



## Dumbleyung Swimming Pool – Community Project Update

Due to unexpected plant failure and potential staff and patron safety risks, the Shire of Dumbleyung was forced to close the Dumbleyung Swimming Pool in October 2021.

In October 2021, the Shire of Dumbleyung commissioned an independent pool engineer and an independent safety inspector to review the pool filtration system and plant room infrastructure. Both reports recommended closure.

A Project Working Group was then formed to investigate whether any of the existing pool infrastructure could be saved and if not, identify new pool replacement options for the future.

Significant geotechnical and infrastructure condition investigations were commissioned during the first few months of 2022. These revealed that not only was the pool filtration system and plant room considered unusable, but the main pool basin had structural integrity problems (including the presence of significant groundwater and reactive clay based soils in direct proximity of the pool); all making reuse of any of the existing pool infrastructure unviable.

The next few months in 2022 were then spent investigating a number of pool redevelopment options. There were four options presented to the working group, made up of:-

- |                                                                                                                                             |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1. New Main Pool, new plant room and filtration equipment, retain and refurbish existing Toddler Pool, retain existing Kiosk & Changerooms  | Estimated total cost \$5.16M  |
| 2. New Main Pool, new plant room and filtration equipment, retain and refurbish existing Toddler Pool, new (north side) Kiosk & Changerooms | Estimated total cost \$6.79M  |
| 3. New Integrated Main Pool and Beach Entry Toddler pool, new plant room and filtration equipment, new Kiosk & Changerooms                  | Estimated total cost \$8.03M  |
| 4. New Main Pool and new Stand Alone Beach Entry Toddler pool, new plant room and filtration equipment, new Kiosk & Changerooms             | Estimated total cost \$8.255M |

The pool working group selected Option 4 for distribution into the community for review and feedback.

The main funding options available to the Shire of Dumbleyung include Federal & State Government grants, Cash Reserves and Loan Borrowings (with loan repayment costs funded by increase in Shire rates).

In December 2021, Dumbleyung Shire Council committed circa \$0.8M, then in April 2022 another circa \$0.4M, totalling \$1.2M in Federal Government Local Roads & Community Infrastructure (LRCI) funds for a new swimming pool. These funds can be applied to any of the above project development options.

The State Government also has an annual Community Sporting & Recreation Facilities Fund (CSRFF) which is a competitive program running right across Western Australia (including Perth). Each round has \$12.5M available with a maximum permissible grant of \$2M per project, noting it is highly unlikely Shire of Dumbleyung would be successful in securing a maximum grant (highest recent swimming pool grant awarded to similar sized local government was \$0.8M to Shire of Quairading). Fully developed project ready proposals and grant funding submissions must be submitted by 30<sup>th</sup> September each year. As previously mentioned, this is a competitive grant funding program, there's no guarantees for success.



The Shire of Dumbleyung is also very fortunate to have responsibility for the Bain Future Fund. This fund currently has a balance of circa \$5.5M. Sporting projects qualify as one of the key areas the Bain family identified for preferred fund use.

Most local governments also maintain Reserve accounts where cash funds are set aside for a specific purpose. Reserves are helpful for Shires to gradually accumulate funds for specific activities. A new Dumbleyung Swimming Pool Redevelopment Reserve is to be established with an initial deposit of \$245K. This amount represents two years' current 'operational savings' to the Shire from not being able to provide public swimming pool services.

It's not unusual for projects of this size and cost to have multiple areas or avenues of funding to achieve financial viability (affordability).

**FOR EXAMPLE IF** Option 1 (\$5.16M) was selected as the preferred project development, the following funding mix could be applied:-

- |                                                     |         |
|-----------------------------------------------------|---------|
| 1. Federal Government LRCI Grant Funds (secured) -  | \$1.2M  |
| 2. State Government CSRFF Grant Funds (unsecured) - | \$0.5M  |
| 3. Bain Estate Funding Allocation (unsecured) -     | \$0.75M |
| 4. Shire of Dumbleyung Pool Reserve (secured) -     | \$0.25M |
| 5. *Loan Borrowings (unsecured) -                   | \$2.5M  |

\*If the Shire of Dumbleyung borrowed \$2.5M as a 20 year loan, the estimated annual repayments would be equivalent to an 8% rate rise for the duration of the 20 year loan in addition to normal annual rate rises to cover increased Shire operating costs. This would be a once off rate increase; noting that a 1% rate increase equates to circa \$19K in additional Shire revenue.

For example, if your annual rates are currently \$10K per annum, then the following applies:  
8% rates increase equates to \$10,800

Year	Pool	No Pool
1	\$10K + 8% pool (\$800) + ~5% annual rate increase (\$540) = \$11,340	Rates \$10K +5% = \$10,500
2	\$11,340 + 5% annual rate increase (\$567) = \$11,907	Rates \$10.5K +5% = \$11,025

*Note: given the compounding factor of the 8% rise on rates, it would be unusual for Council to need to increase at 5%. It is anticipated that would be lower.*

The indicative annual operating costs of running a modern similar sized public swimming pool is around \$170K-\$190K.

The purpose of the public meetings is to engage and deliberate between the community, Shire staff and Council to progress forward with the Dumbleyung Swimming Pool Project.

A Frequently Asked Questions (FAQ) doc is also provided for information purposes. If anyone has any additional questions requiring a pre-community meeting response, please feel free to send through to the Shire prior to the public meetings at [ceo@dumbleyung.wa.gov.au](mailto:ceo@dumbleyung.wa.gov.au) The Shire will also endeavour to keep this doc up to date and available on the Shire website for review purposes.



# Dumbleyung Swimming Pool – Frequently Asked Questions

## **1. Why did the Dumbleyung Swimming Pool close?**

Two separate breakdowns occurred whilst commissioning the pool plant for the 2021/22 season. Although these issues were separate and unrelated, both created significant potential safety hazards that warranted further investigation. An experienced Pool Engineer and Safety Advisor independently investigated. The engineering advice indicated that there were significant mechanical and electrical problems with the plant and structural integrity issues with the building that contains the plant. Both recommended closure of the facility given the significant potential for harm and injury to staff and/or patrons.

## **2. Why has the Dumbleyung Swimming Pool been allowed to deteriorate to this extent?**

The original pool plant facility dates back to (circa) 1983 when the system was first installed and although minor maintenance has occurred over time, the overall condition of the plant & plant room has gradually deteriorated to the point that it is now considered unserviceable. Pool shells (basins) also have a lifespan and it was nearing its end of life, but the rising underground water combined with other factors expedited the problem.

## **3. Why has it taken so long for something to be done to re-open the Dumbleyung Swimming Pool?**

As this was an unplanned closure, significant investigative work was initially carried out to understand the extent of the problem(s) and clarify whether any of the existing pool infrastructure could be saved to reduce costs and increase chances of a faster reopening. Getting engineers and pool technicians to Dumbleyung during an infrastructure boom took considerable time. Unfortunately, these investigations revealed that the main pool basin and plant room were structurally compromised meaning that a new pool development was required. Work then commenced on an array of concept designs for consideration. All of the above activities have been undertaken since the pool closed.

## **4. How much is it going to cost to establish a new Dumbleyung Swimming Pool?**

It depends on which concept design option is selected. Four options have been presented by the Shire's consulting architects and pool engineer. They range from \$5.16M to \$8.255M. Further details on each of these options is included in the main summary doc circulated in advance of the Community Meeting(s).

## **5. Why is it so expensive to establish a new Dumbleyung Swimming Pool (isn't it a case of simply digging a hole, laying concrete and establishing connections)?**

All public swimming pools have to be built under strict regulatory conditions (WA Aquatic Facilities Regulations 2007). The Shire of Dumbleyung is legally bound to adhere to these legal requirements which includes a Code of Practice for the design, construction, operation, management and maintenance of aquatic facilities. These conditions have been established to ensure the health and safety of staff and patrons using these facilities.

## **6. Why did the Pool Project Working Group select the most expensive option of the four concept designs considered?**

The Pool Project Working Group were responding to broader community feedback received around the need to identify a priority solution that replaces what Dumbleyung previously had, but in a modernised design.



## **7. Why was the Shire of Dumbleyung proposing that a new Dumbleyung Swimming Pool be staged?**

The Shire of Dumbleyung currently has circa \$1.2M in Federal Government Local Roads & Community Infrastructure (LRCI) grant funds secured and set aside for this purpose. These LRCI funds must be spent by a certain deadline (currently 30th June 2023). Given the Pool Project Working Group decision to support the \$8.255M design option, the plan was to use these LRCI funds to initiate onsite works to establish a new Plant Room, and convert this new building use into a Community Gym. This rationale was based on the high development cost for establishing a complete new pool and the probable timing and funding challenges to secure remaining funds to deliver the full project.

## **8. What is the Shire of Dumbleyung doing with the 'pool operating costs' it hasn't incurred over the past two years (now that the pool has closed)?**

The Shire of Dumbleyung has established a new Pool Redevelopment Reserve with \$245K initial funding (equivalent to two years average pool operating costs) transferred into this account.

## **9. How is a new Dumbleyung Swimming Pool going to be funded?**

The main funding options available to the Shire of Dumbleyung include Federal & State Government grants, Cash Reserves, Bain Estate Funds and Loan Borrowings (with loan repayment costs funded by ratepayers). The Shire of Dumbleyung already has circa \$1.2M in Federal Government Local Roads & Community Infrastructure (LRCI) grant funds already secured and set aside for this purpose. The Shire could also apply to seek Community Sporting & Recreation Facilities (CSRFF) grant funding through the State Government, noting this is a competitive program with no guarantees of success. An example funding option has been included in the main summary doc for information purposes. The Shire also has \$245K in a Pool Redevelopment Reserve. The Shire could assist the community to fundraise via grain drives etc.

## **10. Using the example provided, what would be the actual increased Shire Rates cost for a typical farming property and a townsite property?**

Specific rating increases would only apply if the Shire required external borrowings to support project financing. The increased rates raised would be applied against the debt servicing costs of the loan i.e. loan repayments.

Example: 8% rate increase, the extra financial cost on a typical farming property is estimated at around \$448 (per assessment) and \$56 for a townsite property. This would be on top of normal annual rating adjustments which have been around 5% per year to cover the cost of inflation, general increases in service costs (i.e. power, water, contracts, etc), wage increments, etc. For 2022/23 financial year (as an example) the total rate increase would have been 13%, 5% general rate increase and another 8% increase to service loan repayment costs.

## **11. Can the Bain Estate be accessed to fund a new Dumbleyung Swimming Pool?**

Yes, sport is a qualifying area of focus that was earmarked by the Bain family for potential funding use. At present, an annual grant funding round is administered by the Shire of Dumbleyung that seeks submission of eligible community projects for consideration. A primary goal of the fund is to ensure that it acts as a future fund and lasts for approximately 30 years. The current Bain Estate fund balance is circa \$5.5M.



## **12. Does the Shire of Dumbleyung have any cash funds that could be used to fund a new Dumbleyung Swimming Pool?**

The Shire of Dumbleyung maintains a number of Reserve accounts in which funds are set aside for a specific Shire purpose. The following is a listing of these Reserve accounts and expected 30 June 2023 balances.

• Employee Entitlement Reserve -	\$233K
• Emergency Response Reserve -	\$392K
• IT & Office Equipment Reserve -	\$130K
• Plant, Vehicle & Equipment Reserve -	\$390K
• Buildings Reserve -	\$964K
• Dam Cleaning Reserve -	\$38K
• Dumbleyung Sewerage Works Reserve -	\$456K
• Landcare Development Reserve -	\$65K
• Fence Road Drain Maintenance Reserve -	\$24K
• (New) Swimming Pool Redevelopment Reserve -	\$245K

## **13. Given the reported groundwater problems identified at the current site, has consideration be given to alternate sites for a new Dumbleyung Swimming Pool i.e. Stubbs Park?**

Alternate sites were considered (including Stubbs Park) but the current site is preferred given its primary main street location, easier central access and economic benefits to local businesses in direct proximity. A new pool development would also include design features for better site drainage and asset protection. Stubbs Park has similar underground water issues as town.

## **14. Once a preferred concept design has been selected, how long will it take to construct and open a new Dumbleyung Swimming Pool?**

Timing for a new pool development depends on many factors including availability of third party funding streams (i.e. State Government CSRFF grant funds and loan borrowings), tender selection and contractor availability. No clear timeframe is able to be given at this stage.

## **15. What is the future of the proposed Stubbs Park Development if Bain Estate and/or other grant funds are committed towards a new Dumbleyung Swimming Pool redevelopment?**

The Shire of Dumbleyung remains committed to working cooperatively with other key community groups and stakeholders to progress key major projects (i.e. Stubbs Park Development & Kukerin Skatepark) to achieve project readiness, including full engineering design, business case development, etc. No decisions have yet been made in relation to if/how any of these projects will be prioritised and funded, including the funding mix required for development.

## **16. Why can't the existing pool be emptied now and why is there water being continuously used to fill a decommissioned used pool?**

The Shire's comprehensive geotechnical investigations revealed the presence of significant groundwater in and around the pool site. It is suspected that this may have been the cause of some of the plant room and pool basin infrastructure failures. A decision has been made to keep the existing main pool basin relatively full to mitigate the risk of collapsing infrastructure both in the area of the pool basin and the buildings surround, some of which are also showing significant signs of water damage and rising damp.



## **17. How can I submit my formal preference in relation to this matter?**

A short survey has been prepared for everyone to fill out following this community consultation process. Key responses being sought are:-

- i.** Do you want a new public Dumbleyung Swimming Pool?
- ii.** If yes, which of the four options do you prefer?
- iii.** What level of Shire rating increase (percentage) would you feel comfortable to pay for a new pool (to finance a new loan)?
- iv.** Should the Shire try and secure CSRFF grant funding through the State Government in 2023 (Note: closing date for application submissions is 30th September 2023 with advice on whether the application is successful (or not) to be received in the following months)?
- v.** How much Bain funding (of the current \$5.5M balance) do you suggest should be used for this project?
- vi.** Do you support community fundraising options such as grain drives?



# DUMBLEYUNG SWIMMING POOL CONCEPT OPTION DIAGRAMS

H+H ARCHITECTS JUNE 2022





# OPTION 01

## SITE PLAN



Estimated total cost \$5.16M



# SITE PLAN

PLANTROOM - 11.0m X 7.0m DN

NEW 38.0m<sup>3</sup> BACKWASH TANK UNDER PLANTROOM FLOOR

2 x 15m<sup>2</sup> (2.5 deep)

TODDLERS POOL FILTERS

25m POOL FILTERS

REMOTE BALANCE TANK FOR TODDLERS POOL SIZED FOR TODDLERS POOL DRAWN IN SK-02

25m POOL BALANCE TANK

Average 2.5m deep

SOILED WATER PIPE TO BALANCE TANK

SOILED WATER PIPE TO BALANCE TANK

FW RETURN

FW WATER RETURN

NEW GUTTER ALONG ONE SIDE BUILT INSIDE THE EXISTING POOL WALL (SLIGHTLY NARROWER WATER BODY) WITH NEW FW WALL RETURNS

25m long x 15

NEW GUTTER

EXISTING POOL STRUCTURE

EXISTING TODDLERS POOL

25m POOL AS DRAWN ON SK-02

## PRELIMINARY 25m POOL TECHNICAL DATA

Surface Area (m <sup>2</sup> )	380
Avg Depth (m)	1.35
Volume	513
Turn Over Rate (hrs)	2.0
Plant Capacity (m <sup>3</sup> /hr)	255
Plant Capacity (L/sec)	71
Total Filter Area (m <sup>2</sup> )	10.50
No Filters	3.00
Filter Area/Filter (m <sup>2</sup> )	3.50
Filter Rate (m <sup>3</sup> /hr/m <sup>2</sup> )	24.32
Backwash Rate	42.00
Backwash Flow (L/sec)	40.83
Wash Water/Filter (m <sup>3</sup> )	9.80
Total Wash Water (m <sup>3</sup> )	29.40

## PRELIM EXIST TODDLERS TECHNICAL DATA

Surface Area (m <sup>2</sup> )	55
Avg Depth (m)	0.50
Volume	28
Turn Over Rate (hrs)	0.5
Plant Capacity (m <sup>3</sup> /hr)	50
Plant Capacity (L/sec)	10
Total Filter Area (m <sup>2</sup> )	3.00
No Filters	2.00
Filter Area/Filter (m <sup>2</sup> )	1.50
Filter Rate (m <sup>3</sup> /hr/m <sup>2</sup> )	18.07
Backwash Rate	42.00
Backwash Flow (L/sec)	17.50
Wash Water/Filter (m <sup>3</sup> )	4.20
Total Wash Water (m <sup>3</sup> )	8.40

GNFP PRELIMINARY  
NEW 25m POOL & EXISTING  
REFURBISHED TODDLERS POOL  
SK-01

TOTAL FILTER AREA FOR THE TODDLERS PLANT CAN INCREASE TO 4.5m<sup>2</sup> BY THE ADDITION OF ONE FILTER IF THE TODDLERS POOL IS REPLACED IN THE FUTURE AS IN SK-02

ABSOLAM STREET

DRAWING 1

1-200  
4-23

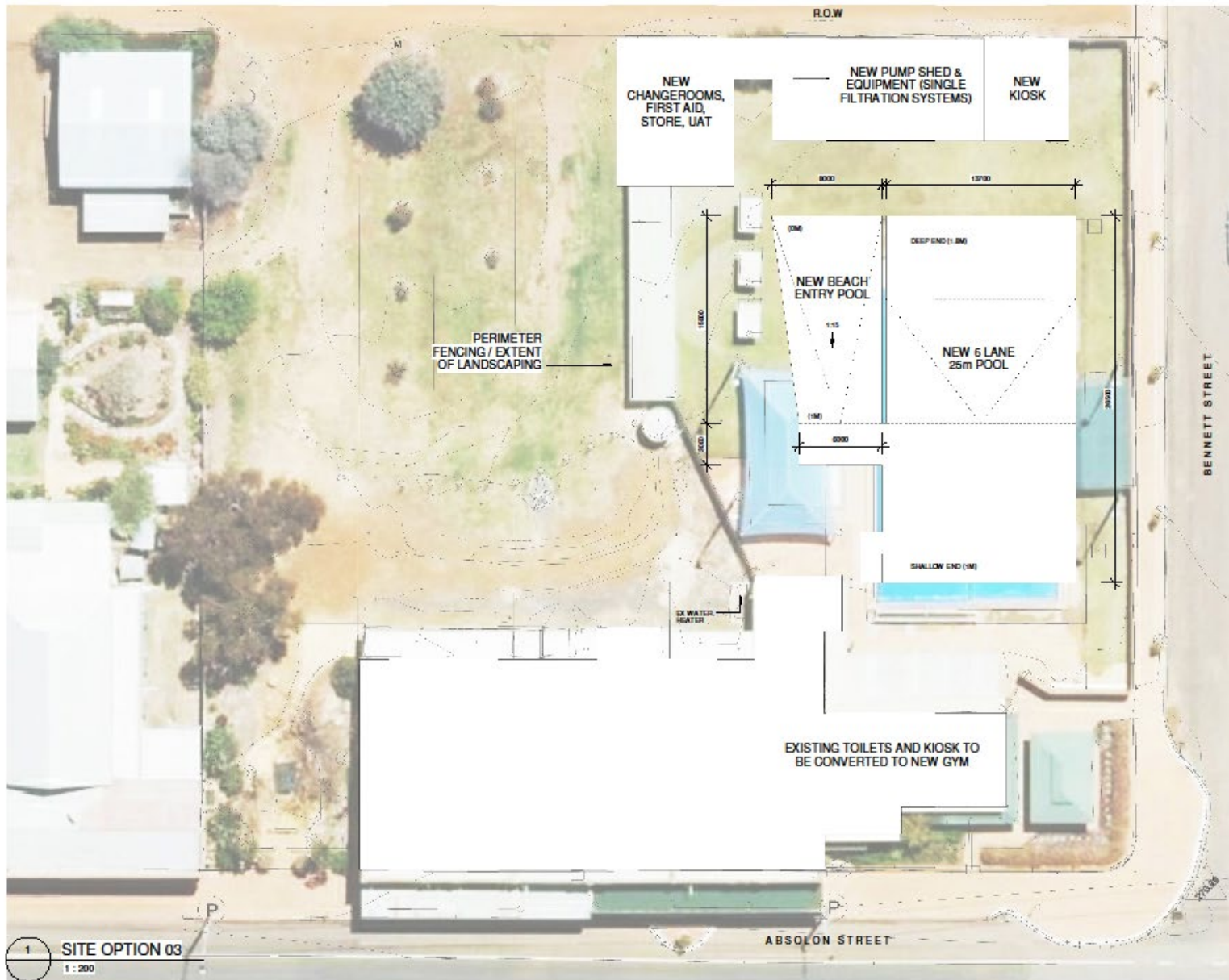
# OPTION 02 SITE PLAN



Estimated total cost \$6.79M

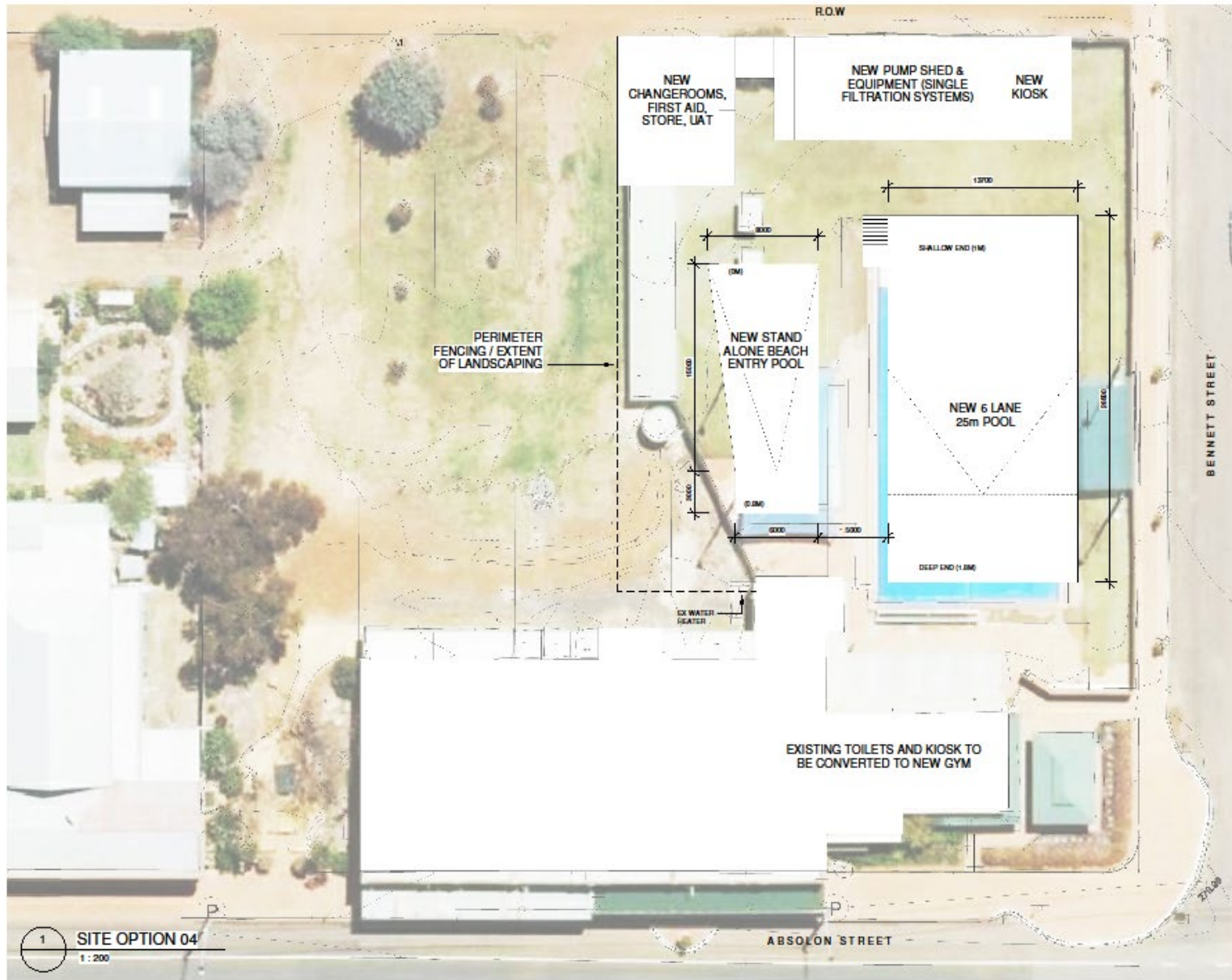


# OPTION 03 SITE PLAN



Estimated total cost \$8.03M

# OPTION 04 SITE PLAN



Estimated total cost \$8.255M



# Projected Timeline

With CSRFF Funding (successful in 1 <sup>st</sup> year of application)	With CSRFF Funding (successful in 2 <sup>nd</sup> year of application)	Without CSRFF Funding
Mar23: Council to adopt preferred Pool design and financial model at the March 2022 Council meeting	< Refer to left	Mar23: Council to adopt preferred Pool design and financial model at the March 2022 Council meeting
Apr-Jun23: Architects and Engineers to complete full detailed design and cost estimate for chosen pool model	< Refer to left	Apr-Jun23: Architects and Engineers to complete full detailed design and cost estimate for chosen pool model
Jul-Aug23: Business case and feasibility study to be prepared for CSRFF grant submission	< Refer to left	Jul-Aug23: Prepare tender documents and request for quotes
Sept23: CSRFF grant application submitted	< Refer to left	Sept-Oct23: Allow time for contractors to submit quotes
Dec23-Feb24: Advised application was successful.	Dec23-Feb24: Advised application was unsuccessful.	Nov-Dec23: Shire to consider quotes and award contract to successful contractor
Mar24: Prepare tender documents and request for quotes	Sept24: Re-submit CSRFF grant application	Nov23-Feb24: Subject to availability successful contractor to mobilise and commence work on site
Apr-May24: Allow time for contractors to submit quotes	Dec24-Feb25: Advised application was successful.	<b>Sept-Dec24: Approximate pool completion date based on 12month construction time.</b>
Jun-July24: Shire to consider quotes and award contract to successful contractor	Mar25: Prepare tender documents and request for quotes	
Sept-Nov24: Subject to availability successful contractor to mobilise and commence work on site	Apr-May25: Allow time for contractors to submit quotes	
<b>Jul25-Sept25: Approximate pool completion date based on 12 month construction time</b>	Jun-July25: Shire to consider quotes and award contract to successful contractor	
	Sept-Nov25: Subject to availability successful contractor to mobilise and commence work on site	
	<b>Jul26-Sep26: Approximate pool completion date based on 12 month construction time</b>	

# Example Funding Options

<b>IF Option 1 (\$5.16M) was selected as the preferred project development, the following funding mix could be applied:-</b>	<b>\$Million's</b>
1. Federal Government LRCI Grant Funds (secured)	1.20
2. State Government CSRFF Grant Funds (unsecured)	0.50
3. Bain Estate Funding Allocation (unsecured)	0.75
4. Shire of Dumbleyung Pool Reserve (secured)	0.25
5. *Loan Borrowings (unsecured) – equating to 8% increase in rates	2.50
	<b>5.20</b>
<b>IF Option 2 (\$6.79M) was selected as the preferred project development, the following funding mix could be applied:-</b>	
1. Federal Government LRCI Grant Funds (secured)	1.20
2. State Government CSRFF Grant Funds (unsecured)	0.50
3. Bain Estate Funding Allocation (unsecured)	2.00
4. Shire of Dumbleyung Pool Reserve (secured)	0.25
5. *Loan Borrowings (unsecured) – equating to 9% increase in rates	2.84
	<b>6.79</b>

# Example Funding Options (continued)

<b>IF Option 4 (\$8.25M) was selected as the preferred project development, the following funding mix could be applied:-</b>	<b>\$Million's</b>
1. Federal Government LRCI Grant Funds (secured)	1.20
2. State Government CSRFF Grant Funds (unsecured)	0.50
3. Bain Estate Funding Allocation (unsecured)	3.00
4. Shire of Dumbleyung Pool Reserve (secured)	0.25
5. *Loan Borrowings (unsecured) – equating to 10% increase in rates	3.31
	<b>8.26</b>
<b>OR, the following funding mix could be applied:-</b>	
1. Federal Government LRCI Grant Funds (secured)	1.20
2. State Government CSRFF Grant Funds (unsecured)	0.50
3. Bain Estate Funding Allocation (unsecured)	5.00
4. Shire of Dumbleyung Pool Reserve (secured)	0.25
5. *Loan Borrowings (unsecured) – equating to 4% increase in rates	1.31
	<b>8.26</b>

# Rates Increase

\*If the Shire of Dumbleyung borrowed \$2.5M as a 20 year loan, the estimated annual repayments would be equivalent to an 8% rate rise for the duration of the 20 year loan in addition to normal annual rate rises to cover increased Shire operating costs. This would be a once off rate increase; noting that a 1% rate increase equates to circa \$19K in additional Shire revenue.

For example, if your annual rates are currently \$10K per annum, then the following applies:

Year	Pool	No Pool
1	\$10K + 8% pool (\$800) + ~5% annual rate increase (\$540) = \$11,340	Rates \$10K +5% = \$10,500
2	\$11,340 + 5% annual rate increase (\$567) = \$11,907	Rates \$10.5K +5% = \$11,025

Note: given the compounding factor of the 8% rise on rates, it would be unusual for Council to need to increase at 5%. It is anticipated that would be lower.

Fixed interest rate on a 20 year loan is currently 5.58%



# Bain Estate Funding

- Bain Estate current reserve balance: \$5.5million
- Current interest earned on term deposits (weighted average): 3.75%
- Approximate interest earnings on current Bain balance per year: \$206,250
- Funding from Bain Estate goes towards sport, health and emergency services at approx. \$220,000 per year

## **Scenario for funding future projects without Bain (excluding the pool):**

- The only major grant funding available currently for any club/organisation is CSRFF which is a State Government funding pool of \$12.5million funds to cover the whole State (including Perth metro) with a maximum \$2million grant allocation per project. This grant is very competitive between 137 Local Governments in WA.
- There is currently no Federal funding available for projects until the new government finish revamping their funding model.
- The Shire of Dumbleyung has limited discretionary funds and does not have the current financial capacity to support large projects going forward.
- This moves financial pressure back onto sporting clubs, health and emergency services to find funding for project shortfalls.

# Next Steps

- Survey Responses, due by COB Thursday 9<sup>th</sup> March 2023.
- Shire Council to consider survey responses on 16<sup>th</sup> March 2023.
- If Shire Council decision is made to progress with new pool project, Council to select preferred concept design option together with funding mix.
- Initiate detailed design for project with business case & \*funding submissions (\*Subject to preferred funding mix i.e. CSRFF Grant and/or External Borrowings).
- Seek and secure all external sources of funding.
- Commence tender process.
- Award contract for new Dumbleyung Swimming Pool.