



City of Rockingham

ADDENDUM AGENDA

Corporate and Community Development Committee

To be held on Tuesday 17 February 2026 at 5:00pm
City of Rockingham Council Chamber

Community Development

Community Development Community Infrastructure Planning Services



Reference No & Subject:	CD-003/26 Aqua Jetty Stage 2 Concept Design
File No:	CPR/1367
Proponent/s:	
Author:	Mr Ian Daniels, Manager Infrastructure Project Delivery
Other Contributors:	Mr Michael Holland, Director Community Development
Date of Committee Meeting:	17 February 2026
Previously before Council:	22 February 2022 (CD-006/22), 12 December 2023 (AS-025/23) 26 November 2024 (CD-038/24)
Disclosure of Interest:	
Nature of Council's Role:	Executive
Attachments:	
Maps/Diagrams:	1. Aqua Jetty current aerial photo 2. Aqua Jetty Stage 2 Overall Site Plan 3. Aqua Jetty Stage 2 High Level Concept Plan
Site:	Lot 533 Warnbro Sound Avenue and Lot 532 Swallowtail Parade, Warnbro
Lot Area:	8.9ha

Purpose of Report

To seek Council endorsement of the Aqua Jetty Stage 2 Concept Design and funding prior to the project proceeding to schematic design.

Background

The Aqua Jetty (**AJ**) is a District-level aquatic and leisure facility serving a catchment radius of over 10 km and a population between 75,000 and 150,000. Since opening in 2003, it has provided aquatic, fitness, sporting, social and crèche services to the City of Rockingham (**City**) community and visitors.

The following is a summary of the history analysis and planning for the facility since 2010.

2010 – Needs & Feasibility Study. This identified the need for expansion to meet forecast population growth.

2017 – Internal Aquatic Facilities Study: This assessed future planning considerations, design standards, usage, program capacity and industry trends. It recommended progression of facility expansion (Aqua Jetty Stage 2).

2018 – Updated Needs Assessment & Feasibility Study. This expanded on the information provided in 2017. It determined that both the aquatic and dry-side infrastructure required upgrades to maintain service levels and support population growth.

The above supported the City in securing **\$10 million** through the WA Recovery Plan Funding Program.

2021–2023 - Design Process and Tender Outcome.

The original consultant team progressed concept and detailed design through to a construction tender which went to market in September 2023. At the Special Council Meeting on **12 December 2023**, given the significant budget shortfall, Council resolved:

That Council:

1. *DECLINE all the tenders for T23/24-39 – Construction of Stage 2 of the Aqua Jetty Aquatic facility, as they exceed the current budget allocations; and*
2. *INSTRUCTS the CEO to investigate redesigning Stage 2 in an effort to reduce the construction costs.*

Following Council's resolution instructing the CEO to investigate a redesign, Officers undertook both internal and independent reviews of the project. These reviews assessed the original design and scope to identify opportunities for reducing the project costs, while ensuring project outcomes and community expectations remained central.

A key recommendation of the review was for the City to appoint a new design team to reassess the current design and produce updated designs focused on:

- Identifying design changes that align with project outcomes while minimising costs
- Reviewing and selecting cost-effective materials and construction methodologies
- Examining the building layout to consolidate and relocate spaces where possible to avoid costly future extension works and lowering latent condition risks
- Reducing the rework/refurbishment works required

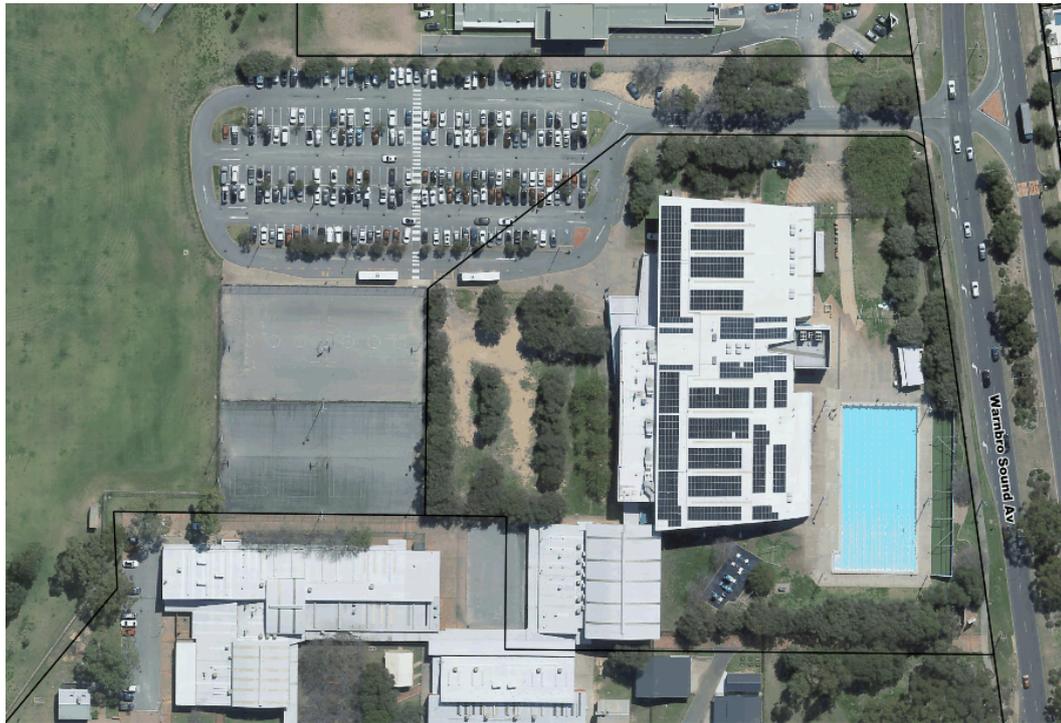
Based on the above, Council in November 2024 resolved:

That Council APPROVES the development of a project scope to appoint a new design team to undertake a redesign of the Aqua Jetty Stage 2 project.

In August 2025, following a competitive tender process, the City appointed Carabiner Architects to lead a consultancy team responsible for developing a new design for the AJ Stage 2, then preparing the schematic and detailed designs. The AJ Stage 2 high level concept designs have now been finalised along with estimated costings.

To enable the project to continue to the schematic stage both the high-level concept plans and budget need to be approved.

Details



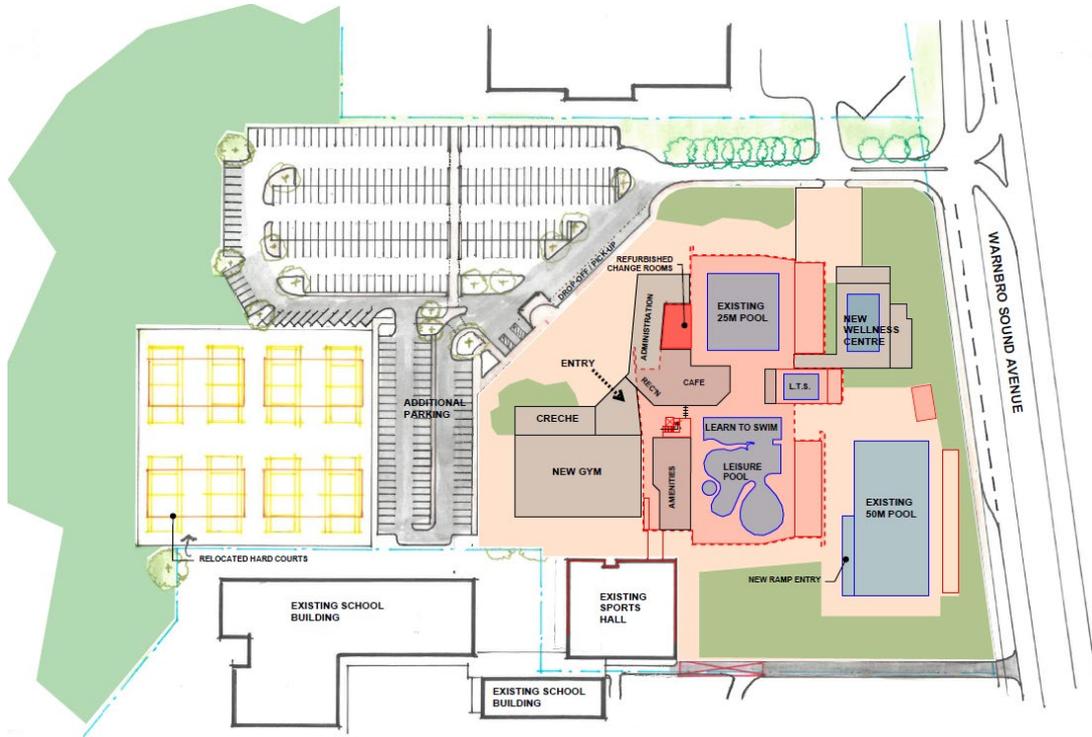
1. Aqua Jetty current aerial photo

Key features of the new design reflect the recommendations from the independent and internal reviews with a focus on minimising construction risk whilst including outcomes from the 2018 Needs and Feasibility Study.

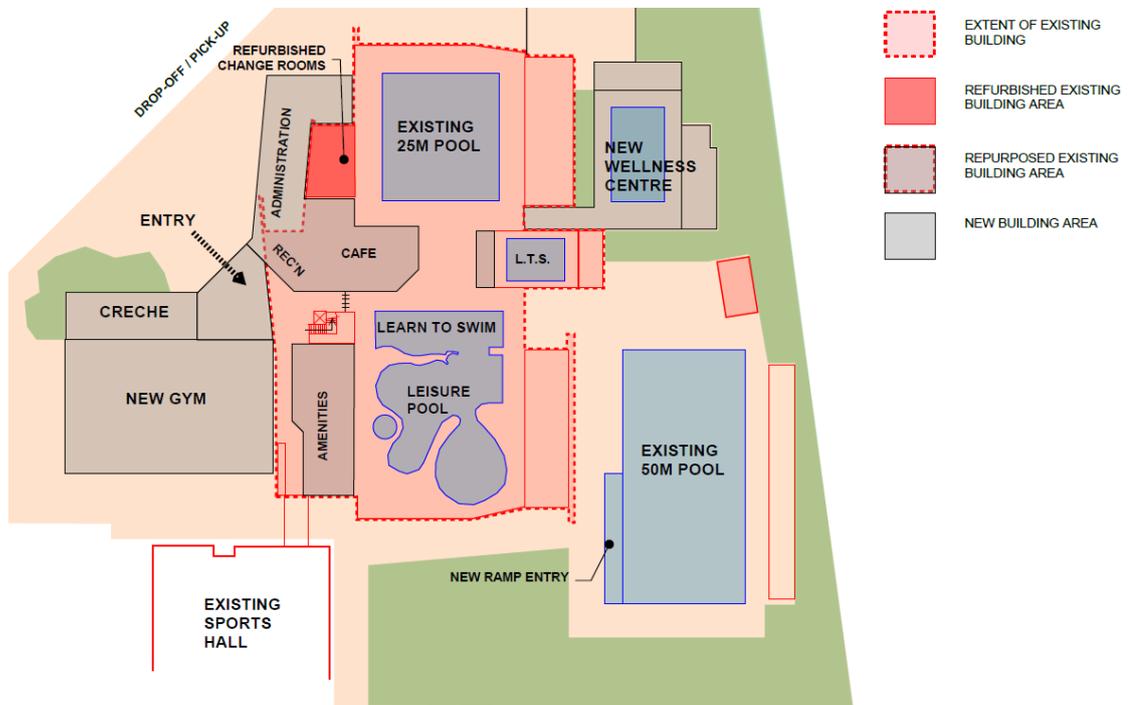
These considerations, together with over \$4m in Asset Management works, have been integrated into the Concept Design. Once delivered, the upgraded AJ will continue to serve as the City's flagship aquatic and leisure facility. Key elements of the concept design include:

- **Wellness Suite:** an accessible and larger hydrotherapy pool, new spa, sauna and steam rooms. This space will also include an adult change facility, storage and universally accessible toilet (UAT). These additions address the current shortage in warm water programmable space within the facility.
- **Water Space:** Reconfigured water bodies to improve functionality, including an expanded learn-to-swim pool that will significantly increase lesson availability and provide additional programmable areas.
- **Water Play:** A redesigned leisure pool featuring new water play areas and interactive elements. The existing water slides, which have high operating and management costs, will be removed.
- **Administration, Reception, Crèche, Café:** A redesigned administration and reception area, with the café and crèche relocated into the central hub. This consolidation enhances customer flow and improves the overall experience for members and visitors.
- **Gym and Group Fitness Spaces:** Substantially larger health and fitness areas, including a 1,000 m² ground-floor gym and expanded group fitness and spin rooms on the first floor. These upgrades increase equipment capacity, improve workout spaces, and support a broader range of programs, enabling higher class volumes and greater member engagement.
- **Change rooms:** refurbishment and extension of the current change facilities adjacent to the leisure pool and 25m pool and gym. Additional change facilities are incorporated throughout to cater for diverse user needs.
- **Water Accessibility:** Improved accessibility across all water bodies, with each pool designed to include either ramp access or a hoist to ensure universal access.

- **Asset Management:** Replacement and upgrade of mechanical ventilation, pool filtration and pool heating systems.
- **Other Key Design Outcomes:** Increased storage throughout, and additional functional layout improvements to enhance operation efficiency.



2. Aqua Jetty Stage 2 Overall Site Plan



3. Aqua Jetty Stage 2 High Level Design Concept Plan

Implications to Consider

a. Consultation with the Community

Consultation was undertaken during the development of the 2018 Needs and Feasibility Study and during the AJ Stage 2 Concept Design in 2021. Feedback received supported the development of the Concept Design in 2021 and remain part of the project scope and High-Level Design Concept Plans.

To further strengthen the project's focus, a new Lived Experience Working Group has been established to provide feedback on accessibility and inclusion considerations

b. Consultation with Government Agencies

Nil

c. Strategic

This item addresses the Community's Vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2023-2033:

Aspiration: **1. Social - A family-friendly, safe and connected community**

Outcome/Objective: *Connected community - Provide opportunities for community engagement and participation*

Outcome/Objective: *Community health and wellbeing - Strengthen community health and wellbeing*

Outcome/Objective: *Community health and wellbeing - Provide healthy lifestyle opportunities*

Outcome/Objective: *Accessible services - Adapt services to meet changing community need*

Outcome/Objective: *Inclusive community - Build connectivity with our diverse community*

Aspiration: **3. Built Environment - A built environment carefully planned for today and tomorrow**

Outcome/Objective: *Built infrastructure meets current and future community needs - Plan build and maintain current and future assets*

d. Policy

The AJ Stage 2 Concept Design has been developed in line with the City's Sports and Community Facilities Provision Policy. Specifically, the policy states '*the size and scale of community facilities will be guided by the City's Community Infrastructure Plan hierarchy, a needs assessment and feasibility study*'.

e. Financial

The current high level project cost estimates developed through the concept design process indicate a total project cost of approximately \$62.7 million. This figure includes design, construction, headworks, overheads, contract administration, superintendent fees and contingencies. This estimate assumes construction will commence in 2027 and that the works will be delivered as a single build. The cost estimate has also been reviewed and validated by two independent sources. The City's Business Plan currently provides for a project budget amount of \$40.8M.

The City has been successful in receiving \$10M towards the delivery of this project from the State Government through the WA Recovery Plan. There is also approximately \$9.1M available through developer contribution funds pursuant to State Planning Policy (SPP) 3.6.

f. Legal and Statutory

The AJ Stage 2 concept redesign remains consistent with the requirements of the SPP 3.6 – Development Contributions for Infrastructure, and alignment with the City of Rockingham Town Planning Scheme No 2.

g. Risk

All Council decisions are subject to risk assessment according to the City's Risk Framework.

Implications and comment will only be provided for the following assessed risks.

*Customer Service / Program/Project management / Natural Environment : High and Extreme Risks
Financial / Health and Safety : Medium, High and Extreme Risks*

High Financial, Project Management and Customer Service Risks are involved in this project.

Comments

The AJ Stage 2 Design has been developed to ensure that the facility is better positioned to meet both current and future community expectations. Additionally, the designs also allow increased flexibility in programmable space to ensure that the City's facility management team can optimise the facility to best meet the growing membership base and their requirements.

The current design is less expensive than the original design due to:

- Reduced construction risk and cost by constructing new linked buildings (gym and hydrotherapy) as opposed to undertaking major structural modifications to the existing building.
- Lower likelihood of encountering latent (unknown) conditions in the existing facility, particularly given limited availability of original construction and as-constructed information.

The new areas provide a wide range of health and fitness opportunities for members of the community. These facility and functional improvements will also support increased revenue generation through higher membership capacity and expanded aquatic and dry-program offerings.

The City's project team will continue to work with the architect in order to ensure project outcomes are achieved in line with the consultation findings and functional requirements outlined earlier in this report. This work will be undertaken within the parameters of the Concept Design cost estimate and will involve extensive reviews of schematic and detailed designs, including careful consideration of equipment and material selections. The designs also incorporate more than \$4 million in asset maintenance works identified through the City's Business Plan process. Integrating these works in to the project will deliver long term operational and functional efficiencies.

Subject to Council endorsement of the AJ Stage 2 High Level Concept redesign finalisation of the concept and schematic design works will commence immediately.

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

1. **ENDORSES** the Aqua Jetty Stage 2 High Level Concept Designs inclusive of budget implications; and
2. **ADVOCATES** for additional funding to the State and Federal Governments.