

Boyne Tannum Aquatic Recreation Centre (BTARC)

Frequently Asked Questions (FAQs)

What is the current project status of Council's strategic project, the Boyne Tannum Aquatic Recreation Centre (BTARC)?

On 15 March 2022, Council, at its General Meeting adopted the Concept Design proposed for the BTARC. The Concept Design focuses on providing a facility that can meet both current and future aquatic recreation needs of the Boyne/Tannum community. The year-round, multi-use facility will service a diverse group of users, attract economic opportunities and enhance the health and fitness, recreational, tourism and visitor experiences in the region.

The next stage of the project development is to complete the design phase (Detailed Design) and obtain the relevant statutory approvals. On completion of this work, Council will proceed to consider its final investment decision on the project.

What is the background of work Council have undertaken to get the project to the current stage?

Council has undertaken extensive consultation with the community to better understand the needs and requirements of such a facility. This consultation was undertaken via:

- Community surveys
- Direct consultation with advocacy groups and local swim clubs
- Consultation with aquatic facility specialists and designers.

As a result of the consultation, Council advanced the project to the Concept Design stage. To date, various studies have been completed including Feasibility Studies (2018), Preliminary Master Planning and Site Investigations (2019/20), community consultations (2019), site selections (2020) and Concept Design options (2021).

Why does the Boyne/Tannum community need an aquatic recreation facility?

Residents of Boyne Island and Tannum Sands have access to a diverse range of locally based sport and recreation facilities, parklands, and natural open spaces to support an active lifestyle and to enhance their physical health and wellbeing. Notwithstanding the broad range of sport and recreation facilities available, access to a public swimming pool remains a minimum 25 minutes' drive to Gladstone, the nearest urban centre. With the unfavourable distance of travel and limited public transport between Boyne/Tannum and Gladstone, equitable access to a public swimming pool continues to be an ongoing disadvantage for residents. For the reasons outlined, development of a public swimming pool has been long identified as one of the highest social infrastructure needs for the Boyne/Tannum community.

In 2019, Council sought community views on developing an aquatic recreation centre having completed a feasibility study to verify the need. Over 95 per cent of residents who responded to the survey support the development of a public swimming pool in the Boyne/Tannum community.

Why is Council looking to construct a new pool instead of upgrading the Gladstone Aquatic Centre (GAC)?

The GAC remains the recognised regional aquatic recreation facility for the Gladstone Region, however, there has long been continued advocacy for construction of a new pool for the Boyne/Tannum community. BTARC investigations began in 2018 and the sentiment within the community remains firm and passionate with affinity to local pools as important places to socially connect, recreate, build fitness, learn, and have fun.

BTARC

BTARC would provide equitable access to a public swimming pool, meeting the current and future needs of a community that has a high number of families with children, youth and a projected population growth of residents in the 45-64 age group. As one of Council's major strategic priorities over the past four years, Council will continue its commitment to advance the BTARC project and to advocate for external funding.

GAC

Council received State and Federal Government funding for rejuvenation of the GAC. Council is committed to delivering these improvements, continuing into 2023, with upgrades to deliver a modern and comfortable facility that is compliant with Australian standards. Patrons will benefit from various improvements totalling \$5.2 million, including upgrades to the Splash Zone aquatic play park, fencing, new amenities, building renewals and improvements to the 25m indoor pool and 50m outdoor pool.

Why was Coronation Drive, Tannum Sands selected as the preferred site for the facility?

11 sites were originally identified as a possible location for an aquatic recreation facility at Boyne/Tannum. Detailed site analysis narrowed the options considered to three sites with Lot 900 Coronation Drive, Tannum Sands being recommended as the most feasible site for development.

Key attributes for selecting this site:

- Council owned land eliminating cost of land purchase
- Land is zoned emerging community under the Town Planning Scheme and is suitable for development of premises used for a recreation or sport activity
- Centrally located to established residential areas as well as urban expansion areas
- Close proximity to an established commercial centre (Tannum Sands Shopping Centre)
- Close proximity to primary and secondary schools
- Already along an existing public transport route
- Ample space for current development and does not restrict future aquatic centre expansions.

How does this project relate to the private aquatic centre development proposed at Boyne Island?

Council acknowledges a development proposal to deliver a private aquatic recreation facility was submitted to Council with the Development Application (DA/24/2021), receiving approval at a General Meeting on 1 March 2022.

The private development remains separate to Council's strategic project and role as the developer of the BTARC.

What facilities will be available?

The Concept Design adopted by Council on the 15 March 2022 includes:

- FINA Standard, 8 lane 50m outdoor heated pool with bulkhead
- Distinct recreational zone with a twin waterslide attraction
- Kiosk and general amenities, green space with shaded turf seating areas and spectator embankment
- All abilities access (pool ramp) and pool shading for sun safety and comfort
- Carparking and landscaping

You can view a copy of the adopted Concept Design [here](#).

Why has a 50m pool been proposed instead of a 25m pool?

Based on current and projected community demand for likely users, a 50m outdoor heated pool was evaluated to be the most adequate size, taking into account forecast demographic changes and population growth over the next 40 years.

A 50m pool was also identified by the Boyne/Tannum community as the number one facility component during community consultation.

To make the most of a 50m pool, the following features have been included to further support the needs of the community:

- Pool size to support current and future demands for swimming club and aquatic sports development
- Pool specifications to be built on FINA standards to attract/host regional swimming competitions, carnivals and aquatic sporting events
- Added bulkhead functionality to create smaller water spaces for multipurpose concurrent use
- Pool heating to increase year-round access, patronage, and general comfort
- Access ramp and shaded sections for all abilities access and sun safety and comfort.

What is a pool bulkhead?

A movable bulkhead enables the ability to create smaller water spaces for multipurpose and concurrent use of the 50m pool. This functionality will make it easy to share pool space among different users as well as the ability to host short course swimming competitions.

Will this facility be the new home for the Boyne Tannum Bullets Swimming Club?

The Boyne Tannum Bullets Swimming Club is a key user group identified for this facility and has been consulted for their advice and expertise to help inform the development of the project to date.

Once project planning enters the phase of work that requires Council to consider the management and operational models for this facility, the needs of key user groups will be negotiated to ensure Council is in position to support the club's access needs.

How much will construction cost?

Based on the Concept Design adopted by Council, the construction cost for this single stage development is estimated to be approximately \$21.08 million.

Who will fund the cost of construction?

Council considers the cost of construction to be one of the largest constraints to deliver this project. Having been prioritised as one of Council's major strategic priorities over the last four years, considerable funds have been invested and work undertaken to reach the current stage of the project. In order to proceed in delivering an aquatic recreation facility, Council will seek external funding opportunities.

Read more about a funding commitment made in January 2022 [here](#).

What happens to the funding commitment if Labor doesn't win the Federal Election?

Since 2018, the Boyne Tannum Aquatic Recreation Centre has been one of Council's strategic priorities and Council have pursued advocacy opportunities both on a State and Federal level.


Council has welcomed the funding commitment and acknowledges the federal election presents a great opportunity to secure funding for this project. Council understands however such commitments are dependent on the outcome of the election.

Council will maintain commitment to BTARC and continue to pursue a diverse range of investment opportunities to attract and/or apply for funding for construction.

Will this project impact my annual rates?

Council is committed to seeking the external funding necessary to fund the full cost of construction for this project. Once the next phase of project development has been completed, Council will be asked to consider a final investment decision on the delivery of the project which will include consideration of the updated ongoing operational costs for Council.

Based on the Concept Design endorsed, current construction and Whole of Life estimates, and depending on external funding that may be secured, the BTARC could impact the average residential



general rate anywhere between 0.95c to \$4.65 per year. Acknowledging that this project is yet to complete Detailed Designs and receive a Development Application approval, it is important to note that the projected impact to rates is an estimate only and may change.

Will the development cause traffic issues along Coronation Drive?

As part of the Development Application process, Council will undertake a traffic impact assessment to determine the likely impact of a proposed aquatic recreation centre facility on the immediate road network and understand whether upgrades may be required to ensure the safety of road users.

How much noise will this facility generate once operational?

As part of the Development Application process, Council will undertake a noise impact assessment to determine the likely noise conditions on the immediate and surrounding residential areas that may come from the proposed aquatic recreation centre facility. This assessment will determine whether acoustic treatments may be required to ensure noise generated is within acceptable regulatory standards.

Who will operate the facility?

Council's current management for its aquatic recreation facilities is through the procurement of a suitability qualified external aquatic centre management provider. Council will consider management options for the BTARC as part of the final investment decision.

What is the next phase of work now that Council has adopted a Concept Design?

Council will undertake work to complete the design phase (Detailed Designs) and proceed to submit a Material Change of Use Development Application in accordance with the Planning Act 2016. At the same time, Council will continue to investigate opportunities to apply for capital funding for the construction of the facility.

Once Detailed Designs are complete and the outcome of the Development Application is known, Council will be asked to consider a final investment decision on delivery of this project.

When will Council be at the stage where workers can be employed and construction can begin?

By July 2024, Council will endeavour to have the project construction ready, where planning, development approvals and construction drawings are all in place so that with sufficient funding, Council can make a final investment decision to commence construction.

For the most updated timeline of the project, please visit [Conversations](#).