



Dumbleyung Swimming Pool Update

The Dumbleyung Swimming Pool Project Working Group recently met and confirmed its preference on a preferred concept design for a new Dumbleyung Swimming Pool. Final edits to the preferred concept design are currently being undertaken with professional architectural and pool engineering support for Shire Councillor consideration. Details in relation to this concept design will then be circulated for community review and comment.

The Shire has also undertaken preliminary financial modelling on funding options to deliver on the preferred concept design. This information was also considered by the Project Working Group and will be updated once the latest concept design and capex costings are received.

This critical milestone decision making position represents the culmination of 12 months of intensive work by the Shire and the working group. To recap the journey thus far: -

1. The Shire was forced to shut the Dumbleyung Swimming Pool down early into the 2021/22 season due to plant failure.
2. The failure resulted from 2 separate plant incidents that occurred during the pool commissioning process.
3. These incidents resulted in the Shire seeking expert independent pool engineer and safety assessments of the pool.
4. Both assessments concluded that the pool posed a significant potential risk of harm, hazard and injury to staff and patrons.
5. The pool engineering advice concluded that the current state of the pool plant room and filtration equipment could not be retained (saved) due to these risks and that the facility did not meet current operating standards.
6. During these inspections, there was a noticed presence of rising water and 'damp' conditions in the pool plant room and on the walls.
7. The Shire commissioned a preliminary geotechnical investigation of the pool surrounds to clarify whether these were localised rising water issues or across the entire pool site.
8. The results of this investigation indicated significant groundwater and a high water table at all four geotechnical test drill sites.
9. Consideration was then given on whether a new plant room and filtration equipment could be established, connected with the existing main swimming pool shell.
10. The aim was to see if an advanced pool reopening date could be expedited by reusing the existing shell and utilising Fed Government LRCI grant funding held by the Shire (circa \$1.2m) to fund the plant room and filtration equipment build.
11. Further intensive geotechnical investigations were then commissioned which included visual inspection sites of the pool structure.
12. The outcomes of these investigations revealed the presence of significant ground water in all locations and that the structural integrity of the main pool shell was compromised, including the presence of reactive clay based soils surrounding the pool (which potentially explains the large crack in the pool).
13. This meant that the entire pool facility (pool plant room, filtration equipment & main pool) was unable to be saved or reused.
14. The Shire then commissioned work to identify a range of professional concept design options for a new swimming pool (new project).
15. The current location of the existing pool became the preferred location for a new pool; noting the need for an effective drainage system to be designed and installed as part of a new build.
16. Through architectural and engineering support, a number of options were created and put forward to the project working group for consideration, all had different capex costs reflecting the complexity and activities on offer.
17. The project working group has facilitated a thorough and comprehensive process in which these designs were sought, considered, and discussed with directions provided to architectural and engineering support consultants.
18. After much deliberation, a preferred concept design was selected at the most recent project working group meeting which required further edits to finalise.
19. The project working group also considered the indicative funding modelling and implications for the options presented, including the preferred concept design. These will be further refined once the latest preferred concept design (and capex costing) is received.
20. The Shire notes that there are significant challenges in building anything in the current market, let alone getting accurate pricing on capex costs. Inflationary pressures, lack of materials and contractor delays, as well as producing a quality product are all major factors in play at present.
21. The project working group has also sought to establish a future based pool masterplan incorporating key new potential attraction elements that entice visitors into Dumbleyung, should external grant funding ever be secured to undertake these 'add value' elements.