

Redeveloping Ivanhoe Aquatic to meet the community's evolving needs

We are seeking:

A partnership with the Victorian and Australian Governments to add much needed aquatic spaces and amenities to the Ivanhoe Aquatic Centre.

This includes an:

- \$11M investment from the Victorian Government
- \$11M investment from the Federal Government; and
- \$11M from Banyule Council.



There is widespread community support for redevelopment of the Ivanhoe Aquatic Centre. It was earmarked in 2012 as part of Council's commitment to provide accessible, and contemporary aquatic facilities that offer a diverse range of programs and services.

An upgraded Ivanhoe Aquatic Centre will:

1. Deliver enhanced aquatic facilities that can respond to the diverse and evolving needs of our community for the next 30-50 years.
2. Ensure a 5 Star Green Star accredited facility, assisting Council to meet its commitment to net zero.
3. Cater for growing community participation in aquatic programming through increased learn to swim, water safety and recreational swimming programming.

Benefits:

- More programmable water spaces, a learn to swim pool and warm water pool
- Redesigned spa and sauna with more capacity and repositioned to improve supervision and safety
- Enhanced and more accessible changing areas.

Background

Located at 170 Waterdale Road Ivanhoe, Ivanhoe Aquatic is a municipal facility with a catchment population of approximately 100,000 people.

The facility was established in the 1980's when the existing outdoor 50-metre pool, which was used as the training facility for the 1956 Melbourne Olympic Games, was redeveloped to include indoor pools, health and fitness rooms, offices and change rooms.

A 2012 Master Plan for the site recommended a staged approach to upgrades. In 2016, Stage 1, with expanded health and fitness areas, change rooms and parking was completed.

Stage 2 of the upgrades will address the remaining capacity constraints and ageing infrastructure primarily associated with the aquatic hall. It responds to the increased demand for learn to swim programs, lap swimming and other water based programs.

This stage will also deliver on Council's commitment to net zero through an all-electric, 5 Star Green Star accredited facility outcome.

Ageing facility no longer meeting community needs

The Ivanhoe Aquatic Centre is a key recreational facility for the community but it is ageing and no longer meets community needs.

There is competition between learn to swim, lap swimming and aqua classes.

The Learn to Swim program is at capacity and many families are missing out. With Emergency Management Victoria estimating that children missed almost six million

swimming lessons due to the Covid-19 pandemic, the need to increase uptake of the Learn to Swim program is more vital than ever.¹

Lap swimmers are highly dissatisfied at the lack of available swimming lanes.

Banyule is predicted to have a significant increase in young children and an ageing population over the next 20 years, both key user groups of the Ivanhoe Aquatic Centre.

Demographic snapshot of Banyule 2022-2041

Ageing population



0-4 years old
+6.2%



5-14 years old
+11.5%



55-85+ years old
+27.2%



The outdated aquatic space



Artists impression of new aquatic hall

The vision

The community-approved design for Ivanhoe Aquatic Centre addresses the capacity constraints and ageing infrastructure primarily associated with the aquatic hall.

It meets community demand for a new aquatics space for Learn to Swim programs, lap swimming and other water-based programs such as aqua and rehabilitation classes.

The scope of works includes:

1. Fixing and upgrading the existing 25m pool
2. Additional program pool for learn to swim and aqua classes
3. Additional pool for warm water therapy and rehabilitation activities
4. Interactive leisure water/aqua play equipment
5. Spa and sauna upgrades and relocation
6. New and upgraded change rooms, including DDA compliant facility
7. Providing DDA access to pools

The project will also deliver on Council's commitment to organisational carbon neutrality by 2028 through an all-electric, 5 Star Green Star accredited facility outcome.

This project has been costed at \$33M.

Project benefits

The project is estimated to deliver a Benefit-Cost Ratio of 0.66 (3% discount rate):

1. The net present value of total benefits generated by the investment is estimated at \$19 million (3% discount) over 10 years.
2. The total regional economic benefits (construction and operational) generated by the investment is estimated at \$21,242,012 over ten years.
3. A health benefit of \$8,991,389 over ten years for facility users.
4. The consumer surplus value is estimated at \$6.6 million over ten years (in constant \$2022 prices) for facility users.
5. Ninety nine FTE jobs (79.2 direct jobs and 19.9 indirect jobs) would be generated during construction.
6. The facility would generate 6.1 full-time equivalent new jobs.²

The updated facility is expected to provide for an additional 60,000 visits each year.

Sustainability features

Key sustainability features of the design include:

- Very high-performance building fabric, aligning with Passive House standard.
- All-electric building systems, including electric heat-pumps for hot water.
- Significant rooftop PV system.
- Retention of building primary structure, reducing embodied carbon.
- Purchase of 100% Green Power for the site.
- Strong daylight and views between the pool hall and the outside.

What the community says...

‘Fantastic support for zero emissions - a very positive element that community supports whole heartedly.’

‘Older adults’ members very excited about a warm water program pool to support rehabilitation activities, gentle aqua classes, water walking.’

‘Strong support for additional program pool to shift activities from the 25m pool and free up for lap swimming. High dissatisfaction from current lap swimmers regarding lack of available swimming lanes.’

‘Majority of customers and staff would like to see a larger program pool than 10m, as they feel this is not big enough. 10m will not accommodate the much-needed extra use that a larger pool can support.’

‘Very positive response to extra pool spaces for learn to swim. The program is currently at capacity in most timeslots and many customers are being turned away.’

‘New spa and sauna appreciated and request for a steam room to be included.’

‘Strong support for the separation of different aquatic activities – options of the new Learn to Swim and program pool to reduce competing activities clashing.’



Banyule
City Council

FOR MORE INFORMATION

Michele Purtle
Advocacy Lead
Banyule City Council

 Michele.Purtle@
banyule.vic.gov.au

 0419 397 290

 banyule.vic.gov.au

¹ <https://www.theage.com.au/national/victoria/almost-six-million-swimming-lessons-missed-in-pandemic-20211007-p58y3r.html>

² Otium report