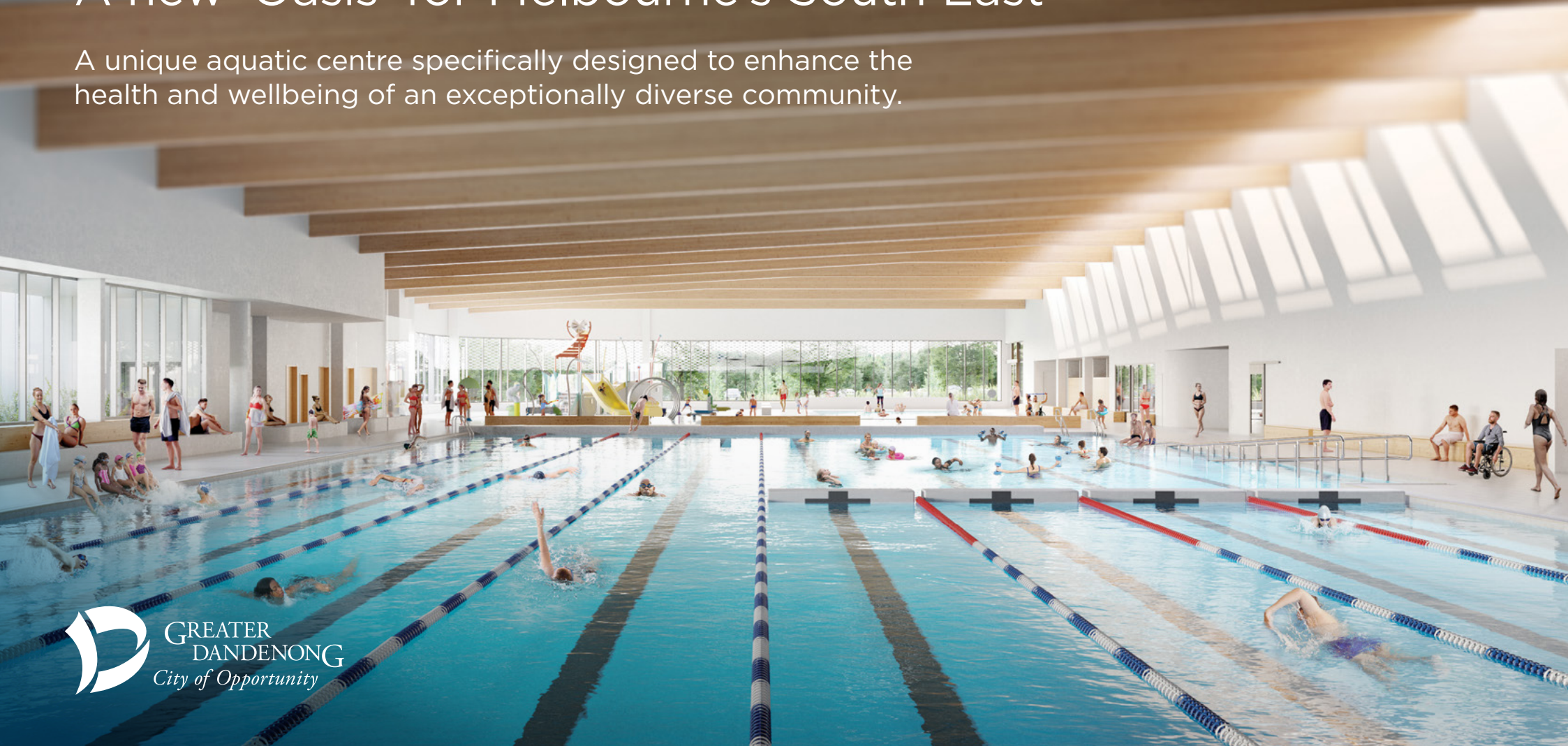


Dandenong Wellbeing Centre

A new 'Oasis' for Melbourne's South East

A unique aquatic centre specifically designed to enhance the health and wellbeing of an exceptionally diverse community.



A world-class aquatic centre

The Dandenong Wellbeing Centre (DWC) will be a world-class aquatic centre with an unprecedented focus on health and wellbeing outcomes.

Customised to meet the needs of Greater Dandenong's diverse community, the DWC will replace Dandenong Oasis (which is over 40 years old) and become a destinational facility for the south east region.

The DWC will reposition the traditional Australian aquatic centre to a 'next generation preventative health centre' in response to the challenging health status of the community. The Centre will combine contemporary aquatic and leisure facilities with allied health services, education programs and community spaces to provide an

integrated facility that is focused on maximising community benefit. The DWC will cater for a broad cross section of the community including non-traditional aquatic centre users (special needs groups, multi-cultural groups, females, older adults etc.) by minimising barriers and maximising opportunities participation and social connection.





Strategic Justification

Council's Aquatic Strategy (2019) identified the need for two complementary aquatic facilities in Greater Dandenong based on the vision to get **more people, more active, more often.**

The DWC will replace Dandenong Oasis and cater for special needs and targeted cohorts by focusing on allied health, passive activity and wellbeing, while the nearby Noble Park Aquatic Centre will have a complementary focus on sport and leisure.

The DWC will deliver services that are strategically aligned to the Victorian Public Health and Wellbeing Plan and Greater Dandenong Community Wellbeing Plan and Make Your Move Physical Activity Strategy.

Catering for a Unique Community

Located in the heart of south east Melbourne, Greater Dandenong is:

- **#1 most multicultural LGA in Australia**
157 nationalities and 130 languages spoken.
- **#1 most disadvantaged LGA in metropolitan Melbourne¹**
High levels of financial hardship, unemployment, youth disengagement, developmentally vulnerable children etc.
- **#1 most inactive LGA in Victoria²**
51 per cent do not meet Australian physical activity guidelines (Vic average: 27 per cent).
- High prevalence of obesity, diabetes, mental health and people with a disability (6.8 per cent).

1. 2016 SEIFA Index.

2. Sport and Recreation Spatial 2015-19 (Vic Uni & Fed Uni).

#1

most multicultural LGA in Australia

#1

most disadvantaged LGA in metropolitan Melbourne¹

#1

most inactive LGA in Victoria²

What makes the DWC different

from traditional aquatic centres?



- **Strategic focus** on health and wellbeing objectives to overcome poor health and low participation levels in Greater Dandenong.
- **Unique facility offering** specifically designed for a high needs community.
 - **Unprecedented amount of warm water** across two pools that can be used simultaneously for programs (i.e. gentle exercise and women's only sessions), therapy / rehabilitation and casual use (i.e. for relaxation, social interaction).
 - **Community meeting spaces** to facilitate the delivery of programs in partnership with community agencies / groups, health providers, education sector etc.
 - **Enhanced dry health and fitness offering** (900sqm gym and four program rooms) to provide a broad range of programs (i.e. cultural dance, women's only gym) and supported sessions for beginners, people with special needs etc.
- **Integration with allied health:** An expansive allied health area with capacity to provide a range of services (i.e. physiotherapy, women's health, chronic pain management, sports medicine, dietician, psychologist etc.) and customised programs within the Centre – utilising the warm water pools, gymnasium, meeting rooms etc.
- **Design approach:** Welcoming spaces that aim to minimise barriers to participation through universal design, separation of active and passive areas, low sensory spaces, enhanced privacy and by creating environments that encourage social connections (i.e. community lounge / foyer, café, plaza, ample seating etc.).
- **Targeted programs and services** in partnership with key stakeholders such as return to work programs, supported introductory activity programs for culturally and linguistically diverse (CALD) groups, females etc., educational seminars relating to wellbeing, healthy food choices, water safety for adults and warm water activities such as women's only classes, rehabilitation, parent and child learn to swim etc.
- **A learning organisation:** Research opportunities with tertiary education sector partners to contribute to the continuous improvement of the DWC and the industry.
- **Leading in sustainable design:** Targeting an all-electric 5 Star Green Star building with a broad range of ESD measures.
- **Technologically advanced:** Using technology to maximise the user experience and deliver content outside the four walls of the Centre (via virtual classes and streaming services).
- **Complementary outdoor spaces:** Outdoor spaces including synthetic pitches, community park and plaza to maximise programming and community gathering outside of the Centre.

Dandenong Wellbeing Centre Ground Floor

Facilities were determined in consultation with the community as part of the Aquatic Strategy (2019); refined through subsequent Partnership Investigation (2020) and Business Case (2021); and reinforced by recent community consultation undertaken as part of the design process (August 2021).

Design principles have focused on

- Enhancing health and wellbeing
- Facilitating social connections
- Maximising equity and access
- Quality facilities and
- Maximising sustainability.



INTEGRATED ALLIED HEALTH



FOYER & COMMUNITY LOUNGE



COMMUNITY MEETINGS & ACTIVITIES



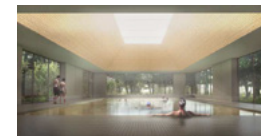
LEARN TO SWIM



WATER PLAY (EXAMPLE)



WARM WATER PROGRAMS



WARM WATER LEISURE & WELLNESS



LAP SWIMMING



LEISURE



CLUB ACTIVITIES

Dandenong Wellbeing Centre

First Floor



WELLNESS



YOGA



MEDITATION



GROUP TRAINING



COMMUNITY DANCE



CARDIO



STRETCH AREA



FUNCTIONAL TRAINING



STRENGTH & CONDITIONING



SPIN

Demonstrated Community and Stakeholder Support



Extensive Stakeholder Engagement

- Sport and Recreation Victoria
- Department of Health
- Monash Health
- South East Melbourne Primary Health Network
- Health Stakeholder Network
- CALD Disability Network
- Federation University
- Chisholm Institute
- SEDA
- Dandenong Market
- Aquatic Centre Management Groups and Operators
- Life Saving Victoria
- Swimming Victoria / Metro South Swimming
- Positive Aging Advisory Group
- Disability Advisory Group
- Multicultural and People Seeking Asylum Advisory Group
- CGD Young Leaders
- Children's Advisory Group
- Community groups / agencies
- Local Schools and Clubs
- Aquatic Centre Users and Non-Users

- Over 2,000 community engagements / responses across three separate rounds of consultation.
- Overwhelming community support for the new Centre.
- High demand for proposed facility components including warm water pools.
- Strong stakeholder engagement and partnership opportunities identified.

Increased Participation through

Enhanced Programs and Services

84%

increase in attendance
(compared to current
Dandenong Oasis)

954,000

visitations forecast
in year 10



**6x
more**
warm water than
Dandenong Oasis



+50%
increase in
swimming
lessons



+144%
326,000
visitations

Warm Water Programs

450sqm of warm water across two pools allowing simultaneous programmed and casual use. The inclusion of an operable wall allows one pool to be isolated to maximise privacy and functionality (for women's only classes etc).

- Rehabilitation / therapy
- Women's only sessions
- Gentle exercise classes
- Special needs group classes
- Pre and post-natal classes
- Relaxation and socialising

Largest spa (84sqm) within a public aquatic centre to cater for overwhelming demand from CALD groups and to promote relaxation and social engagement.

Main Pool Hall Programs

The 50m 8 lane pool incorporates a ramp, moveable swim wall (for 25m operation) and shallower depth profile to maximise use. (The Oasis 50m pool has no ramp or swim wall and is up to 2.6m deep.) A dedicated learn to swim pool and leisure pool/water play will also be provided. (Water play is currently lacking at Oasis which limits use by families and children.)

- Swimming lessons - 50 per cent increase / over 226,000 p.a.
- Swimming club and squad activities
- Lap swimming
- School holiday programs
- School swimming programs
- Water play / familiarisation
- Recreation and socialising
- Programs for high needs cohorts (people with disabilities, CALD groups)
- Group exercise classes

Dry Health and Fitness Programs

The large (900sqm) gym and four program rooms are designed to separate active and passive activities, and areas for regulars v beginners in order to reduce intimidation.

- Gym activities - cardio, stretch, weights, functional training etc.
- Group fitness - high intensity activities (aerobics, spin classes etc.)
- Group fitness - low intensity activities (yoga, pilates, tai chi, meditation etc.)
- Supported introductory programs
- Cultural dance, female only sessions and other activities that respond to community demand
- Virtual and steaming services
- 24/7 operational capability



Largest allied health facility

within a public aquatic centre



Allied Health Services

Largest allied health service in Victoria (200sqm) to be co-located with a public aquatic centre.

- Allied health services (potential for physiotherapy, dietician, exercise physiology, women's health, psychology)
- Supported programs / therapy using the warm water pools, gymnasium etc.
- Return to work programs (currently a significant percentage of existing Oasis users)
- Educational seminars

Community Programs and Services

Multipurpose meeting rooms will cater for a range of complementary programs and services.

- Occasional childcare
- Club activities and meetings
- Kids parties
- Community group / agency activities
- Service provider programs i.e. youth mental health group sessions
- Educational classes and seminars

Other Services

The generous foyer, café, and plaza will create a community hub environment to encourage community gathering and social connections.

Outdoor Sport and Recreation

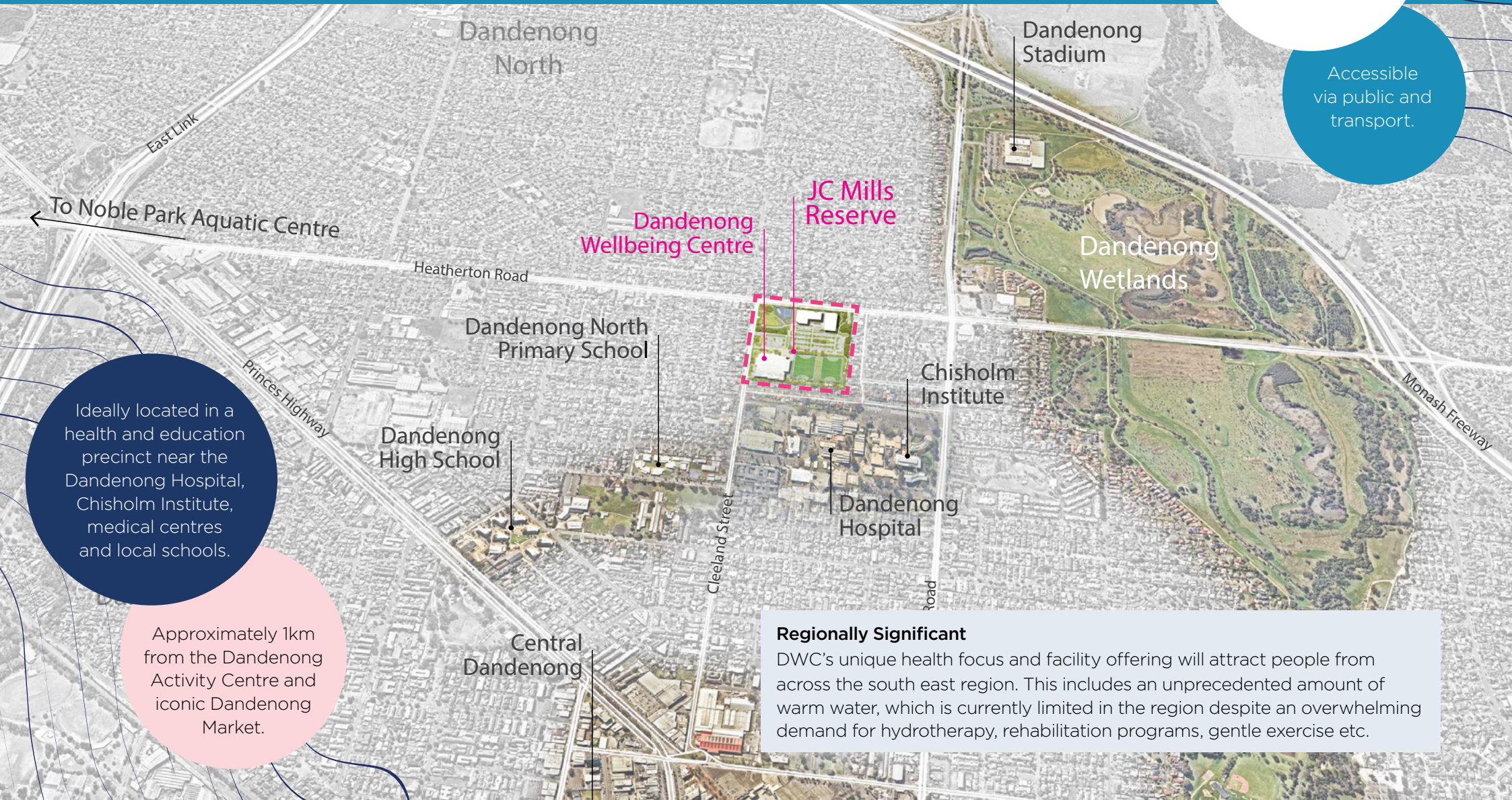
The integrated sports pavilion will cater for the adjoining synthetic pitches and local hockey and soccer clubs. It will also provide additional programming opportunities such as outdoor fitness classes and indoor programs from the multipurpose social / program room.

A destination health, wellbeing and education precinct

JC Mills Reserve Context Plan

Close to major arterials providing easy access to the broader south east region.

Accessible via public and transport.



Ideally located in a health and education precinct near the Dandenong Hospital, Chisholm Institute, medical centres and local schools.

Approximately 1km from the Dandenong Activity Centre and iconic Dandenong Market.

Regionally Significant

DWC's unique health focus and facility offering will attract people from across the south east region. This includes an unprecedented amount of warm water, which is currently limited in the region despite an overwhelming demand for hydrotherapy, rehabilitation programs, gentle exercise etc.

The Site – JC Mills Reserve

The DWC will be located in Mills Reserve, which is a high-profile Council owned reserve located on the corner of Heatherton Road and Cleeland Street and home to the existing Dandenong Oasis. A precinct master plan has been developed for the large 8 hectare site, which incorporates the following key features.

- Ample onsite parking (400+ spaces proposed).
- Informal / passive spaces including a community park, public plaza and path connections.
- Active spaces including synthetic hockey / soccer pitches and sports pavilion (to be integrated with the DWC).
- Retention of existing mature trees of high significance.
- Retention of Dandenong Oasis while the new centre is under construction.
- Potential for a community health facility to complement the DWC, subject to further planning.



Delivering significant benefits

DWC will cater for the unique needs of Victoria's most diverse and disadvantaged community – providing **exceptional health, social, economic and environmental benefits** (as noted in the DTF compliant DWC Business Case).

Health and social



84 per cent increase in attendance due to accessible, inclusive and fit for purpose design and amenity



Improved quality of life and reduced burden on the health care system **creating \$8.9m p.a. of 'social value'**



Top 6 per cent for social value compared to 150+ other sport and leisure sites in Australia and NZ



\$4.7m of acute health benefits and **\$2.6m in chronic health benefits** per annum

Economic



Benefit Cost Ratio of 2.1 meaning more than \$2 of economic benefits for every dollar invested



Adding \$3.3m p.a. to the economy of Greater Dandenong on average for 30 years



More diverse services mean at least **51 FTE employed on-going**, 17 FTE (50 per cent) more than existing operations



150 direct and 585 supply chain jobs created during construction over two years (late 2022 to late 2024)

Financial and environmental



Sustainable financial performance compared to current operating losses of over \$1m p.a.



Improved performance of \$4 per visit from a current subsidy of \$3.74 to a surplus of \$0.51 per visit



A **net present value of \$4m** over 30 years allowing the Council to reinvest into the community



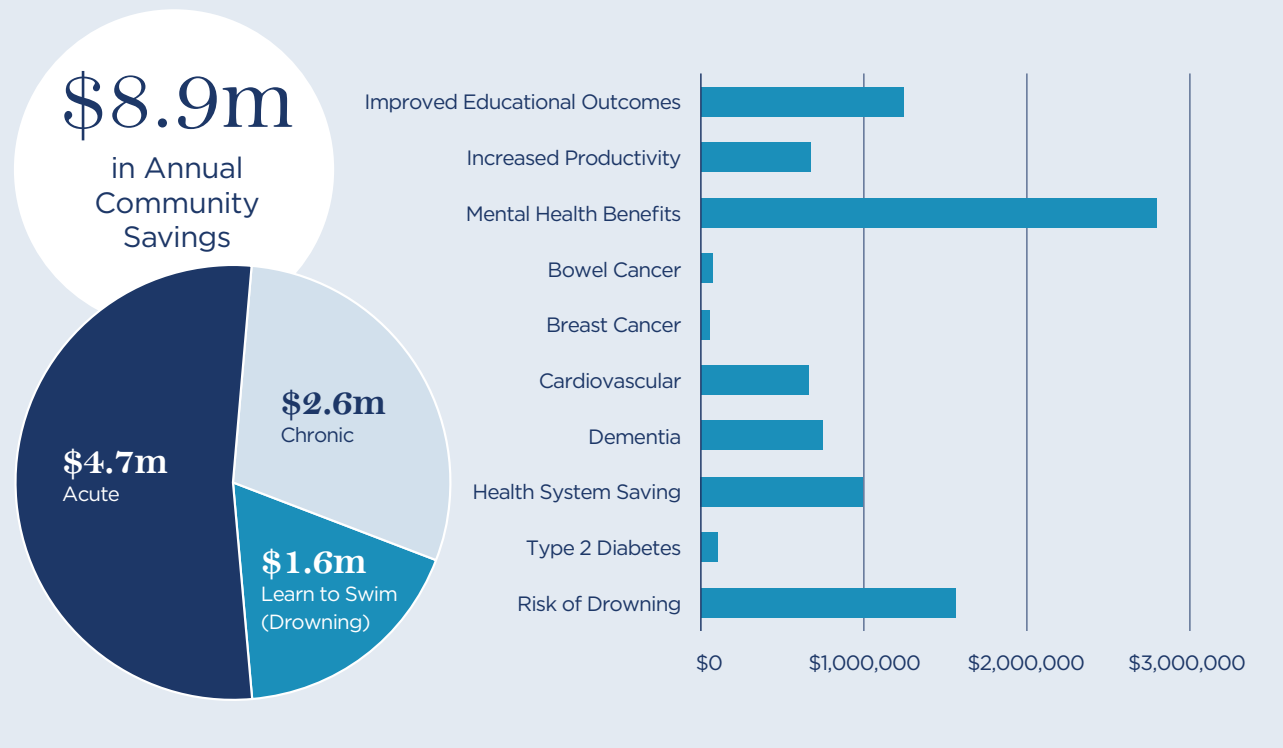
5 Star Green Star all electric facility to help Council move to net zero emissions

Delivering significant benefits

Evidenced Based Investment Justification

- ✓ Responds to the needs of Melbourne's most disadvantaged and multicultural community.
- ✓ Benefit Cost Ratio of 2.1.
- ✓ Targeted health and wellbeing focus, aligning with local and State Government health objectives.
- ✓ 84 per cent increase in attendance / participation.
- ✓ \$8.9M pa in 'social value' / reduced burden on the health care system.
- ✓ Ideally located in a high-profile health and education precinct.
- ✓ Unique facility / service offer catering for the broader south east region.
- ✓ Potential for a future co-located community health facility at Mills Reserve.
- ✓ Adding \$3.3M pa to the economy on average for 30 years.
- ✓ 150 direct and 585 supply chain jobs created during construction.
- ✓ 5 Star Green Star (minimum) all-electric facility.

Social and Community Benefits



Ready for investment and construction

- ✓ Extensive planning and strategic backing.
- ✓ DTF compliant business case.
- ✓ Overwhelming community support.
- ✓ Extensive stakeholder engagement and partnerships.
- ✓ Council owned management company 'South East Leisure' established.
- ✓ Detailed design on track for completion by mid-2022.
- ✓ Shovel ready in 2022/23.

Funding Support Required

The City of Greater Dandenong is seeking funding support towards the projected **\$82.3 million** capital cost to build the DWC.

The DWC will surpass a traditional LGA aquatic centre and requires State and Federal Government support to develop a benchmark facility to address the health and wellbeing of one of Victoria's most multicultural and disadvantaged communities.

The capital cost estimate of \$82.3M (excluding GST) includes the DWC, integrated sports pavilion, plaza and car parking. (Cost Planners: Currie and Brown.)



Project Timelines



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