Provide a minimum of 40sq.m for each male and female change rooms - allow for typically (male) - 1 pan, 2 basins, 2 urinals, 2 showers and change area and (female) 2 pans, 2 basins, 2 showers. All showers to be partitioned. Typical construction - concrete slab with masonry wall s, steel frame e roof and metal custom orb sheeting.	yes	yes	\$264,000	\$264,000
	New accessible /assisted room	Provide a minimum floor area 9 sq.m to cater for a BCA compliant assisted room with basin, mirror, pan, shower and associated seating and grab rails. Floor to be safety vinyl instead of concrete.		yes	\$36,000	\$36,000
	New Entry Office	Link space with change room s - allow at least 20 sq.m space for ticket / entry and area for small kiosk.	yes	yes	\$52,000	
	First Aid room	16 sq.m room - directly adjacent to the main entry office area with hands free basin, sink and small joinery unit for equipment. Similar construction to change rooms	yes	yes	\$48,000	\$48,000
	New lighting to pool	New lighting to pool surrounds and concourse	yes	yes	\$20,000	
	Sun Shade structure to toddlers pool	Replace with new - allow a min of 60 sq.m of shade area		yes	\$54,000	
	Plant room	Refurbish existing plant room to suit new works - general clean and replace damage elements. (allowance of), improve access	yes		\$38,000	\$38,000
Site Works	New entry signage	Provide new entry signage from street to identify the facility - not illuminated.	yes	yes	\$15,000	
	Upgrade perimeter fencing	Allow a min of 200 linear metres of new chain wire fencing to suit new works.	yes		\$30,000	
	Upgraded car park	Upgrade existing gravel car space for a min 20 car park with bitumen, line marking and associated signage.	yes	yes	\$46,000	
	New accessible car park	Provide 1No. accessible car space with associated line marking and signage.	yes	yes	\$3,000	\$3,000
	Sewer pit	replace existing sewer with new.	yes		\$60,000	
	Concourse seating	Replace existing seating to pool surrounds with new alum frame and recycled plastic slats (SFA - NEOWOOD). Allow a typical allowance of 10 seats (1800 long with backs).		yes	\$20,000	
	New Delivery access driveway	Provide a new driveway to pool plant room - min width of 3000mm and approx 15m long from access road - allow for additional signage and bollards.	yes	yes	\$9,000	\$9,000



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Balmoral & District Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Pool works	Pool concourse to 25m x 6 land pool	Replace existing pool concourse around 25m pool with new 2000mm wide - broom finish concrete concourse. Allow a linear length of 100m +/- 20%.	yes	yes	\$87,000	
	Pool concourse to toddlers pool and surrounds.	Replace existing toddlers pool with re-graded 2000mm wide broom finish paving. Allow a linear length of 40m +/- 20%.	yes	yes	\$36,000	
	Solar Heating	Refurbish existing solar heating unit and pipes . <i>Solar heating appears to have been in place for some years and it is expected that some remedial work may be required</i>	yes	yes	\$14,000	\$14,000
	Pool signage	Upgrade al pool and concourse signage to meet current requirements. <i>Signage must comply with various regulations and as summarised by RLSSA, Signage is reired to clearly mark water depths as well as safety issues such as no diving, no running, danger deep water etc.</i>	yes		\$7,000	\$7,000
	25m pool	<i>The ramp in the 25m pool does not comply with AS1428.1 and should be replaced. A visual inspection only suggests that the ramp grade may not comply. The ramp surface is too slippery, handrails do not comply.</i>	yes		\$16,000	\$16,000
	Toddler's Pool	<i>The toddlers pool will need re-painting and some degree of slip resistance could be provided. Steep and irregular areas of paving adjacent to the toddler pool shoul db e rectified.</i>	yes		\$8,000	\$8,000
	Filtration System	<i>The pool sand filter cells appears structurally sound however control valves and distribution pipework should be upgraded. The cartridge filters that are installed appear to be supplementary filters processing the solar flow. If the solar is not operating, this facility is lost and this should be addressed by re-routing the sidestream serving the two filters. Filtration is still required however to the source of water supplying the collectors..</i> <i>The bulk chlorine storage tank is not bunded correctly and does not comply with relevant regulations it should be upgraded.</i> <i>There is no automatic chemistry control system and this contravenes health department regulations. Automation should be fitted.</i> <i>Sidestream dosing lines should be improved to work more efficiently</i>	yes	yes	\$33,000	\$33,000
	Pipe work	<i>Provide an allowance for the replacement of all in ground pipe work to the pools. With a pool of this age we can expect that the pipework would be cast iron or possibly galvanised water pipe for smaller diameter lines. Degradation over the years will result in a reduction of the pipe bore and as a consequence flow will be restricted. In more advanced degradation the pipes can become perforated and / or disjointed causing major leakage.</i>	yes		\$53,000	\$53,000
	Accessible Ramp	Upgrade accessible ramp to become BCA compliant. Remove position of ramp from concourse (2m length), replace hand rails with new s/steel grade 316 (with top and kerb rail - all continuous). Re-grade concrete ramp to 1:14 grade to suite new works.	yes	yes	\$138,000	\$138,000
	Lane ropes	Allow for lane ropes and fittings			\$4,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Balmoral & District Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
		ESD 4%			EXCLUDED	EXCLUDED
		External services			EXCLUDED	EXCLUDED
		Landscaping & external works			EXCLUDED	EXCLUDED
		FF&E			EXCLUDED	EXCLUDED
		Sub total			\$1,091,000	\$667,000
		escalation			EXCLUDED	EXCLUDED
		location allowance / penalty			EXCLUDED	EXCLUDED
		design contingency			EXCLUDED	EXCLUDED
		construction contingency			EXCLUDED	EXCLUDED
		consultant professional Fees		10%	\$110,000	\$67,000
		allow a +/- 20% to total construction cost.		Total	\$1,201,000	\$734,000

Project Options

New Facility (adjacent to existing sports courts and oval)

Provide a cost estimate of a new pool facility (new location) with the following components: 25m x 6 lane 'outdoor' pool with disable ramp - 1m - 1.8m deep, 110 sq.m 'indoor' warm water pool with ramp - 0.9m to 1.5m deep, change facilities, plant, first aid and entry office, associated landscape and 20 car spaces with 1No. accessible car space and 1 bus park.

No area provided - C&B allowance

Rate is inclusive of bldg, pools, cpk, and all margins

\$5,910,000



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: Coleraine Memorial Swimming Pool

Date: August 11th 2009
Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Building works	Refurbish Change rooms	Refurbished existing change rooms - demo existing amenities and provide new. Male - 2 pans (1 accessible), 3 showers (1 accessible), 4 urinals, 2 basins and new bench seating (approx total area of 60sq.m). Female - 3 pans (1 accessible), 3 showers (1 accessible), 2 basins and new bench seating (approx total area of 60 sq.m). Provide new safety vinyl to floors, include new paint. Install new steel frame roof with metal sheet cladding (incl insulation)	yes		\$276,000	
	Refurbish Entry and Kiosk area	Provide new joinery to office / kiosk are to provide clear visibility to pools	yes		\$30,000	
	New Assisted / Family change rooms	Provide new accessible / family change room (approx 12 sq.m) to existing building. Include 1 pan, 1 basin, 1 shower and associated fittings - shower seat, baby change bench and optional adult change table.	yes	yes	\$28,000	
	First Aid room	Refurbish existing first aid and store to suit a larger (16 sq.m) and compliant first aid room. Provide new 920mm door and 1200x 900 window to view pools. New signage to be included.	yes	yes	\$16,000	
	New lighting to pool	New lighting to pool surrounds and concourse	yes	yes	\$20,000	
	Sun Shade structure to main pool precinct	Provide a series of pre-fabricated sun shade structures around the pool surrounds			\$60,000	
	Sun Shade structure to toddlers pool	Replace with new		yes	\$54,000	
	Plant room	Existing Plant room to be replaced with new due to structural damage and work cover issues. Provide a new space for the filtration plant, chemical storage area and general plant / store area. Masonry construction to suit existing with metal roof sheeting. building to be naturally ventilated.	yes	yes	\$96,000	\$96,000
	General Maintenance	Provide a general maintenance allowance for the general clean of the existing buildings.		yes	\$5,000	
	Hot water service	Install new hot water service to change rooms - consider a gas instantaneous system in lieu of a storage system (more efficient / economical) or solar storage unit.	yes	yes	\$40,000	
	New directional signage	Provide new directional signage to change rooms, entry and first aid rooms.	yes	yes	\$5,000	
Site Works	New entry signage	Provide new entry signage from street to identify the facility - not illuminated.	yes	yes	\$15,000	
	Entry ramp from car park	Remove existing steps and entry ramp to pool facility. Provide new BCA compliant ramp - min 1200 wide with a grade 1:14 ramp. Max rise is 700mm that equates to a 11m ramp with 1 landing. Concrete construction with broom finish and ground tactile indicators. Handrails to both sides of ramp with kerb rails.		yes	\$27,000	
	Upgrade perimeter fencing	Allow a min of 400 linear metres of new chain wire fencing to suit new works. Include new posts 2m high and min 4m centres to works.	yes		\$60,000	
	New paving around entry and change rooms.	Remove existing and provide new 2000min width paving slab (125 thk) to main access in and around change rooms and kiosk. Provide new graded path from entry to pool. Allow an approx 200sq.m of new paving.		yes	\$50,000	
	New accessible car park	Provide 1No. accessible car space with associated line marking and signage at entry.		yes	\$3,000	
	Concourse seating	Replace existing seating to pool surrounds with new alum frame and recycled plastic slats (SFA - NEOWOOD). Allow a typical allowance of 15 seats (1800 long with backs).		yes	\$30,000	\$30,000
	toddlers pool fence	remove existing pool fence and associated gate from around toddlers pool and open are to main pool precinct		yes	\$8,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: Coleraine Memorial Swimming Pool

Date: August 11th 2009
Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Pool works	Pool concourse to 50m x 6 lane pool	Provide an allowance for minor works to pool concourse. <i>Trip hazards should be ground away and/or replaced with new paving</i>	yes	yes	\$3,000	
	50m pool and surrounds	Upgrade all access points to 50m pool to meet with BCA compliance. Provide new steps from concourse to step and ladder access.	yes	yes	\$32,000	\$32,000
	50m pool	Upgrade of expansion joints and repair any leaks. <i>Not required</i>			N/A	
	Solar Heating	Refurbish existing solar heating unit and pipes . Provide a bird protection system. <i>Pipework appears to be intact. Protect from bird attacks by installing wire netting covering speed 100mm above pipes</i>	yes	yes	\$12,000	\$12,000
	Pool signage	Upgrade all pool and concourse signage to meet current requirements. <i>Depth and warning signage appears to be new but does not satisfy the RLSSA guidelines.</i>	yes		\$11,000	\$11,000
	Toddler's Pool	<i>The pool appears to have been recently renovated with some type of fibreglass lining.</i> <i>Depth and warning signage appears to be new but does not satisfy the RLSSA guidelines.</i> <i>Generally, The pool is well presented.</i>	yes		\$4,000	\$4,000
	Filtration System	The 4 cell suction sand filter is supplemented by two No. Waterco SMD1200 top mount filters. The benefit of these additional filters is lost if the solar heating system is not called in or is not functioning and this should be addressed. Generally, the circulating pump and pipework relating to the filter cells is satisfactory however some valves should be replaced and the multi port valve should be refurbished.	yes	yes	\$20,000	\$20,000
	Pipe work	<i>There is no evidence to suggest that the pipework should be upgraded at this time</i>	yes		N/A	
	Accessible Ramp	Install a new accessible ramp to the main 50m pool. Min length to be 15 m in length (with 1no. landing) at 1400mm wide. Provide handrails and kerb rails to both sides of the ramp. Ramp surface to be slip resistive and coloured darker (for visually impaired patrons). No step at base of ramp into pool.	yes	yes	\$138,000	
	Lane ropes	Allow for lane ropes and fittings			\$4,000	
		ESD			EXCLUDED	EXCLUDED
		External services			EXCLUDED	EXCLUDED
		Landscaping & external works			EXCLUDED	EXCLUDED
		FF&E			EXCLUDED	EXCLUDED
		Sub total			\$1,047,000	\$205,000
		escalation			EXCLUDED	EXCLUDED
		location allowance / penalty			EXCLUDED	EXCLUDED
		design contingency			EXCLUDED	EXCLUDED
		construction contingency			EXCLUDED	EXCLUDED
		consultant professional Fees		10%	\$105,000	\$21,000



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: Coleraine Memorial Swimming Pool

Date: August 11th 2009
Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
		allow a +/- 20% to total construction cost.				
			Total		\$1,152,000	\$226,000

Project Options

Provide BBQ areas	Provide 16 sq.m shelters with electric BBQs (coin operated) with associated picnic table and bench seating. (allow a min of 3 areas)	yes		\$48,000
New toddlers area (leisure water)	Provide a new 120 sq.m leisure pool with beach entry in close proximity change rooms and main entry (in original pool location). Pool to include water features such as bubblers, water sprays, geysers etc...	No area provided - C&B allowance	Rate is inclusive of pools and all margins	\$672,000



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Dunkeld Swimming Pool**

Date: August 11th 2009
Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Building works	Refurbish Change rooms	Refurbished existing change rooms - provide new BCA complaint accessible showers and pans to both male and female toilets/ changes. Install insulation to roof framing - blanket and thermo-foil. Provide new signage to area.	yes	yes	\$156,000	
	Entry and Kiosk area	Provide an enclosed space for an office and kiosk area. Area to be fitted out within existing entry space of existing building.	yes		\$30,000	
	New Assisted / Family change rooms	Provide new accessible / family change room (approx 12 sq.m) to existing building. Include 1 pan, 1 basin, 1 shower and associated fittings - shower seat, baby change bench and optional adult change table. New building to be located adjacent to the existing store room.	yes	yes	\$27,600	
	First Aid room	Refurbish existing store room to suit a new first aid room. Provide new 920mm door and 1200x 900 window to view pools. New signage to be included.	yes	yes	\$16,000	
	Sun Shade structure to toddlers pool	Provide a new structure (allow a min of 50 sq.m of shade area) over the existing toddler's pool.		yes	\$45,000	
	Plant room	Existing Plant room to be replaced with new due to structural damage and work cover issues. Provide a new space for the filtration plant, chemical storage area and general plant / store area. Masonry construction to suit existing with metal roof sheeting. building to be naturally ventilated. New plant room to be relocated to the southern boundary of the pool site - in close proximity to the store room and change rooms.	yes	yes	\$375,000	\$375,000
	General Maintenance	Provide a general maintenance allowance for the general clean of the existing buildings.		yes	\$5,000	
	Hot water service	Install new hot water service to change rooms - consider a gas instantaneous system in lieu of a storage system (more efficient / economical) or solar storage unit.	yes	yes	\$40,000	
	New directional signage	Provide new directional signage to change rooms, entry and first aid rooms.	yes	yes	\$5,000	
Site Works	New entry signage	Provide new entry signage from street to identify the facility - not illuminated.	yes	yes	\$15,000	
	Upgrade perimeter fencing	Allow a min of 200 linear metres of new chain wire fencing to suit new works. Include new posts 2m high and min 4m centres to works.	yes		\$30,000	
	New accessible car park	Provide 1No. accessible car space with associated line marking and signage at entry.		yes	\$3,000	
	Concourse seating	Replace existing seating to pool surrounds with new alum frame and recycled plastic slats (SFA - NEOWOOD). Allow a typical allowance of 10 seats (1800 long with backs).		yes	\$20,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Dunkeld Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Pool works	Pool concourse to 25m x 6 lane pool	Replace the existing concourse with a new 2000mm wide paving slab (125 thk) - surrounding the 25m pool. Allow for broom finish concrete.	yes	yes	\$87,000	
	25m pool	Upgrade of expansion joints and repair any leaks. <i>The pool movement joints and any other stress cracks can be repaired with a membrane style bandage such as that offered by Vertitech P/L. The interior will need re-finishinig after this work.</i>			\$20,000	\$20,000
	Pool signage	Upgrade all pool and concourse signage to meet current requirements. <i>Pool signage does not meet RLSSA guidelines and should be upgraded</i>	yes		\$5,000	\$5,000
	Toddler's Pool	<i>This small pool has been renovated and appears to be in reasonable condition. The depth and warning signage is not up to RLSSA guidelines and should be upgraded.</i>	yes		\$3,000	\$3,000
	Filtration System	<i>The gravity sand filter system is in need of renovation. It has a new pump and 1 new valve but requires further work. It should be re-furbished rather than replaced unless there are major issues with the cell structures.</i>	yes	yes	\$53,000	\$53,000
	Pipe work	Provide new pipe work to both 25m pool and toddler's pool to re-direct water to/ from pool to new pool plant location		yes	\$86,000	\$86,000
	Accessible Ramp	Install a new accessible ramp to the main 25m pool. Min length to be 15 m in length (with 1no. landing) at 1400mm wide. Provide handrails and kerb rails to both sides of the ramp. Ramp surface to be slip resistive and coloured darker (for visually impaired patrons). No step at base of ramp into pool.	yes	yes	\$138,000	
	Water slide	Remove existing water slide from pool facility.	yes		\$1,320	
	Lane ropes	Allow for lane ropes and fittings			\$4,000	
	New water slide	Renovate existing 'wet' water slide to western slide of 25m pool with BCA compliant step access.		yes	\$27,000	\$27,000
	Solar Heating System	Install a new solar water heating system to the pool facility.		yes	\$72,000	\$72,000
	ESD				EXCLUDED	EXCLUDED
	External services				EXCLUDED	EXCLUDED
	Landscaping & external works				EXCLUDED	EXCLUDED
	FF&E				EXCLUDED	EXCLUDED
		Sub total			\$1,263,920	\$641,000
		escalation		4%	EXCLUDED	EXCLUDED
		location allowance / penalty		3%	EXCLUDED	EXCLUDED
		design contingency		10%	EXCLUDED	EXCLUDED
		construction contingency		5%	EXCLUDED	EXCLUDED
		consultant professional Fees		10%	\$127,000	\$65,000
		Total			\$1,390,920	\$706,000
		allow a +/- 20% to total construction cost.				

Project Options

Provide BBQ areas	Provide 16 sq.m shelters with electric BBQs (coin operated) with associated picnic table and bench seating. (allow a min of 1 areas)	yes	\$16,000
New 25m pool - renovation system	Install a Myrtha pools renovation system to the existing 25m pool. Cut down the existing pool up stand and provide a new pool system with a wet deck grating. Include a new filtration system to both pools.	yes	\$1,887,000



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Glenthompson Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Building works	Refurbish Change rooms	Refurbished existing change rooms - demo existing amenities and provide new. Male - 2 pans (1 accessible), 3 showers (1 accessible), 4 urinals, 2 basins and new bench seating (approx total area of 60sq.m). Female - 3 pans (1 accessible), 3 showers (1 accessible), 2 basins and new bench seating (approx total area of 60 sq.m). Provide new safety vinyl to floors, include new paint finish to walls. and lighting to rooms.	yes	yes	\$276,000	
	Refurbish Entry and Kiosk area	Provide new joinery to office / kiosk area to provide clear visibility to pools	yes		\$30,000	
	New Assisted / Family change rooms	Provide new accessible / family change room (approx 12 sq.m) to existing building. Include 1 pan, 1 basin, 1 shower and associated fittings - shower seat, baby change bench and optional adult change table. Consider new family change room as an extension to the existing (new building works).	yes	yes	\$27,600	
	First Aid room	Provide an area within the office / kiosk space for a first aid room. Provide partitions (approx 6 linear metres), hands free basin for area. Flooring to have safety vinyl.	yes	yes	\$16,000	
	New lighting to pool	New lighting to pool surrounds and concourse	yes	yes	\$20,000	
	Sun Shade structure to main pool precinct	Construct a new sun shade structure to the western side of the pool to accommodate for a solar heating unit. (approx area 150 sq.m)		yes	\$135,000	
	Sun Shade structure to toddlers pool	Replace with new - allow a min of 60 sq.m of shade area		yes	\$54,000	
	Plant room	Existing plant room to remain	yes	yes	N/A	N/A
	General Maintenance	Provide a general maintenance allowance for the general clean of the existing buildings.		yes	\$5,000	
	New directional signage	Provide new directional signage to change rooms, entry and first aid rooms.	yes	yes	\$5,000	
Site Works	New entry signage	Provide new entry signage from street to identify the facility - not illuminated.	yes	yes	\$15,000	
	Entry / Traffic	Provide 4 bollards and new paving to provide a safe pedestrian access to the main entry and away from the main traffic entry.	yes	yes	\$10,000	
	Upgrade perimeter fencing	Allow a min of 200 linear metres of new chain wire fencing to suit new works. Include new posts 2m high and min 4m centres to works.	yes		\$30,000	
	New accessible car park	Provide 1No. accessible car space with associated line marking and signage at entry.		yes	\$3,000	
	Concourse seating	Replace existing seating to pool surrounds with new alum frame and recycled plastic slats (SFA - NEOWOOD). Allow a typical allowance of 15 seats (1800 long with backs).		yes	\$30,000	
	toddlers pool fence	remove existing pool fence and associated gate from around toddlers pool and open are to m ain pool precinct		yes	\$8,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Glenthompson Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Pool works	Pool concourse to 25m x 6 lane pool	Existing main pool concourse to be replaced with a new 2000mm wide - broom finished concrete path.	yes	yes	\$87,000	
	25m pool	Upgrade of expansion joints and repair any leaks. <i>It is reported that no leakage occurs from this pool and a review of photographs issued by Vertitech, we believe some crack and joint repair has been undertaken already</i>			N/A	N/A
	Solar Heating	Install new solar heating system to improve pool.	yes	yes	\$40,000	\$40,000
	Pool signage	Upgrade all pool and concourse signage to meet current requirements. <i>Signage should be upgraded to meet RLSSA guidelines</i>	yes		\$6,000	\$6,000
	Toddler's Pool	<i>The pool should be upgraded including replacement of the perforated soiled water offtakes. Steps should be marked to identify the edge of the step as part of any re-painting work. The filtered water supply line and the soiled water return flow lines should be upgraded</i>	yes		\$14,000	
	Filtration System	<i>The use of Sodium Hypochlorite for sanitisation of this pool should be abandoned as the location of the chlorine tank and the type of bund installed and unsafe and present oh&s issues. The pools can be sanitised using a Pulsar 4 feeder using Calcium Hypochlorite pellets or alternatively by installing a power chlorine feeder such as the Prominent ProCal. The filtration system is in reasonable condition however new / upgraded chemistry controls are necessary</i>	yes	yes	\$27,000	\$27,000
	Pipe work	Provide an allowance for the replacement of all in ground pipe work to the pools.	yes		\$66,000	\$66,000
	Accessible Ramp	Install a new accessible ramp to the main 25m pool. Min length to be 15 m in length (with 1no. landing) at 1400mm wide. Provide handrails and kerb rails to both sides of the ramp. Ramp surface to be slip resistive and coloured darker (for visually impaired patrons). No step at base of ramp into pool.	yes	yes	\$138,000	
	Lane ropes	Allow for lane ropes and fittings			\$4,000	
	Paint pool	Allow for community committee / council to repaint existing pool			\$27,000	\$27,000
		ESD			EXCLUDED	EXCLUDED
		External services			EXCLUDED	EXCLUDED
		Landscaping & external works			EXCLUDED	EXCLUDED
		FF&E			EXCLUDED	EXCLUDED
		Sub total			\$1,073,600	\$166,000
		escalation		4%	EXCLUDED	EXCLUDED
		location allowance / penalty		3%	EXCLUDED	EXCLUDED
		design contingency		10%	EXCLUDED	EXCLUDED
		construction contingency		5%	EXCLUDED	EXCLUDED
		consultant professional Fees		10%	\$108,000	\$17,000
		allow a +/- 20% to total construction cost.	Total		\$1,181,600	\$183,000

etc....

Project Options



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Glenthompson Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
	Provide BBQ areas	Provide 16 sq.m shelters with electric BBQs (coin operated) with associated picnic table and bench seating. (allow a min of 2 areas)		yes	\$32,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Hamilton Olympic Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Building works	Refurbish Change rooms	Refurbished existing change rooms - demo existing amenities and provide new. Male - 2 pans (1 accessible), 4 showers (1 accessible), 4 urinals, 3 basins and new bench seating (approx total area of 75sq.m). Female - 3 pans (1 accessible), 4 showers (1 accessible), 3 basins and new bench seating (approx total area of 75 sq.m). Provide new safety vinyl to floors, include new paint.	yes		\$345,000	
	Refurbish Entry and Kiosk area	RE-grade existing floor to change room entry's and provide new floor covering (safety vinyl). Joinery to be cleaned and cupboard doors included.	yes		\$10,000	
	Existing accessible room	Refurbish existing room - install safety vinyl to floor (allow 9 sq.m). Relocate basin to be compliant (off wall). Provide new accessible door closer to door. Provide new signage.	yes		\$11,000	
	First Aid room	Refurbish existing - with new safety vinyl to floor, install hands free basin, provide a 1200x 900H window to room for viewing to pools. Provide new signage.	yes		\$16,000	
	New lighting to pool	New lighting to pool surrounds and concourse	yes	yes	\$20,000	
	Sun Shade structure to toddlers pool	Replace with new - allow a min of 60 sq.m of shade area		yes	\$54,000	
	Plant room	Refurbish existing plant room to suit new works - general clean and replace damage elements.	yes	yes	\$87,500	\$87,500
	General Maintenance	Provide a general maintenance allowance for the general clean of the existing entry/ change rooms - allow for new painting, clean roof tiles and upgrade building to suit BCA and DDA compliance issues.		yes	\$5,000	
	Hot water service	Install new hot water service to change rooms - consider a gas instantaneous system in lieu of a storage system (more efficient / economical)	yes	yes	\$40,000	
Site Works	New entry signage	Provide new entry signage from street to identify the facility - not illuminated.	yes	yes	\$15,000	
	Upgrade perimeter fencing	Allow a min of 400 linear metres of new chain wire fencing to suit new works.	yes		\$60,000	
	New accessible car park	Provide 1No. accessible car space with associated line marking and signage at entry. Include new roll over kerb from street.	yes	yes	\$3,000	
	Concourse seating	Replace existing seating to pool surrounds with new alum frame and recycled plastic slats (SFA - NEOWOOD). Allow a typical allowance of 15 seats (1800 long with backs).		yes	\$30,000	
	25m pool	Allow for demolition of the existing 25 pool.		yes	\$75,000	
	Toddlers pool - sun shade structure	Allow for the demolition of the timber sun shade structure that connects the main entry and toddler's pool.		yes	\$5,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Hamilton Olympic Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Pool works	Pool concourse to 50m x 6 lane pool	Provide an allowance for minor works to pool concourse. <i>Concourses generally should have trip hazards removed</i>	yes	yes	\$11,000	
	50m pool and surrounds	Upgrade all access points to 50m pool to meet with BCA compliance. Provide new steps from concourse to step and ladder access.	yes	yes	\$37,000	\$37,000
	50m pool	Upgrade of expansion joints and repair cracking concrete shell. <i>Only minor leakage is reported from this pool and considering its age, it is in good condition. Next time the pool is emptied the joints should be treated with flexible bandages to inhibit leakage. Similar treatment is required for any cracking in the structure</i>			\$33,000	\$33,000
	Solar Heating	Refurbish existing solar heating unit and pipes. <i>The offer submitted by W J Prattis excellent and should be accepted. We would supplement the solar heating with a back-up boiler</i>	yes	yes	\$278,000	\$278,000
	Pool signage	Upgrade all pool and concourse signage to meet current requirements. <i>Signage should comply with RLSSA guidelines</i>	yes		\$8,000	\$8,000
	Toddler's Pool	<i>The toddlers pool should be removed from its present position and replaced with a splashdeck type of feature area</i>	yes		\$792,000	
	Chlorination System	<i>As Gas chlorination is no longer viable due to the storage and handling regulation presently existing. A pool of this size is more suited to a liquid Chlorine dosing system provided that a suitable bulk delivery and storage area can be provided. The alternative is to use a Prominent Pro Cal unit however it would not be our preference for this pool as we anticipate that the higher running cost may be prohibitive on a pool of this size.</i>	yes	yes	\$132,000	\$132,000
	Filtration System	<i>The filtration system should be upgraded although we suggest that the pumps and pipework be upgraded including new valves to make operation of the system easier for staff. Only if the system fails to cope with bathing loads after it is upgraded should we consider a complete replacement of the filtration system</i>	yes	yes	\$80,000	\$80,000
	Pipe work	Provide an allowance for the replacement of all in ground pipe work to the pools.	yes		\$264,000	\$264,000
	Accessible Ramp	Upgrade accessible ramp to become BCA compliant. Remove the existing ramp to the pool and pool concourse and replace with a new concrete ramp with compliant hand rails. Ramp to grade at 1:14 min.	yes	yes	\$192,000	
	Existing 25m Pool	Fill in the disused existing pool			\$33,000	
	Lane ropes	Allow for lane ropes and fittings			\$4,000	
		ESD			EXCLUDED	EXCLUDED
		External services			EXCLUDED	EXCLUDED
		Landscaping & external works			EXCLUDED	EXCLUDED
		FF&E			EXCLUDED	EXCLUDED



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Hamilton Olympic Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
			Sub total		\$2,640,500	\$919,500
			escalation	4%	EXCLUDED	EXCLUDED
			location allowance / penalty	3%	EXCLUDED	EXCLUDED
			design contingency	10%	EXCLUDED	EXCLUDED
			construction contingency	5%	EXCLUDED	EXCLUDED
			consultant professional Fees	10%	\$265,000	\$92,000
		allow a +/- 20% to total construction cost.	Total		\$2,905,500	\$1,011,500

Project Options

		etc....				
New Toddlers area - option 1 (water play area)	Provide a 100sq.m area for water play in close proximity to the change rooms (grassed area). Water play area to allow for water sprays, geysers and 'mushrooms / umbrellas' rain systems. No pool of water provided.	No extra bldg, yes incl. all margins			\$650,000	
New toddlers area - option 2 (leisure water)	Provide a new 150 sq.m leisure pool with beach entry in close proximity to the pool plant (north - west corner & away from the deep end). Pool to include water features such as bubblers, water sprays, geysers etc...	No extra bldg, yes incl. all margins			\$720,000	
Water Feature - Active Water. Aqua-Play 750.	Provide a stand alone - Aqua Play 750 with water slides, dumping bucket. Water feature becomes and landmark / drawcard for the outdoor pool - can be used by toddlers to young adults. Pool area of 345 sq.m (17m x 11m x 7m h)	No extra bldg, yes incl. all margins			\$1,863,000	
Upgrade entry / kiosk to café	Upgrade existing entry / kiosk area to include a small café area. <i>(provide an allowance)</i>	Incl. all margins			\$108,000	
Diving Pool	Creation of new diving pool from existing 25m pool	No extra bldg, incl. all margins			\$1,840,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Penshurst & District Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Building works	Refurbish Change rooms	Remove existing building and change rooms with new. Provide a new 60 sq.m male (1 pans, 2 showers, 2 urinals and 1 basin) and female area (2 pans, 2 showers, 2 basins). New building to be masonry construction to match existing and roof with insulation.	yes	yes	\$396,000	\$396,000
	Entry and Kiosk area	Provide new building new entry and kiosk area.	yes		\$130,000	
	New Assisted / Family change rooms	Provide new accessible / family change room (approx 12 sq.m) to new building. Include 1 pan, 1 basin, 1 shower and associated fittings - shower seat, baby change bench and optional adult change table.	yes	yes	\$48,000	\$48,000
	First Aid room	Provide a new 16sq.m first aid room with a hands free basin and associated joinery with sink unit.	yes	yes	\$48,000	\$48,000
	Sun Shade structure to toddlers pool	Provide a new structure (allow a min of 50 sq.m of shade area) over the existing toddler's pool.		yes	\$45,000	
	Plant room	Existing plant room to be refurbished to suit current OH&S and dangerous goods handling requirements. <i>Minor re-arrangement is required to reduce the height of dosing pumps for OH&S reasons and to make access to items of equipment more user friendly. Anti-syphon devices will be required if the pump(s) are lowered. The chlorine storage tank and bund should be upgraded to comply with current regulations</i>	yes	yes	\$30,000	\$30,000
	General Maintenance	Provide a general maintenance allowance for the general clean of the existing buildings.		yes	\$5,000	
	Hot water service	Install new hot water service to change rooms - consider a gas instantaneous system in lieu of a storage system (more efficient / economical) or solar storage unit.	yes	yes	\$40,000	\$40,000
	New directional signage	Provide new directional signage to change rooms, entry and first aid rooms.	yes	yes	\$5,000	
Site Works	New entry signage	Provide new entry signage from street to identify the facility - not illuminated.	yes	yes	\$15,000	
	Upgrade perimeter fencing	Allow a min of 200 linear metres of new chain wire fencing to suit new works. Include new posts 2m high and min 4m centres to works.	yes		\$30,000	
	New accessible car park	Provide 1No. accessible car space with associated line marking and signage at entry.		yes	\$3,000	
	New pavement	Provide new paving slab (125mm thk) from existing car park to main pool facility (allow 20 linear metres.)		yes	\$16,000	\$16,000
	Concourse seating	Replace existing seating to pool surrounds with new alum frame and recycled plastic slats (SFA - NEOWOOD). Allow a typical allowance of 8 seats (1800 long with backs).		yes	\$16,000	



Site Investigation Report - Reconciliation on Costs

Project: Southern Grampians Council - Aquatic Facility Development Strategy

Project No: EJ-0763

Site: **Penshurst & District Swimming Pool**

Date: August 11th 2009

Issue: Second Draft

Type:	Component	Typical Scope of works / Description	Refurb	Value add	Cost estimate	PRIORITY
Pool works	Pool concourse to 25m x 6 lane pool	Replace the existing concourse with a new 2000mm wide paving slab (125 thk) - surrounding the 25m pool. Allow for broom finish concrete. To suit new pool works.	yes	yes	\$87,000	\$87,000
	25m pool	Install a Myrtha pools renovation system to the existing 25m pool. Cut down the existing pool up stand and provide a new pool system with a wet deck grating. Include a new filtration system to both pools.		yes	\$528,000	\$528,000
	Pool signage	Upgrade all pool and concourse signage to meet current requirements. <i>Remove all trip hazards and upgrade signage to comply with RLSSA guidelines</i>	yes		\$12,000	\$12,000
	Toddler's Pool	<i>The depth and warning signage should be upgraded as it does not comply with RLSSA guidelines. Note that the toddler pool has no visible depth markings at all. A separation barrier should be installed between the main and toddlers pools to restrict access by toddlers to the deep water in the main pool. The toddlers pool should have an internal step to facilitate access by small children. This should be supplemented by the addition of a rail at the step entry.</i>	yes		\$27,000	\$27,000
	Filtration System	<i>The filtration system is in reasonable condition and unless major repairs are undertaken on the pool, we would leave the filtration system alone. The chemistry controllers are new and appear to be in excellent condition. Minor tasks required only</i>	yes	yes	\$11,000	\$11,000
	Pipe work	Provide new pipe work to 25m pool and toddlers pool from existing plant room.		yes	\$179,000	\$179,000
	Accessible Ramp	Install a new accessible ramp to the main 25m pool. Min length to be 15 m in length (with 1no. landing) at 1400mm wide. Provide handrails and kerb rails to both sides of the ramp. Ramp surface to be slip resistive and coloured darker (for visually impaired patrons). No step at base of ramp into pool.	yes	yes	Included in 25m pool cost	Included in 25m pool cost
	Lane ropes	Allow for lane ropes and fittings			\$4,000	
	Solar Heating System	Install a new solar water heating system to the pool facility.		yes	\$63,000	\$63,000
		ESD			EXCLUDED	EXCLUDED
		External services			EXCLUDED	EXCLUDED
		Landscaping & external works			EXCLUDED	EXCLUDED
		FF&E			EXCLUDED	EXCLUDED
		Sub total			\$1,738,000	\$1,485,000
		escalation		4%	EXCLUDED	EXCLUDED
		location allowance / penalty		3%	EXCLUDED	EXCLUDED
		design contingency		10%	EXCLUDED	EXCLUDED
		construction contingency		5%	EXCLUDED	EXCLUDED
		consultant professional Fees		10%	\$174,000	\$149,000
		allow a +/- 20% to total construction cost.	Total		\$1,912,000	\$1,634,000



Risk Matrix – Pool Strategy

Southern Grampians Shire Council – Aquatic Facility Development Strategy

Southern Grampians Shire Council, Aquatic Facility Development Strategy.

Legend

	Determine the Consequence			
	Low	Moderate	High	Extreme
People	No harm – first aid injury	Minor harm / risk. Medical treatment injury	Major harm / risk – medical treatment required, may cause permanent disability	Dangerous – will cause harm or fatality.
Environment / Construction	Minor to no works. Minor refurbishment no new buildings	Refurbishment works – significant components to be replaced with new.	Major refurbishment works, that lead to new buildings or fittings.	Replace all facilities with new.
Potential total cost of works to the facility	\$1 - \$100,000.00 (excl GST)	\$ 100,000.00 - \$ 250,000.00 (excl GST)	\$250,000.00 - \$500,000.00 (excl GST)	\$500, 000.00 + (excl GST)
Timing to commence works	2 years to 5 years	1 year to 2 years	1 month to 1 year	Immediately
Ability to increase participation (based on current occupancy)	nil	1 – 10 patrons per day ¹	11 - 30 patrons per day	30+ patrons per day
Ability to redevelop and provide an improved facility	Nil- no benefit to the facility and community	Minimal improvement to the facility and community	Major improvement to the facility and community	Landmark – central focus for facility and for the community



Risk Matrix – Pool Strategy

Southern Grampians Shire Council – Aquatic Facility Development Strategy

Risk Matrix

Pool Sites	General Findings from site investigation report.								
	Landscape	Buildings – entry & change	Fittings & Fixtures	Main Pool & concourse	Toddler's Pool	Plant room & Filtration Plant	Disability Access	Timing of works	Potential to value add to facility
Balmoral & District Swimming Pool	High	High	High	High	High	High	High	High	High
Coleraine Swimming Pool	Low	Moderate	High	Low	Low	High	Moderate	Moderate	High
Dunkeld Swimming Pool	Low	Low	Low	Moderate	Low	High	Moderate	Low	Moderate
Glenthompson Swimming Pool	Low	Moderate	High	Low	Moderate	High	Moderate	Moderate	Moderate
Hamilton Olympic Swimming Pool	Low	Moderate	High	Moderate	Extreme	High	Moderate	Low	High
Penshurst Swimming Pool	Moderate	High	High	Extreme	Moderate	Moderate	High	Extreme	Low