

CITY OF COCKBURN

**SUMMARY OF MINUTES OF ORDINARY COUNCIL MEETING HELD ON
THURSDAY, 13 DECEMBER 2012 AT 7:00 PM**

16.2 (MINUTE NO 4942) (OCM 13/12/2012) - OCEAN POOL INVESTIGATION REPORT (ES/V/002) (D VICKERY) (ATTACH)

RECOMMENDATION

That Council

- (1) receive the attached Ocean Pool Investigation Report for information; and
- (2) consider in the forthcoming 2013/14 budget the allocation of funding for a full feasibility study into the installation of an ocean pool at a suitable location between Coogee Beach and the Island Street Groyne, South Beach.

COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Cllr S Pratt that Council adopt the recommendation with the inclusion of a new sub-recommendation (3), as follows:

- (3) the feasibility study to incorporate the inclusion of the cooling ponds at the front of the Old South Fremantle Power Station as a potential further option for an ocean pool(s).

CARRIED 9/0

Reason for Decision

The Old South Fremantle Power Station is a State Heritage Listed Building and the inclusion of the former cooling ponds is an important aspect of preserving this heritage precinct. Their future use as an ocean pool(s) or as salt/chlorinated pools would add significant value to the heritage precinct in terms of its industrial heritage and would form part of the interpretive trail around the precinct to inform users and visitors of the site's history. The cost of the cooling pond proposal could be incorporated into the Old South Fremantle Power Station precinct development through discussion with Landcorp who are managing the Cockburn Coast development.

Background

The incidences of shark attacks along the Western Australian coast over recent years has led to an increased interest in the installation of



shark exclusion barriers, of research into shark behaviour and deterrents and, most recently, into the installation of ocean pools as an alternative for people not wishing to swim in the ocean.

A report was prepared earlier this year into the feasibility of installing a shark exclusion barrier at Coogee Beach, this considered at the City's Ordinary Council Meeting on 14th June 2012.

In July 2012 the Leader of the Opposition Mark McGowan pledged that were the Labor Party to win government at the forthcoming election they would allocate funds towards the construction of three ocean pools along the Western Australian Coastline, proposing these be placed at Albany, Cottesloe and one of the City's northern beaches.

At the 9th August 2012 Ordinary Council Meeting, Councillor Reeve-Fowkes requested an investigation into the opportunities to locate an ocean pool within the coastal precinct between Poore Grove and South Beach groyne.

Submission

N/A

Report

There are many ocean pools (sometimes referred to as ocean baths) along the east coast of Australia, particularly New South Wales and southern Queensland, with some of the oldest dating back to the late 1800's and early 1900's. These baths are very popular with the communities where they are situated, patrons seeing them as a great location to swim and recreate in a sea side environment without risk of harm from waves, rips and marine creatures. These pools are diverse in size, shape and form of construction, although generally they have been built on rock shelves or into rocky headlands rather than into sandy beaches. There are some particularly iconic ocean pools on the east coast, for instance the Newcastle Ocean Baths and the Meriwether Ocean Baths and the much more recently constructed pool in Cairns and the South Bank pool in Brisbane (actually a chlorinated pool).

Since the expressed interest in Ocean Pools in WA mid this year a number of Councils have started looking seriously at installing one, including the City of Fremantle adjacent Bathers Beach and the south mole.

An investigation report has been prepared (report attached), this documenting possible locations for an ocean pool within the City's municipality boundaries, identifying the opportunities, advantages and



disadvantages of each location, including in the context of the coastline being a dynamic entity subject to changing uses and the effects of storms and long term climate change.

In looking at opportunities for placement, the investigation has contemplated jurisdiction and necessary approvals, potential patronage, operating times, and what infrastructure and other facilities and services might be expected to be provided in conjunction with an ocean pool.

The report also touches on the likely expenditure implications associated with construction and operation of an ocean pool.

Conclusions

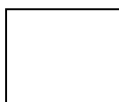
The nature of the City of Cockburn's coastline is not immediately conducive to the construction of an ocean pool, on account of our beaches being dynamic and subject to erosion and accretion from natural coastal processes.

An ocean pool can none the less be positioned on or adjacent the beach subject to being designed and constructed of a form that makes it and the adjacent surrounds resistant to wave action and adverse beach erosion effects. This may include incorporating the ocean pool into an existing or proposed beach groyne or breakwater structure.

In the alternative the pool facility could be located to the rear of the foredunes, set back clear of coastal processes and still filled with sea water drawn from the ocean. There are advantages and disadvantages of either option (beach or set back), these covered in the attached report.

Of the locations considered, the most favourable appear to be adjacent the revetment leading up to the Port Coogee Marina on the south side (near the wreck of the Omeo), within the Cockburn Coast development at the proposed Robb Jetty beach node, or adjacent (on the south side) the Island Street groyne, South Beach.

To further investigate any or all of the above referred sites (or any other) will require a detailed feasibility study that would include geomorphological investigation, concept development, community consultation and/or surveys, budgetary cost development and importantly liaison with the key Stakeholders other than the community that would have an interest in the project as relates to the site(s) being looked at. This includes respectively Port Catherine Developments, Landcorp, the developers of the Islands development and the City of Fremantle.



Touched on within the investigation report has been consideration as to what associated facilities would desirably be provided with an ocean pool, including access and parking and potential opening hours and seasonal operation. It is recommended that the desirable full scope of the project including such additional considerations be built into any feasibility study and budget development.

In the absence of a community survey or other form of determining interest and possible patronage, it is not possible to gauge to what extent the community of the City of Cockburn and persons further afield would welcome the installation of an ocean pool within our precinct. It is clear however that where they have been installed they have been very popular and it can be envisaged that provided the facility is well located, designed, operated and maintained it would be a great asset for the City in its aspirations to be a great place to live and visit.

Strategic Plan/Policy Implications

Infrastructure Development

- To construct and maintain community facilities that meet community needs.

Budget/Financial Implications

A suggested allocation of an amount \$70k - \$100K in the 2013/14 budget for the feasibility study.

Dependant on the outcome of the Feasibility Study, if a ocean pool were to be proceeded with there would need to be a substantial capital cost and ongoing operating cost budget provision in forthcoming budgets. Indicatively the capital cost to install an ocean pool complete with allied facilities (shade, ablutions, kiosk, parking etc.) and coastal protection treatments could range from \$5M to \$10M depending on location and size.

Annual operating and maintenance costs are similarly uncertain until the project is fully scoped.

Legal Implications

None ascertained.

Community Consultation

N/A

Attachment(s)

City Of Cockburn - Ocean Pool Investigation Report



OCM 13/12/2012

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.