Thompson Tregear

LEISURE MANAGEMENT CONSULTANTS

Mr Brian Inches General Manager Break O' Day Council PO Box 21 St Helens Tas 7216



26 May 2004

Dear Brian

Re: Feasibility study – indoor sports and aquatic centre

Please find enclosed six bound copies of our final report arising from the above assignment, along with an electronic copy of the report file (.pdf) and the interim report PowerPoint presentation (.ppt) on computer CD.

Please extend my personal thanks to the Councillors, staff and members of the Aquatic Centre Committee who assisted in the conduct of the study. While the final report recommendations may not represent everything that the Aquatic Centre Committee members had hoped for, I trust that they will provide a practical basis for Council to plan with greater confidence for aquatic facilities and services appropriate to the needs of the Break O' Day community.

Thank you for selecting Thompson Tregear for this interesting and important assignment. We trust that our report addresses the requirements of the study brief and look forward to the opportunity of assisting in any future leisure planning projects which may be undertaken by Council.

QUALITY SOLUTIONS

Yours sincerely

Bob Tregear Director enc

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BREAK O'DAY COUNCIL

FESIBILITY STUDY FOR AN INDOOR SPORTS & AQUATIC CENTRE

Prepared for

Break O'Day Council

by

Thompson Tregear Pty Ltd Leisure Management Consultants

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March 2004



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Expressions of support for an indoor aquatic centre





Introduction

Several of the larger communities in the Break O'Day municipality have long expressed the desire for development of an indoor aquatic centre in their respective localities. The relatively high capital and recurrent costs associated with such facilities have been major considerations in Council not previously agreeing to any particular development.

Break O'Day Council's Sport and Recreation Plan "Moving Forward" identifies as one of its medium to longer term strategies the development of an indoor aquatic and hydrotherapy centre. In addition, the Northern Tasmanian Municipal Organisation of Sport and Recreation Committee recommended in a 2001 strategy study that Break O'Day Council enter into a joint development partnership with St Helens District High School to build a new pool facility on the school property.

The Break O'Day Aquatic Centre Committee Inc was formed in October 2002 with the specific purpose of pursuing the establishment of an aquatic centre in the St Helens township. In response to a petition and public meeting sponsored by the Aquatic Centre Committee, Council resolved in April 2003 to fund a feasibility study into the proposed development. In July 2003, Council agreed to a community request to extend the feasibility study brief to include the option of a multi-purpose ball court in a combined development.

The community vision for the proposed aquatic centre includes:

- 25 metre x 8 lane indoor heated pool
- separate children's / toddlers' pool
- some capacity for springboard diving
- water slide
- sauna / spa
- hydrotherapy pool
- gymnasium
- kiosk / café

Some of the critical factors to be considered in the feasibility study include:

- Siting
- Concept design options
- Capital costs
- Management arrangements
- Operating costs
- Risk management / insurance issues
- Community needs
- Health sector requirements
- Capital funding strategies / options





The study budget was insufficient to allow for the separate engagement of architectural and capital cost consultants, nor for the cost of conducting detailed household surveys to support market research. The recent industry knowledge / experience of Thompson Tregear's consultants and the application of industry performance indicators was considered sufficient for current purposes. In the event that a decision is made to proceed with any development, confirmation of design concepts and cost estimates will be a logical precursor.

The study was managed on behalf of Break O'Day Council by Community and Economic Development Officer, Marissa Walker; and was guided by the Break O'Day Aquatic Centre Committee.

In fulfilling the study brief, the consultants have attempted to identify the most practical approach to the ultimate delivery of community facilities for which a clear, unmet demand exists. The *feasibility* of any development will be a subjective judgement for the Break O'Day community and its Council, taking account of competing priorities for public works and services and the capacity to fund the various levels of capital and recurrent costs.

The information outlined in this report will enable Council and the Aquatic Centre Committee to plan with a higher order of confidence for the provision of aquatic facilities and services to address demonstrated levels of unmet need.



Market Analysis

Catchment area and population

The Break O'Day Council area is situated on the north-east coast of Tasmania. It extends from the Mount William National Park in the north to the Douglas Apsley National Park in the south; and inland to the Ben Lomond National Park in the west.

The Break O'Day municipality covers an area of more than 3,500 square kilometres of predominantly mountain terrain and farmland. Major population centres include the coastal townships of St Helens, Scamander, Binalong Bay, Beaumaris and Falmouth; and the inland settlements of St Marys, Fingal and Mathina.

In the 1996 to 2001 intercensal period, the population of the Break O'Day Council area fell at an average rate of 0.32% pa from a total of 5,644 to 5,553. In that same period, the median age of residents increased from 38 to 43 years. The population change in the 1996 to 2001 intercensal period is demonstrated in exhibit 1.

Exhibit 1

BREAK O' DAY - POPULATION CHANGE 1996 TO 2001

	0 - 4 yr		5 - 14 yr		15 - 24 yr		25 - 39 yr		40 - 54 yr		55+ yr		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
1996 Census	389	6.9%	894	15.8%	503	8.9%	1,138	20.2%	1,225	21.7%	1,495	26.5%	5,644
2001 Census	364	6.6%	753	13.6%	419	7.5%	912	16.4%	1,374	24.7%	1,731	31.2%	5,553

Source: ABS Census 1996 & 2001



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With a median age of 43 years at the 2001 census, the Break O'Day Council area has one of the oldest age profiles of anywhere in Australia. By comparison, the median age for the whole of Tasmania was 36 years and for the whole of Australia 35 years. At the 1996 census, the median age of the Break O'Day population was 38 years; and at the 1991 census was 35 years.

Major reasons for the increasingly older age profile of the Break O'Day population compared to other areas of Tasmania and Australia include the attraction of the coastal region as a retirement destination; and the need for younger people to leave the area for tertiary education and employment.

The population age profile for the Break O'Day Council area compared to Hobart and the whole of Tasmania is demonstrated in exhibit 2.

Exhibit 2

BREAK O' DAY - COMPARATIVE POPULATION STATISTICS

	0 - 4 yr		5 - 14 yr		15 - 24 yr		25 - 39 yr		40 - 54 yr		55+ yr		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
SLA Break O' Day	364	6.6%	753	13.6%	419	7.5%	912	16.4%	1,374	24.7%	1,731	31.2%	5,553
Greater Hobart S.D.	12,293	6.5%	26,889	14.1%	27,333	14.4%	38,214	20.1%	41,993	22.1%	43,439	22.8%	190,161
Tasmania	30,288	6.7%	67,247	14.8%	60,172	13.2%	91,217	20.1%	99,738	21.9%	106,179	23.3%	454,841

Source: ABS Census 2001







Anecdotal evidence based on the growth in new housing developments in coastal areas, particularly in the St Helens region indicates that the Break O'Day population has increased in the two years since the 2001 census to around 6,000 people in late 2003.

The increase in population is seen to be driven by relatively low property prices in an attractive geographic and climatic setting; major investments in tourist support infrastructure and resulting employment opportunities; and the growth in the nation's retirement-age population, many of whom seek an affordable coastal location for their retirement. New employment opportunities may result in a slower rate of increase in the age profile in coming years.

With an area of 3,520 square kilometres, the Break O'Day Council area represents more than 5% of the total area of Tasmania. However, the majority of the BODC population is concentrated in a handful of townships, mostly along the coastline. Exhibit 3 demonstrates the population distribution amongst major population centres (*ie* those with a population of more than 100 people) in the Break O'Day Council area.

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Exhibit 3

POPULATION DISTRIBUTION – MAJ	OR CENTRES
St Helens *	2,100
St Marys	650
Scamander *	500
Fingal	450
Binalong Bay *	300
Beaumaris *	230
Mathina	130
Falmouth *	125

Source: BODC Strategic Plan, 2003 - 2008

The population centres in exhibit 3 denoted with an asterisk (*) are located along the coastal strip and are considered to be within a logical catchment market surrounding St Helens. It is estimated that the total catchment population for an aquatic centre located in St Helens would be of the order of 3,500 to 4,000 people (60% to 75% of the total BODC population). This reinforces the argument that St Helens is the most suitable location for any future public aquatic facility development to service the Break O'Day region.



Despite the recent increase in population numbers and the upturn in the residential property market, the total population of the St Helens catchment area will remain relatively modest. For example, a sustained average growth rate of 2% p.a. will result in a catchment area population of approximately 5,200 by December 2013, assuming that almost all of the BODC population growth occurs in the coastal strip. An unlikely scenario of a sustained average growth rate of 5% p.a. will result in a catchment area population of approximately 7,400 on the same basis.

Whatever the outcome in terms of total population, it is likely that the population age profile will remain significantly older than state and national averages.

Current and future demands

In common with most Australian communities, a strong demand exists in the St Helens market catchment area for year-round access to safe and affordable aquatic activities, ranging from formal swimming (competition and training) to fitness, educational, safety, leisure and therapeutic programs. The strength of demand is reflected, in part, by the high level of public interest demonstrated in the issue since formation of the Break O'Day Aquatic Centre Committee Inc. The committee has received several expressions of support from politicians, local clubs and members of the community, some of which are shown in the appendix to this report.

The lack of a public aquatic facility has placed increased pressure on school pool facilities that were not designed to accommodate the wider community, particularly at St Helens District High School. That school has a 15 metre, solar-heated pool with limited support facilities and is located in a confined space between school buildings. The pool is used extensively for school physical education and learnto-swim programs during school hours; and is available to a limited number of local families on an annual, 'seasonal membership' basis.

The St Helens District High School pool is the only formal aquatic facility available to residents in the St Helens market catchment area. Family memberships are allocated through a lottery process, with the majority of families unable to secure any access to the pool. The limited family membership facility offered by the school is allocated on a fixed, sessional basis. In the event that adverse weather or other family commitments coincide with the allotted weekly session, that time is usually lost without the prospect of replacement. The school is concerned over the public liability and additional maintenance issues arising from public use of the pool and would prefer not to offer the facility if any alternative was available to the local community.

The family membership facility offered by St Helens District High School caters for only a small proportion of existing community demand, mainly for leisure and fitness activities. There is no aquatic facility available for casual, recreational swimming on hot days; nor



for a rapidly increasing demand for hydrotherapy and exercise facilities for the predominantly older population.

Annual school swimming carnivals are conducted at the 25 metre St Marys District High School pool, but the travelling time and distance to that facility and its priority to service its own school programs makes it impractical for more regular use by St Helens pupils.

In the absence of a public aquatic facility suitable for broader water safety and technique tuition, almost all responsibility for children's learn-to-swim programs in the St Helens region is vested in the District High School curriculum programs. In larger communities, it is common for school tuition to be supplemented by private learn-toswim programs conducted in public aquatic facilities. If a public pool were available in St Helens, it could be expected that 80 to 100 children would be enrolled in ongoing weekly classes, based on wider industry indicators.

The demand for aquatic exercise and therapy facilities suitable for the older members of the population was expressed repeatedly in consultations with BODC Councillors, the Break O'Day Aquatic Centre Committee and representatives of community organisations.

Staff of the St Marys Community Health Centre cited the example of a group of arthritis patients who used to visit a small, unheated pool at a Scamander motel for basic hydrotherapy classes. However, the lack of heated water, access ramps and hand rails combined with the high cost of around \$10 per person contributed to a 'too hard' scenario and the activity ceased. Health Centre staff confirmed the high level of expressed demand for exercise and therapy facilities suitable for older persons in the community.

In summary, it was clear from the consultations and research conducted for this study that a relatively high order of unmet demand exists in the St Helens region for a public aquatic facility capable of accommodating programs for a wide range of community organisations and individuals.

Given the significantly older age profile of the community compared to state and national averages, it is recommended that the needs of all age cohorts be addressed in the planning for any new facility.

It is recommended that the preferred location for any new facility is in or near the St Helens township, central to the majority of Break O'Day residents.

Competition

There is essentially no competition, current or planned, for a public aquatic facility in the St Helens region.

As previously noted, the 15 metre pool at St Helens District High School is barely adequate to service curriculum needs and the school





would be pleased to relinquish its limited public usage to a more suitable facility.

The 25 metre, solar-heated outdoor pool at St Marys District High School has a greater capacity to service public access to its local community. With a larger pool in a less-confined setting and a catchment population of around one-third that of St Helens, the St Marys District High School pool is able to meet the seasonal demand of the St Marys / Fingal community. While a small number of people currently travel from the St Helens area to use the St Marys pool, the travelling time and distance involved is a significant deterrent to the majority.

The only other formal pool available in the Break O'Day Council area is another small school-based facility located in Mathina. While that pool was not inspected in the course of this study, its remote location renders it inaccessible for practical purposes to residents in the St Helens market catchment area.

Indoor sports hall

In negotiations leading to the commissioning of this study, Council agreed to a request from the Break O'Day Aquatic Centre Committee to extend the feasibility study brief to include the option of a multipurpose ball court in a combined development with a public aquatic facility. The rationale for that request was the prospect of increasing operating revenue in order to offset the likely operating deficit from the proposed pool.

It is the view of the consultants that the proposal to include an indoor sports hall as part of an integrated sports and aquatic centre in St Helens is **not justified**.

While there is no fixed population planning standard for indoor sports halls, experience indicates that a ratio of one court per 5,000 people in the market catchment area is usually sufficient to satisfy demand. St Helens District High School has a single-court indoor sports hall of basketball / netball size which is available to and already used by a number of community sporting groups outside school hours. The time available for community use is not fully utilised. This is consistent with expectations for an estimated market catchment population of the order of 3,500 to 4,000 people.

Provision of an additional indoor sports hall will not generate further demand. Therefore, any new sports hall would compete for the same business as the school facility, resulting in under-utilisation of both.

Perhaps more importantly in the context of this study, the additional capital cost of a single-court sports hall built as part of an integrated sports and aquatic centre and sharing administration and change room facilities is estimated at approximately \$0.8 million (January 2004 costs). Given that capital cost is seen as the major challenge to





any aquatic development proposal, the cost of a new indoor sports hall is likely to be prohibitive, especially when compared to an expectation of no more than \$30 to \$40 per hour gross income for the time hired to community organisations and annual operating costs (energy, cleaning, maintenance, insurance *etc*) of the order of \$20,000 to \$30,000.

It is recommended that the proposal to include an indoor sports hall in the early stages of any aquatic facility development be abandoned due to the high capital cost in relation to demand and net revenue expectations.





Site options

Options are limited for the siting of any new public aquatic facility in the St Helens township and environs.

The option of extending the existing pool facility at St Helens District High School and / or developing a new pool at that site was discounted for the reasons previously noted. Other considerations relevant to the school site included:

- development of additional pool facilities would require intrusion into outdoor playing / sports areas of the school land which would not be acceptable to the school;
- the full range of public usage would not be possible during school hours;
- it is unlikely that the Department of Education would contribute significantly to the capital cost of further pool facilities at the school. Thus, Council would be required to meet a high capital cost for facilities on land it would not own.

As capital cost will be a significant consideration in determining the feasibility of any development proposal, it was considered highly desirable that the nominated site should be already owned or controlled on a long-term basis by Council; and that services such as electricity, sewerage and drainage should be readily available.

Following review of available options and consultation with Council staff, it was determined that the only suitable site available in the St Helens area was at the St Helens Recreation Ground. The area adjacent to the corner of Young and Tully Streets was nominated as the preferred site, given its proximity to residential developments and the minimal interference required to existing sporting / recreational facilities.

It was determined that the land area available at the nominated site is sufficient to accommodate the proposed indoor aquatic centre and its associated infrastructure. Such development would require relocation of existing wood chopping facilities and a sewerage dump point used by caravans.





Capital and recurrent costs

It is clear that a high order of unmet demand exists for affordable, year-round access to aquatic facilities in the St Helens region. However, the justification for major, built leisure facilities and their services should be considered in the context of a range of planning indicators. While the smallest of communities would enjoy the benefits of such facilities, the significant capital costs and potential recurrent deficits associated with their operation demand careful planning to ensure that quality program delivery can be sustained; and that the community can afford to maintain the asset.

The population of the St Helens market catchment area is not sufficient to sustain break-even operation of any form of public indoor aquatic facility; and almost certainly will not grow to breakeven level at any time in the foreseeable future.

It is a generally-accepted industry indicator that a catchment population of the order of 20,000 people is required to achieve breakeven operation of any 25 metre scale indoor aquatic facility. For outdoor pools, it is unlikely that any level of catchment population will deliver break-even operation.

The simplest of public 25 metre indoor heated pool complexes will incur gross annual operating costs (staff, energy, water treatment, maintenance, insurance, services *etc*) of at least \$400,000 to \$500,000. Assuming even the highest order of usage expectation (say, a catchment multiple of 12) and a high average user fee of \$5 per visit, the current estimated catchment population of 4,000 would require a net annual operating subsidy of the order of \$250,000.

Assuming an increase in the catchment population to no more than around 5,500 over the next decade and the same optimistic assumptions of usage and fee levels, the net operating subsidy would reduce to no less than \$120,000 (at January 2004 values).

The capital cost of a 'simple' 25 metre indoor heated pool facility as described above would be of the order of \$4 million. It would typically comprise of a 25 metre, 6 to 8 lane main pool; toddlers' pool; entry control / administration facilities; change rooms; café / kiosk; outdoor grassed area(s) and car parking.

The capital cost of an 'enhanced' 25 metre indoor heated pool facility, incorporating the same components as the 'simple' example above in addition to a free-form leisure water space with graded (beach) entry and possibly some limited outdoor water play feature would be of the order of \$6 million. Given the limited catchment area population estimates, it is unlikely that the required net annual subsidies would be any lower than for the 'simple' facility and, indeed, may well be greater.



Given the high order of forecast capital and recurrent costs for indoor pool facilities relative to Council's total budgets, it was considered relevant to provide comparative estimates for outdoor aquatic facilities of similar scale.

For an outdoor facility of similar scale to the 'simple' indoor example above, the estimated capital cost would be of the order of \$1.3 million. The only indoor components of such a development would be the entry control / administration facilities, change rooms and café / kiosk. As a seasonal, outdoor facility, such a complex would incur gross annual operating costs (staff, energy, water treatment, maintenance, insurance, services *etc*) of the order of \$120,000 to \$150,000. Assuming a high catchment multiple of 4 and an average user fee of \$3, the current catchment population of 4,000 would require a net annual operating subsidy of the order of \$85,000.

Assuming an increase in the catchment population to no more than around 5,500 over the next decade and the same assumptions of usage and fee levels, the net operating subsidy would reduce to around \$65,000 (at January 2004 values).

For an outdoor facility of similar scale to the 'enhanced' indoor example above, the estimated capital cost would be of the order of \$2 million. Again, the only indoor components of such a development would be the entry control / administration facilities, change rooms and café / kiosk. Net annual operating subsidies similar those forecast for a 'simple' outdoor facility would be required.

A summary of the estimated capital costs and annual net operating subsidies for each of the development options canvassed in this study is shown in exhibit 4. These estimates are based on a current catchment population of 4,000 and anticipated growth over 10 years to 5,500. They are based on industry performance benchmarks and knowledge of recent industry experience. Forecasts should be confirmed for any specific development proposal in the light of prevailing market conditions and a detailed architectural design.

Development Option	Approx.	Approx. Annual Net Operating Subsidy Required *						
Development Option	Capital Cost *	4,000 Catchment Population	5,500 Catchment Population					
Simple outdoor 25 metre pool	\$1.3 mill.	\$85 k	\$65 k					
Enhanced outdoor 25 metre pool	\$2 mill.	\$85 k	\$65 k					
Simple indoor 25 metre pool	\$4 mill.	\$250 k	\$120 k					
Enhanced indoor 25 metre pool	\$6 mill.	\$250 k +	\$120 k +					
Single-court sports hall	\$0.8 mill	\$5 k	0					
* January 2004 values	•							

Exhibit 4 Summary of approximate capital costs and annual net operating subsidies

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Strategy for pool provision

It is recommended that the design of any public aquatic facility proposed for development in St Helens should recognise the unique and diverse age / market profile of the catchment population. Ideally, the facility should include:

- a 25 metre x 8 or 6 lane pool suitable for lap swimming, training, competition, educational and recreational use. To accommodate the widest possible range of users and to limit water treatment / energy costs, it should have a maximum water depth of approximately 1.4 metres.
- a separate toddlers' pool with seating for parents;
- an informal leisure water area with graded (beach) entry, suitable for a wide range of recreational, teaching and hydrotherapy activities. Such an informal water space could be an extension of the 25 metre pool to reduce capital and operating costs. Again, maximum water depth should be approximately 1.4 metres.
- solar water heating facilities and energy-efficient design to limit energy costs;
- efficient layout / design to limit water supervision costs;
- the facility to open the pool hall with large doors / operable walls to outdoor, grassed leisure areas in suitable weather conditions;
- adequate, secure change rooms and showers;
- an inviting café / kiosk.

The preferred development option to meet the full range of community needs across the extended age profile is an 'enhanced' indoor complex as described in the previous section of this report.

It is recognised that Council may find impossible the challenge of financing in a single step the capital and net recurrent costs of an enhanced indoor aquatic complex. In that event, it is recommended that a staged development commencing with an outdoor facility (preferably of the 'enhanced' specification) be considered as a more affordable option to deliver at least seasonal access to address demands in the short to medium term.

If a staged development commencing with outdoor pool(s) is adopted, it is important that the final vision is master-planned at an early stage to ensure that each individual stage is consistent with the overall vision; and that *ad-hoc* development does not inhibit future expansion and / or result in higher than necessary capital and operating costs.

It is recommended that Council formally resolve to reserve the recommended site on the north-east corner of the St Helens Recreation Ground for the specific purpose of the proposed aquatic centre development.





Summary of conclusions and recommendations

It is concluded that a significant level of unmet need for public aquatic facilities and services exists in the Break O'Day Council area. That demand is concentrated largely in the coastal communities surrounding St Helens.

The current population of the St Helens market catchment area is approximately 4,000 and may increase to around 5,500 over the coming decade. These figures fall well short of those required (approximately 20,000) to support break-even operation of an indoor aquatic centre.

Given the significantly older age profile of the BODC community compared to state and national averages, it is recommended that the needs of all age cohorts be addressed in the planning for any new aquatic facility.

It is recommended that the preferred location for any new facility is in or near the St Helens township, central to the majority of Break O'Day residents.

It is recommended that Council formally resolve to reserve the recommended site on the north-east corner of the St Helens Recreation Ground for the specific purpose of the proposed aquatic centre development.

It is recommended that the proposal to include an indoor sports hall in the early stages of any aquatic facility development be abandoned due to the high capital cost in relation to demand and net revenue expectations.

In the event that the costs associated with an 'enhanced' indoor aquatic facility are deemed to be unaffordable in the short to medium term, it is recommended that a staged development commencing with an outdoor facility (preferably of the 'enhanced' specification) be considered as a more affordable option to deliver at least seasonal access to address demands in the short to medium term.

It is recommended that the option of a 'simple' indoor aquatic complex not be considered due to the severely limited range of programs and services offered in comparison to the high capital and recurrent costs.

In the event that Council accepts the logic of a staged development to spread the impost of capital costs, it is recommended that an architectural master-plan be commissioned at the earliest opportunity to clarify staging issues; provide a basis for formal capital cost estimates; and clearly articulate the vision for the proposed complex. APPENDIX

Expressions of Support for an Indoor Aquatic Centre



Guy Barnett

Liberal Senator for Tasmania



25 February 2003

Ms Deborah Thompson and Ms Camilla Byrne BOD Aquatic Centre Committee PO Box 35 St Helens Tas 7216

Dear Ms Thompson and Ms Byrne

Thank you for your letter dated 18 February 2003 in relation to the establishment of an Aquatic Centre in the Break O'Day Municipal Area.

On behalf of the Tasmanian Liberal Senate team, I have investigated the possible funding opportunities to support a feasibility study into the establishment of an Aquatic Centre at St Helens.

My investigations have revealed that the Regional Solutions Programme (RSP) funding, which best suits this type of request, will cease on 30 June 2003. I have been advised that the programme is close to reaching capacity and would recommend that you do not apply under this scheme.

Guidelines for the replacement programme are yet to be released, however funding is expected to begin on, or shortly after, 1 July 2003. The Tasmanian Employment Advisory Council (TEAC) will be administering the new programme. Sheryl Thomas from TEAC's Launceston office has offered her services to assist you with your funding application. Sheryl can be contacted on (03) 6334 9822.

I would also recommend that you keep in contact with Neil Butterworth of the Break O'Day BEC as he will be advised by TEAC when the new guidelines are received.

Please do not hesitate to contact my office if I can be of further assistance.

Yours sincerely

Guy Barnett Liberal Senator for Tasmania 33 George Street,

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Hon M. T. (Rene) Hidding MHA Leader of the State Opposition Member for Lyons

28 FEB 2003

Ms Deborah Thompson and Ms Camilla Byrne Break O'Day Aquatic Centre Committee PO Box 35 St Helens Tas. 7216

Dear Ms Thompson and Ms Byrne

Thank you for your letter of 18 February regarding the establishment of an Aquatic Centre in your region.

There is clearly a need for a facility of some kind and as the local Liberal Member I'd be delighted to be closely involved in ensuring this project goes ahead.

To succeed, projects like this must enjoy bipartisan support. You can count on the Liberals to back the local community, but you must also ensure the project has the general backing of the State Government. I would try to enlist the support of the local Labor Members before approaching the relevant Minister. Inundating these Members with letters from the local community and community leaders on this issue is a sure way to get their attention and indicates the strength of community feeling on this issue.

Second, I believe you should approach the State Government to fully or partly meet the cost of a detailed feasibility study into the project. There are many precedents for the granting of such funding.

Collecting signatures is a great idea, and I'll be happy to table these in Parliament (I will provide you with the correct words) or, alternatively, speak on this issue in the House at any time. I am happy to ask questions in the House to 'test the water' for your Committee.

Another avenue of possible funding is the Commonwealth, and it's always a good idea to involve our Liberal Senators from day one. The local Council would also be a good ally and additional advocate.

As I say, this project would quite obviously be a wonderful addition for the local community and tourists alike, and I agree entirely with all the points you raise to make your case.

However, I must warn you that projects like this often have a long lead-time, and a tactic often employed by this State Government is to continue to hold up and delay these projects in the hope that the proponents will simply walk away and give up. Given this, it's often a good idea to have reasonable deadlines attached to correspondence and requests to Government and a firm resolve to see it through!

I hope these suggestions help in these initial stages. I would be grateful if you could keep me in the loop as the project gains momentum. As I say, I'm happy to help in any way – the Committee just has to let me know.

Thanks again for writing.

Yours sincerely

Rene Hidding, MHA Leader of the Opposition



Parliament of Tasmania, Hobart, Australia.

7000 phone: 6233 8300 fax: 6223 1406 E-mail: greens@parliament.tas.gov.au Internet: http://www.tas.greens.org.au

Monday 3rd March 2003

BOD Aquatic Centre Committee PO Box 35 ST. HELENS TAS 7216

Dear Camilla and Deborah,

Re. Establishing an Aquatic Centre in Break O'Day Municipal.

Thank you very much for your letter regarding the establishment of a new aquatic facility within the Break O'Day Municipality, which I received on 20th February.

Great to hear about a new exciting project that already has plenty of community backing, and it also sounds like a much-needed facility in your area. As you point out in your letter, the community as a whole will benefit greatly from such a centre.

As I am the Greens Spokesperson for Health & Human Services as well as being responsible for the seat of Lyons I am keen to support local community projects, which have definite positive health outcomes.

Do you wish for me to send a letter of support as part of your submission for funding? I may also be able to lobby on your behalf at the appropriate time if that would be useful.

Please let me know how you think I might best be able to help you - and good on you for getting the ball rolling.

Yours Sincerely,

TIM MORRIS MH MEMBER FOR LYONS



2 03 6336 2556 Fax: 03 6331 1606 LEGISLATIVE COUNCIL E-Mail: colin.rattray@parliament.tas.gov.au

Henty House One Civic Square, Launceston. 7250 Tasmania, Australia

7th March 2003

Ms Deborah Thompson & Ms Camilla Byrne **BOD** Aquatic Centre Committee PO Box 35 St. Helens 7216

Dear Deborah and Camilla,

Re: Establishment Aquatic Centre in Break O'Day (BOD) **Municipal Area**

Thank you for your letter of 18th February 2003 outlining your proposal for the construction of an indoor heated 25 metre pool at St. Helens and your endeavour to establish an incorporated group to explore the means to achieve this.

St. Helens has a growing permanent population, many of whom are retirees, and is a fast growing tourist destination, especially in the summer months. I believe an indoor pool would provide a healthy and safe facility which would benefit the whole community, including the many young children in the area who would also benefit from a safe environment in which to learn water safety.

I am only be too pleased to support your endeavours and would be very pleased to offer any help you may need in the future if the proposal goes ahead. Please let me know if I can give assistance in any way that is possible.

With very best wishes for the success of your plans.

Yours sincerely,

Col Rattray

Member for Apsley





6 May 2003

BOD Aquatic Centre Committee PO Box 35 St Helens Tasmania 7216

Dear Committee Members

Establishment Aquatic Centre in Break O'Day Municipal Area

Thank you for your recent letter concerning the proposed development of an aquatic centre in the Break O'Day Municipal area.

A member of my staff has been in contact with Break O'Day Council in relation to this matter and Council has advised that it will assist with funding for up to at least \$15,000 for a feasibility study into the establishment and ongoing operational costs of an aquatic centre.

Should the feasibility study prove the financial viability of such a centre, I would be more than happy to do whatever I can to assist your committee in obtaining funding for its development.

I wish you all the best and I look forward to hearing further from you as to the outcome of the feasibility study.

Yours faithfully,

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SHAYNE MURPHY Senator for Tasmania



First Floor, Public Buildings53 St John StreetLaunceston Tasmania 7250Telephone(03) 6336 2269Facsimile(03) 6334 0246Mobile0418 125 234Email m.polley@parliament.tas.gov.au

SPEAKER OF THE HOUSE OF ASSEMBLY

The Hon Michael Polley, MHA

23 May 2003

Parliament House

Telephone

Facsimile

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Hobart Tasmania 7000

(03) 6233 2373

(03) 6233 6266

Ms Deborah Thompson Secretary BOD Aquatic Centre Committee PO Box 35 ST HELENS 7216

Dear Deborah

I acknowledge receipt of your letter dated 2 May 2003 in which you request Government funding assistance to enable a feasibility study to be carried out into the establishment of an Aquatic Centre within the Break O'Day area.

Unfortunately, there are no funds available for a feasibility study. However, if it is established that an Aquatic Centre is feasible, then of course there are a number of funding options available through the State Government which could assist with getting the Centre up and running.

Please keep me informed of progress on this matter and if I can be of assistance in any other way, please feel free to contact me.

Yours sincerely

de.

Michael Polley MHA Speaker of the House of Assembly MEMBER FOR LYONS

East Coast Veterinary Clinic

67 Quail Street, St Helens, 7216. 4th June 2003

Dear Deborah,

I am writing to voice my support for the proposal to establish an aquatic centre for this area. Whilst the centre would have no direct use for my animal clients, I feel it would be of great use for the staff of this business.

My profession suffers greatly from chronic injuries contributed to through the nature of wear and tear working with animals and the frequency of being required to work in far from ideal conditions. The result of this is that the veterinary profession has a high level of physical injuries and chronic conditions that impact on the quality of our lives.

At present there are really no services locally available that can assist to rehabilitate and repair weary bodies and this has proven to be an impediment to enticing prospective new staff to relocate to this area.

When planning holidays I have always gone to hotels that have swimming pools available and I greatly enjoy the ability to swim in a comfortable and warm environment. I have no doubt that I would use this facility if available locally, provided it was open after my 5.00pm closing time and weekends.

Regards

Jeff Parsons, B.V.Sc.



38 Quail St ST HELENS TAS 7216 Phone 03 63761010 Facsimile 03 63761607 Email grantc3@anz.com

20 June 2003

The Secretary BOD Aquatic Centre Committee PO Box 35 ST HELENS TAS 7216

Dear Deborah

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Thank you for your letter of 28th May 2003 seeking support from ANZ Bank St Helens.

At this early stage in proceedings, we are not in a position to commit to future support of any kind. However, we do support and endorse the feasibility study into your committee's proposal.

We hope the study achieves a favourable outcome for both your committee and the town in general. We would also like to encourage you to write to us for further support should the study recommend the BOD Aquatic Centre be established.

Yours faithfully

Colin Grant Branch Manager



Break O'Day Aquatic Centre Committee P.O.Box 35 ST.HELENS 7216

30th June, 2003

Dear Committee,

On behalf of the above association I would like to express our support for a community Swimming pool within the Break O'Day area. Our association believe our members would use the pool for:

- A) rehabilitation
- B) some training sessions

With regard to this facility being multi purpose we would ask that an indoor netball court be incorporated. This area could be used for other sports e.g.basketball, badmiton, volleyball if appropriate size and lines were considered.

We congratulate you on your enthusiasm motivation and positive endeavours toward a purpose built aquatic centre.

Goodluck.

Yours faithfully

lal.

Cheryl Richards President

ast Coast Dive club



Secretary, Howard Jones, PO Box 410 St Helens.

Phone: 0409969895 Email: howjones@tasmail.com Tuesday July 1 2003

Dear Deborah,

On behalf of the East Coast Dive Club, I would like to extend our acknowledgement and support for your efforts to establish an aquatic centre in St Helens.

As a club we feel we can make good use of such a facility, especially if our links with St Helens District School strengthen and we broaden our early efforts to help train students in snorkelling skills. While unable at this stage to commit funds, the East Coast Dive Club is glad to back your efforts in this venture, and request further advice as to your progress in future.

Yours faithfully

Howard.

Howard Jones Secretary