



MISSION BEACH AQUATIC FACILITY
THE VOICE OF THE COMMUNITY
SITE & FACILITY PREFERENCES & USE

Draft 1

(One draft then to final)

APRIL 04



MISSION BEACH AQUATIC AND RECREATION CLUB



OBJECTIVES

Having funded and completed a Needs Analysis and a Feasibility Study for an Aquatic Facility, the Mission Beach Sports and Recreation Club (MBARC) decided to revisit community opinion and test some assumptions drawn from previous studies.

The objectives of this study are to determine:

-  The level of community support for each of three identified feasible sites;
-  The preferences for and likely relative use of specific facilities proposed for the inclusion in the aquatic centre.

The committee facilitating this study understands that the optimum site will not be determined by a simple community vote. The complexity of site criteria makes this the realm of aquatic facility design experts. The plan is to employ a professional design team to undertake local on-site evaluations and work with a small 'stakeholder' group. The team will workshop site criteria and recommend the optimum site for Councils decisions.

This study is to inform that design team/stakeholder group in their determinations on preferred site and their determinations on the draft Master Plans for that preferred site. It is also to inform Councils taking the ultimate decisions on these matters.

METHOD

A survey was mailed to all households (around 1,500) in the Mission Beach area January 2004.

Many in the community lacked the information needed to offer an opinion. Therefore, a summary of the Feasibility Study was appended to the mailed questionnaire. The survey and information are included at Appendix 2 of this report.

Around 200 responses were received after a short cut-off period. This represented 13% of households but only 5.8% of resident population so further responses were encouraged at the Local Elections March 2004. This led to a total of 334 responses of which 299 were from the Mission Beach local area. That represented 8.8% of resident population.

Marketing consultants the Customer Connection drafted the survey and revised by MBARC and Cardwell Shire Council. MBARC sent the surveys out and arranged collection points. Members of MBARC also sought responses personally near Council election venues.

Tully High students analysed and charted the first 200 responses. the Customer Connection analysed and charted the full set of responses and prepared this report.



RESULTS

SITE PREFERENCES

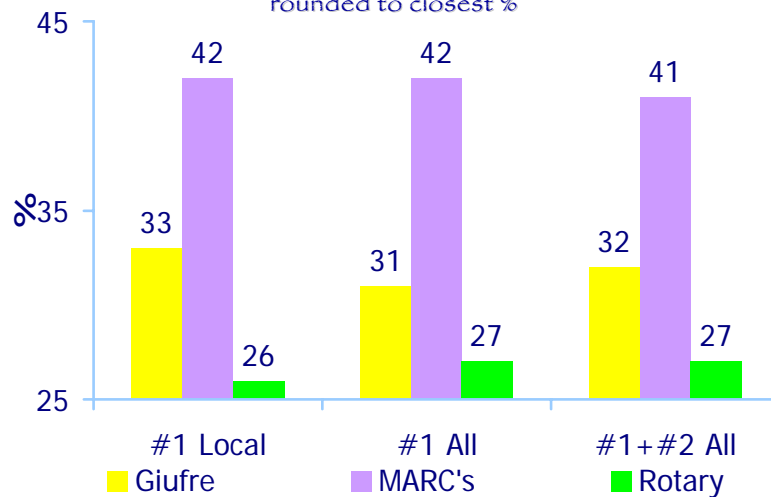
Previously, three sites were determined as feasible for an Aquatic Facility each having its own unique attributes and downsides. The strengths and weaknesses of each had been analysed in the Feasibility Study, discussed in public forums and briefly outlined in the survey addendum.

'Your preferred site for the Aquatic Centre? (Preferred site #1, second #2 etc)



These sites were designated as Giufre's Site, MARC's Park and Rotary Park. The location of each is shown on maps in the Feasibility Study.

Most Popular Site: % Mentions



rounded to closest %



Detailed responses are presented in tables at Appendix 1. A summary is provided in charts here. The relative support for each site is similar on evaluation of first preference (#1) votes and first and second preference sums (#1+#2). It is also similar on analysis of the full set of responses and the local-only set. In each case the following conclusions may be drawn:

-  All three sites received considerable support (at least a quarter of the votes);
-  MARC's Park received most support, Rotary Park the least.

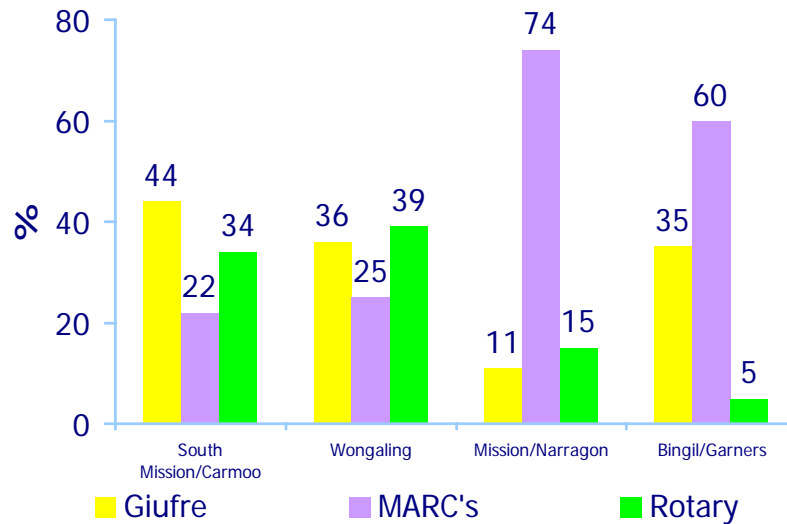
The pattern of preference is very much dependent upon the respondents address with a strong tendency for people to prefer sites closer to home. This was most apparent for Mission Beach area.

-  South Mission Beach/Carmoo residents prefer Giufre Site;
-  Wongaling Beach residents prefer Rotary Park;



- Mission Beach residents prefer MARC's Park (strong preference);
- Bingil Bay/Garners Beach residents prefer MARC's Park

Sites – % Mentions by Area



The local preferences are much stronger in Johnstone Shire (Mission Beach and Bingil Bay) than in Cardwell Shire (South Mission and Wongaling).

MARC's Park is acceptable to about a quarter or more of residents in all four precincts. Giufre's Site is less accepted in Mission Beach whilst Rotary has low support in both Johnstone precincts.

Two issues need to be factored in here. First is that if preference is along the lines of 'closest to where I live' then more residents (60%) live in Wongaling/South Mission than Mission/Bingil (40%). However, with two sites in Cardwell Shire the preferences are split. If everyone voted for closest to home and it was 50/50 for Giufre/Rotary in Cardwell then the overall split would have been MARC's 40%, Rotary 30% and Giufre 30%. That's not far from the end result.

The second issue is that many voted on the basis of the site they saw as closest to school. This was a major issue highlighted in the initial Needs Analysis so was not unexpected. However, because the Giufre Site is undefined visually (it's a large cow paddock at present) several respondents were falsely of the belief that this site abutted the school. In fact it is no closer to the school than is Rotary Park. If the geographical location of Giufre was better known it is possible that the split (Rotary vs Giufre) would have been a little different.

Unsurprisingly, some residents feel passionately for or against specific sites. However, there is a good level of support for all three sites and each remains a solid candidate. Site criteria analysis by experts (Argo, Brisbane) will therefore be the primary basis of site decisions.








WHICH FACILITIES SHOULD BE BUILT FIRST?

When Master Planning, architects explore all facilities and their relative needs so creating a plan that includes the ideal community outcome over 20 years.

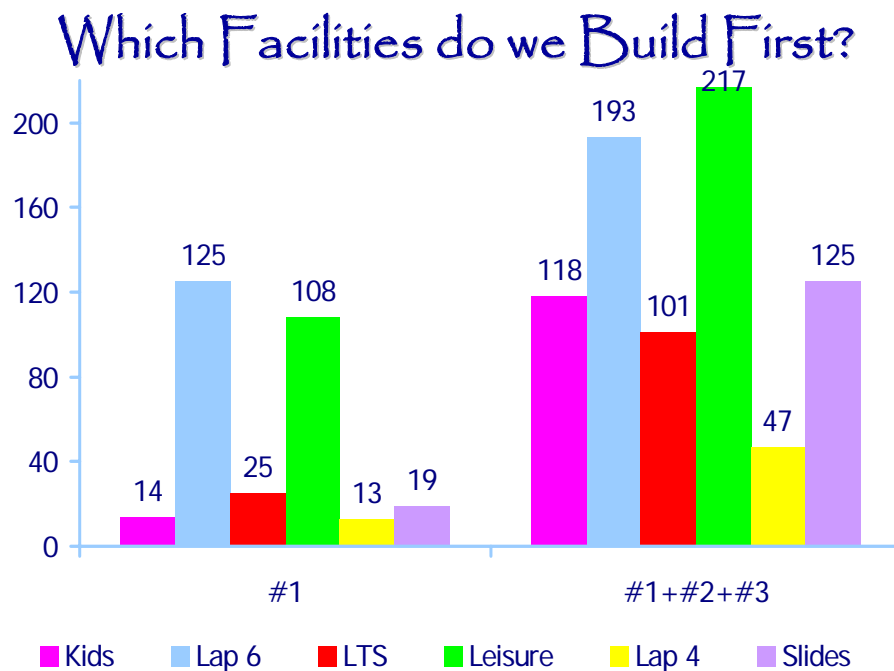
The question posed to the community was of more short-term focus:

'If Council's are able to build an Aquatic Facility but cannot raise funds for it all, which facilities would you like built first?'

Six options were offered and participants were asked to delete one of the lap pool options (4 lane or 6 lane). The five facility options canvassed were:

-  Children's Wader Pool;
-  6-Lane or 4-Lane Lap Pool;
-  Learn-to-Swim/Hydrotherapy Pool;
-  Leisure Pool;
-  Water Slide Area.

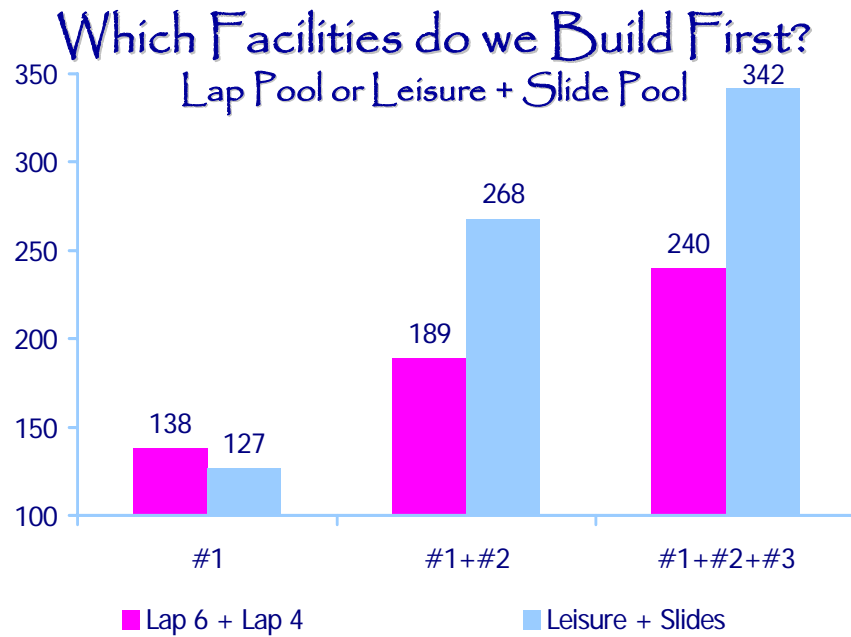
There is little difference in support for a leisure pool and a lap pool. On first preferences the lap pools slightly prevail whilst on #1+#2 or #1+#2+#3 preference sums it is the leisure pool that is slightly ahead. The 4-lane lap pool was not near the support of the 6-lane facility. A small number of respondents still speak of a 50m pool despite the Feasibility Study conclusions (not financially feasible).



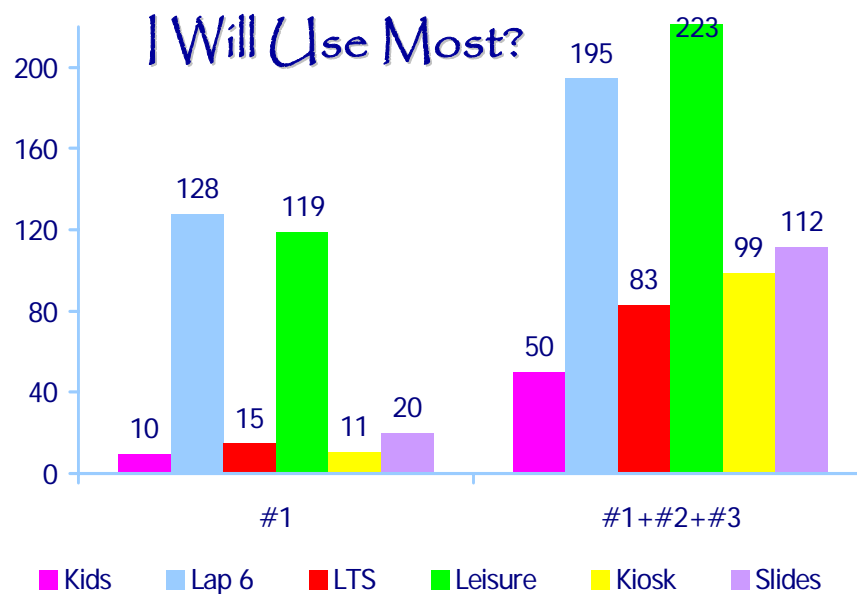


Preferences for the two lap pools together add up to more than preferences for a leisure pool alone. However, some argue that a leisure pool is not to spec if it has no slide area and a 6-lane lap pool is of similar cost to a leisure pool with slides. So these two options are compared.

On first preferences the lap pool option is slightly ahead and on sums #1, #2 or #1, #2 & #3 preferences the leisure pool option is well ahead:



Respondents were then asked, 'Which facility would you personally use most often?' (1 – 6). One lap pool was tested here and a kiosk was added. Again it was close between lap and leisure with the slides polling highest of others:

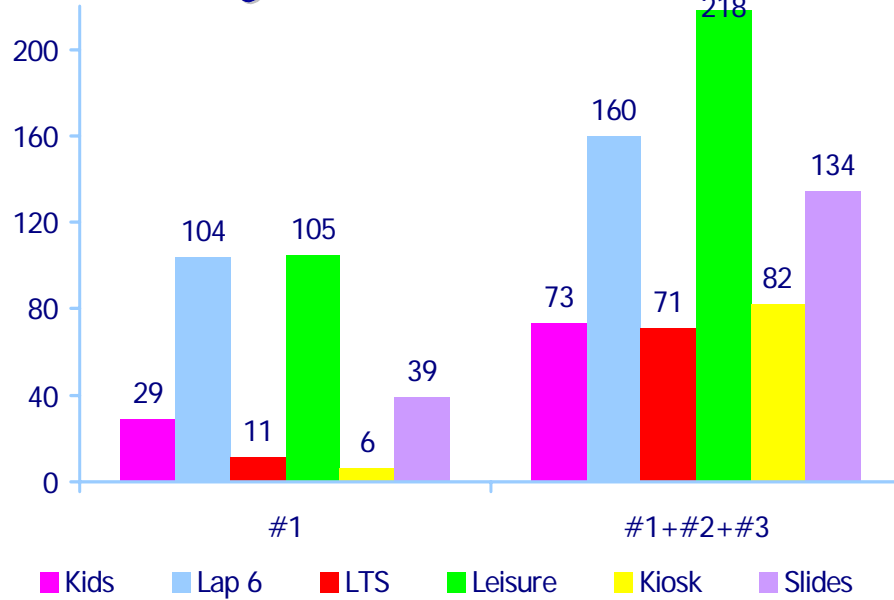


The last and possibly most relevant question looked at what the whole family use would be. 'Which facility would you see your family using most often?' (1, 2, etc). This one is examined in



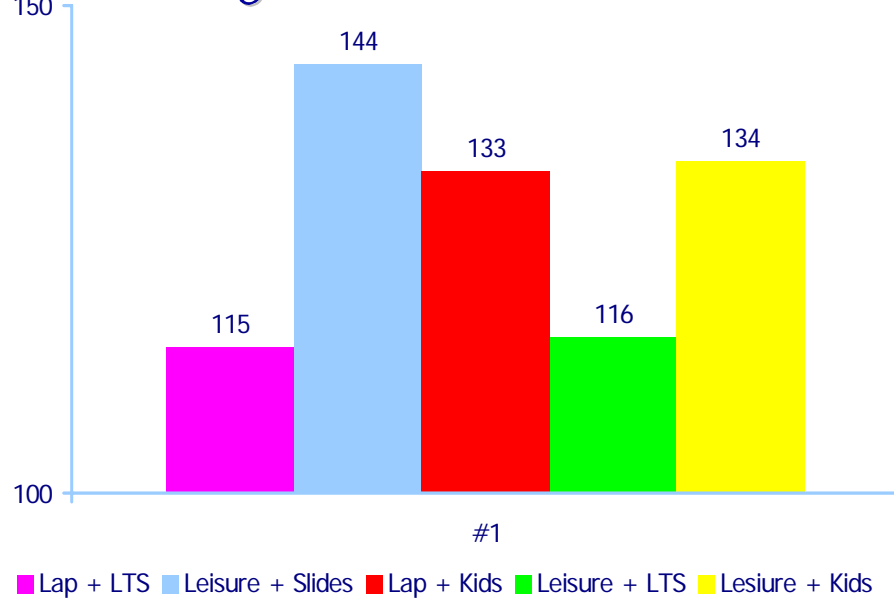
more detail as it is critical for usage potential. The lap and leisure were similar for #1 preferences but the leisure pool was preferred by a substantial margin on 1 & 2 or 1, 2 & 3 preferences:

Our Family Will Use Most?



For first preferences the combination of Leisure and Slides out polls other twin combinations. Lap plus slides is not a safe option so is not considered:

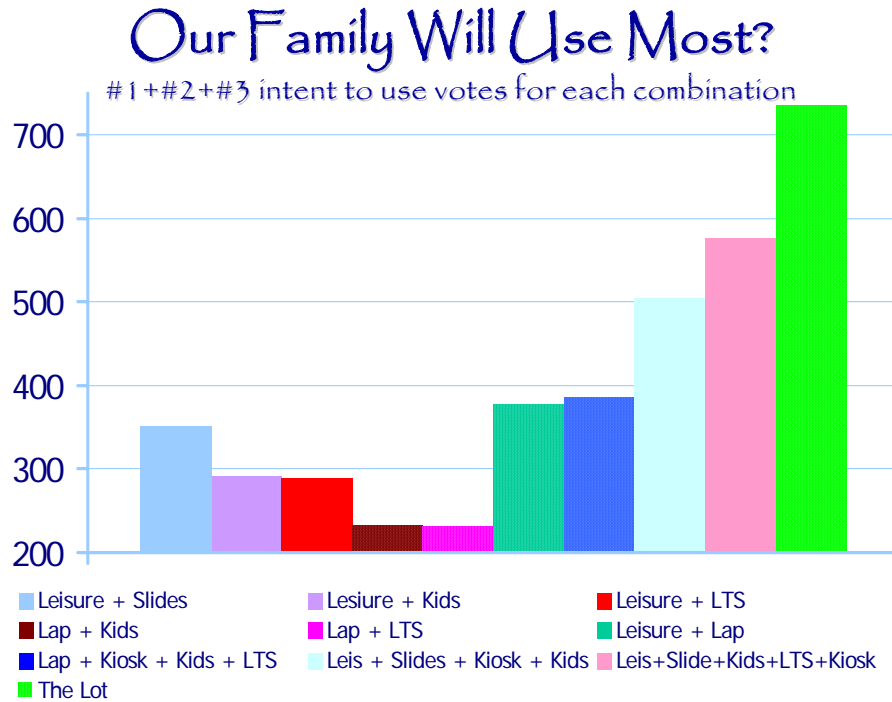
Our Family Will Use Most?





Exploring different options shows that potential use is limited if no leisure pool is included. The best lap combination without a leisure pool rates only 378 preferences whilst the best leisure combination (without lap) is 576. If these intentions turned into actual use levels this represents a 52% higher usage for a leisure complex than a lap complex.

Obviously the ideal immediate outcome is a sports and leisure complex with all six facilities. However, if funds were inadequate for that outcome the leisure complex would provide greater utility and community use than the sports complex:



This analysis underlines the strong demand for leisure facilities and for the slide area. This fits with two predominant themes in the Needs Analysis – the urgent need for safe leisure water and the high need for ‘family cooling off’ water.



SAMPLE

A survey of this nature (sent to all households rather than a target random sample) has advantages and disadvantages. The disadvantage is that the responses do not necessarily reflect the entire population's views because interested niches respond and others do not. The advantage is that all members of the community are given opportunity to be involved.

Usually 10% of the resident population provides a super safe sample size to ensure the outcomes do reflect the total view. But even 10% does not guarantee that when a random sample is not used. However, the sample represents greater than *16% of households* (a few households had two or more respondents as was allowed). 8.9% of Mission Beach local residents responded.

Address splits of respondents were as follows:

South Mission/Carmoo = 75 Responses

Wongaling = 95 Responses

Mission/Narragon = 53

Bingil/Garners = 57

Locals, area not specific = 19

Total MB Local = 299

(8.8% of resident population)

Other CSC residents = 17

Other JSC residents = 10

Visitors = 8

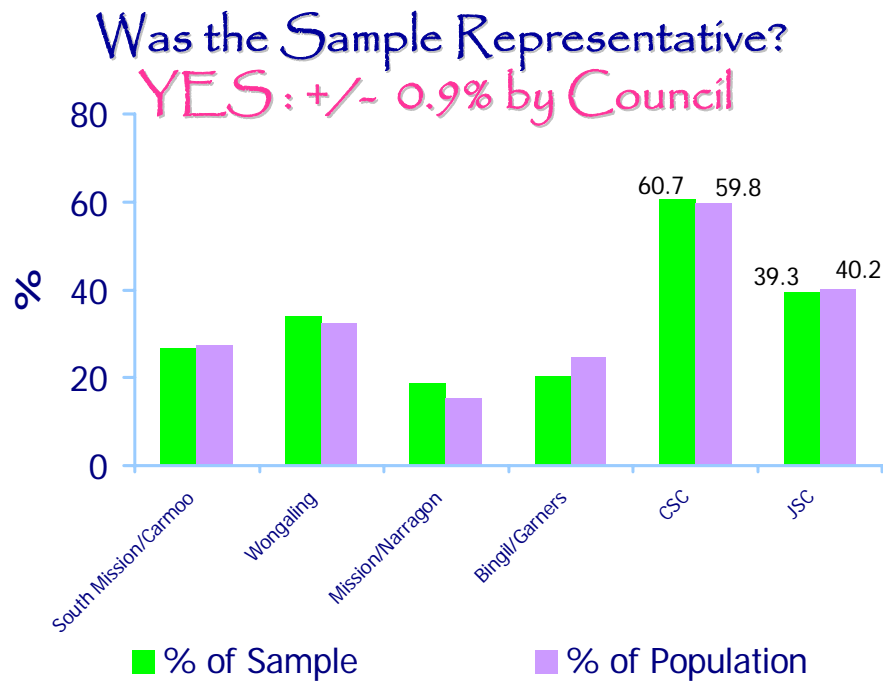
Total Sample = 334 Responses

The percentage of residents owning pools in the area was estimated as 20 in the Feasibility Study. The portion of respondents stating that they owned a home pool was 29.1% so respondents with pools were slightly over represented. This possibly indicates that residents who own pools are more actively interested in the Aquatic facility. No real surprise in that and no reason to feel it biases the findings on site and facility preferences in any way.

Comparing the sample split with Census population splits provides good reason for confidence in the validity of this sample. The most critical issue is that neither Council is over represented in the sample.



The sample Council splits are almost identical to those in the Census stats:



The % splits in South Mission and Wongaling were also very close to Census splits – within 1%. That means that Cardwell Shire is over represented by only two responses in 280 (of specified address responses - a few gave only PO Box addresses). There was a slight over representation of Mission Beach versus Bingil Bay/Garners Beach in this sample but not major (3-4% difference).

The size of the Garners Beach and surrounds population estimated in the Feasibility was difficult to assess because of the way the Census data was structured. If the Garners data were slightly overstated this would account for the difference. However, the variation is small and of no concern.

PRECINCT	SAMPLE	SAMPLE %	CENSUS %
Bingil Bay/Garners Beach	57	20.4	24.8
Mission Beach/Narragon Beach	53	18.9	15.4
Total Johnstone Shire	110	39.3	40.8
Wongaling Beach	75	26.7	32.4
South Mission Beach/Carmoo	95	33.9	27.4
Total Cardwell Shire	170	60.7	59.8



APPENDIX 1 SURVEY DATA

SITE PREFERENCE #1

PRECINCT	GIUFRE	MARC'S	ROTARY
Bingil Bay/Garners Beach	32	16	25
Mission Beach/Narragon Beach	34	23	37
Wongaling Beach	6	39	8
South Mission Beach/Carmoo	20	34	3
Unspecified	5	11	3
Total Local	97	123	76
Other CSC	4	6	6
Other JSC	1	5	4
Total Two Shires	102	134	86
Visitors	0	4	4
Total Survey	102	136	90

SITE PREFERENCE #1 + #2

PRECINCT	GIUFRE	MARC'S	ROTARY
Bingil Bay/Garners Beach	37	40	35
Mission Beach/Narragon Beach	50	43	46
Wongaling Beach	19	48	17
South Mission Beach/Carmoo	36	42	15
Unspecified	9	12	6
Total Local	151	185	117
Other CSC	6	11	9
Other JSC	2	7	7
Total Two Shires	159	199	133
Visitors	0	7	5
Total Survey	159	206	138

BUILD FIRST PREFERENCES?

FACILITY OPTION	#1	#2	#3	#1+#2	#1+#2+#3
Children's Wader	14	53	51	67	118
6-lane Lap Pool	125	33	35	158	193
LTS/Hydrotherapy	25	38	38	63	101
Leisure Pool	108	84	25	192	217
4-lane Lap Pool	13	18	16	31	47
Slides	19	57	49	76	125



PERSONAL USE PRIORITY?

FACILITY OPTION	#1	#2	#3	#1+#2	#1+#2+#3
Children's Wader	10	18	22	28	50
Lap Pool	128	43	24	171	195
LTS/Hydrotherapy	15	35	33	50	83
Leisure Pool	119	70	34	189	223
Kiosk	11	34	54	45	99
Slides	20	50	42	70	112

FAMILY USE PRIORITY?

FACILITY OPTION	#1	#2	#3	#1+#2	#1+#2+#3
Children's Wader	29	24	20	53	73
Lap Pool	104	40	16	144	160
LTS/Hydrotherapy	11	32	28	43	71
Leisure Pool	105	76	37	181	218
Kiosk	6	25	51	31	82
Slides	39	44	51	83	134

APPENDIX 2: SURVEY FORMAT WITH ADDENDUM

**Mission Beach Aquatic & Recreation Club Inc.
Invite You To Have Your Say**

The feasibility study is near completion. A draft report will be submitted to Councils in March 2004. MBARC will arrange for the study facilitator to meet with interested community groups early in 2004. An overview is attached. Please read before answering the questions.

ALL INFORMATION PROVIDED REMAINS CONFIDENTIAL

Your Name: _____ Address: _____

Resident or Visitor ? Do you have a pool where you live? Yes No

Your Preferred Site for the Aquatic Centre? Place 1 in your preferred site, 2 in your second preference and 3 in your least preferred site: (see page 3 for site information)

Guifre's Site MARC's Park Rotary Park

If Councils are able to build an aquatic facility but cannot raise funds for it all, which facilities would you like built first? Place 1 in your first preference, 2 in second etc:

Children's Wader Pool	<input type="checkbox"/>	Leisure Pool	<input type="checkbox"/>
6 Lane Lap Pool 25m	<input type="checkbox"/>	4 lane Lap Pool	<input type="checkbox"/>
(Please delete one of the lap pools above - leaving the one you prefer to be built)			
Learn to Swim/Hydrotherapy Pool	<input type="checkbox"/>	Water Slide Area	<input type="checkbox"/>

Which facility would you personally use most often? Place 1 in your highest usage facility, 2 in second etc:

Children's Wader Pool	<input type="checkbox"/>	Leisure Pool	<input type="checkbox"/>
Lap Pool 25m	<input type="checkbox"/>	Kiosk/Recreation Area	<input type="checkbox"/>
Learn to Swim/Hydrotherapy Pool	<input type="checkbox"/>	Water Slide Area	<input type="checkbox"/>



Which facility would you see your family using most often? Place 1 in your family's highest usage facility, 2 in second etc:

Children's Wader Pool	<input type="checkbox"/>	Leisure Pool	<input type="checkbox"/>
Lap Pool 25m	<input type="checkbox"/>	Kiosk/Recreation Area	<input type="checkbox"/>
Learn to Swim/Hydrotherapy Pool	<input type="checkbox"/>	Water Slide Area	<input type="checkbox"/>

Further comments:

Please have forms returned to PO Box 285 or give them to a MBARC member

Secretary MAUREEN NORRIS	President PAUL ROXBY	40886110 or 0419650209	Shane Holmes	4068 8619
Treasurer Coralie Kemp	4068 9673	Phil Porter	4068 7179	Shane Thorogood
	4068 8941		4068 7498	

Major Findings of Study

OUR POPULATION

- ⊕ The 2003 population of Mission Beach is 4,800 (locals and visitors August population);
- ⊕ Mission Beach has grown at an average of 5% per year for the last 15 years;
- ⊕ For the study a 4% growth rate was used;
- ⊕ Based on this 2025 population will exceed 11,000 - three times that of greater Tully.

OUR NEEDS

- ⊕ Past studies show this is our number one sports and recreation need;
- ⊕ 90% are in favour of some form of pool;
- ⊕ The main expressed need is for safe recreation water to exercise and relax in;
- ⊕ Other needs include learn to swim, school programs, kids pool, youth-attractive water recreation, health and exercise water for sports use and for older and disabled people.

FACILITIES RECOMMENDED - 'POOL COMPLEX'

- ⊕ The original concept was a 50m Olympic pool;
- ⊕ This exceeds the state funding budget limits and leaves recreation needs unsatisfied;
- ⊕ A 25m lap pool meets budget limits but does not meet the communities broader needs;
- ⊕ Most communities today build 'pool complexes' with a 'lap' pool, a leisure pool, a children's pool and a learn to swim pool also able to be used for hydrotherapy.

LIKELY COSTS AND FUNDING

- ⊕ Full income-expense projections are not complete but initial numbers look good;
- ⊕ Construction cost estimate is \$1.6m (\$1.5m if 4 lane 25 x 9m instead of a 6-lane 25 x 15);
- ⊕ State Sports and Recreation funding could provide up to \$700K for such a complex and \$300-400K could be accessed from sources such as Federal Solutions Funding, Education Queensland and Tourism Funding. If this occurred Councils and community would fund \$400-500K;
- ⊕ Water volume of the four pools proposed is around 1000Klitres (Tully is 1020KL);
- ⊕ Running costs would be similar to Tully. Modern equipment means \$5K less on chemicals. Insurance would be \$5K higher (for slides). Heating would add \$5K pa.

ESTIMATED REVENUE

- ⊕ Lowest estimated revenue is \$30K above Tully pool revenue because:
- ⊕ Mission Beach existing population is almost 1.4 times greater than Tully;
- ⊕ This facility will be far more modern and attractive to all age groups;





- ⊕ It will be temperature friendly all year round (shade sails, thermal blankets and heaters);
- ⊕ It will include a leisure pool and a learn to swim pool so will attract recreation users;
- ⊕ Slides have been shown to double the user numbers of community pools.

LEVEL OF COUNCIL SUBSIDY

- ⊕ The current budget for subsidizing Tully pool is \$75.5K including lessee fees;
- ⊕ The Mission Beach centre is forecast to cost \$5K more to run but generate \$30K more revenue;
- ⊕ Lessees would after three years possibly pay fees of around \$20K to Councils;
- ⊕ Estimates suggest the shared Council subsidy should be under \$50K per year by year 5;
- ⊕ Based on this and on current arrangements one Council would pay \$33K the other \$17K subsidy;
- ⊕ The outcome is a service to a wide range of users at a low cost to ratepayers.

THREE ALTERNATIVE SITES

Guifre Site (Short walk from school. Recently approved development with area assigned for pool facility).

Positive Aspects	Negative Aspects
Will be public land assigned to CSC	Low visibility means lower patronage
Wongaling has no stinger net so more equitable	Suburban ambience less attractive - less patronage
Short safe walk to primary school	No sharing services with other sports activities
Central to main tourism and resident population	Highest impacts on residential amenity
Large area 8000m ²	No car park built yet
No other conflicting uses	No trees for natural shade
Requires no removal of trees	

MARC's Park Site (Mission Beach near Kent Close).

Positive Aspects	Negative Aspects
Provides the best link with other sport and recreation clubs and activities (cricket, tennis, soccer, BMX, basketball) generating potential synergies or savings through shared infrastructure	Distance from school is a concern for many - would still require a bus trip though only short and quite inexpensive
Owned by Johnstone Council who approve the use. No third party approvals needed	No trees in lease area for natural shade of recreation areas but trees nearby
Groundwater level not as low as other sites	Would still need to build a sealed carpark area
Most visible to visitors and passing traffic	3.5 Km from tourism and residential centres
Low impacts on residential amenity	
No trees to remove	
No potential for flood or storm surge	
Rural setting - attractive ambience	
Adequate area 5000m ² and can be increased	

Rotary Park Site (On foreshore short walk from school, near Scotties, Wongaling).

Positive Aspects	Negative Aspects
Seaside ambience would attract tourists and locals as happens in other towns with lagoons	EPA approval may delay start or very likely veto use of this site
40 + carpark spaces available - worth \$70K	May involve some tree removal
Ownership OK - public already	May need Native Title clearance
Visible to visitors and passing traffic	Potential problems with storm surge in cyclones
Opportunities to link with other recreation activities (skate park, children's playground, future cycle/walking tracks and beach) so saving through shared infrastructure	This area is used for the Aquatic Festival
Short safe walk to primary school	Salt and sand spray possible in strong winds
Good trees natural shade of recreation areas	
Central to tourism and resident populations	
Residential amenity impacts less than Guifre's	
Wongaling has no stinger net so more equitable	
Area adequate - 5000m ² minimum available	



LIKELY NEXT STEPS AND TIMETABLE

- ⊕ Publish report March 2004;
- ⊕ Concept Design and Site Recommendations Workshops May 2004;
- ⊕ Council's (joint committee - JACSFACS) determine an agreed way forward June 2004;
- ⊕ Design aquatic complex July 2004;
- ⊕ Quantity survey August 2004;
- ⊕ Funding applications lodged November 2004;
- ⊕ Major funding approvals if successful April 2005;
- ⊕ Commence construction July 2005.

Construction Cost Estimates

FACILITY	Cost
Lap pool 25m x 15: spray concrete wet edge with lane ropes, platforms, ladders, filtration and dose system, 4 hr water turnover, depth 1.2 to 1.8m, line marks, balance tank, recirculated water from backwash and concourses.	\$320K
Kids pool 50m ² area: informal shape, 1 frog slide, water spray units, spray concrete	\$45K
LTS/hydrotherapy pool: 10 x 5 x 1.2m with plastic enclosure as at Nambour pool	\$60K
Leisure pool 250m ² surface area, spray concrete, wet edge, depth graduated to allow safe disabled access 0 to 1.6m, filtration 1 hr water turnover no balance tank.	\$250K
Slide plunge: two medium height slides	\$50K
Amenities building & Plant Room: Open plan kiosk, open walk in entry (no turnstiles), office, first aid room, change cubicles, toilets, plant room	\$150K
Concourses concrete paved broom finish	\$30K
Shade sails for all pools, able to be let down and remounted easily	\$45K
Thermal Blankets for all pools with anchors and rollers	\$35K
Heating Lap & LTS = electric heat pump + circ pumps; leisure & kids = solar arrays	\$85K
Design & Planning Architecture, Civil & Mech/Elect Engineers, Quantity Survey, Site investigation and Planning, Project Management	\$120K
External Services	\$45K
Carparks (25 spaces)	\$70K
Landscape lawns, plants, architecture	\$40K
FENCE & RECREATION FURNITURE	\$30K
Building preliminaries allowance	\$60K
Site clearing & cut to fill excavation	\$20K
TOTAL	\$1455K
Contingencies Allowance 10%	\$145K
Total including contingencies	\$1600K

FORMS ARE AVAILABLE FOR ADDITIONAL MEMBERS OF THE FAMILY FROM MBARC MEMBERS.

Thankyou for your input. We look forward to your continued involvement.
Paul Roxby - MBARC President