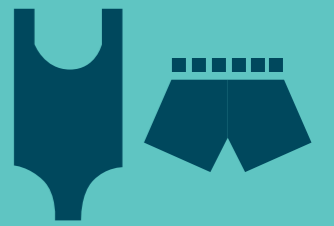
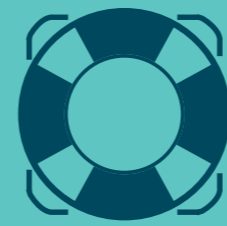




Master Plan

Leichhardt Park Aquatic Centre

ENDORSED - SEPTEMBER 2020





Document control

Date	Revision Number	Revision Details	Issued	Approved
14.11.2017	01	Draft issue 01 - For Discussion	VP	DP
20.06.2018	02	Draft issue 02 - For Review	VP	DP
19.07.2018	03	90% issue - For Review	VP	DP
30.07.2018	04	DRAFT - for internal review	VP	DP
13.08.2018	05	DRAFT Report for Council	VP	DP
11.09.2019	06	DRAFT - for internal review	AH	SD
11.02.2020	07	DRAFT - for internal review	AH	SD
11.09.2020	08	FINAL - Endorsed by Council	AH	SD

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The Leichhardt Park Aquatic Centre is located on the Balmain Peninsula in the suburb of Lilyfield adjacent to the Parramatta River. It is a regional facility servicing not only local residents but people from surrounding LGAs. The facility sits in a larger recreation precinct with sporting fields, cycle ways and playground adjacent to the facility.

In 2016, the former Leichhardt Council gave in-principle support to develop a long term strategy for Leichhardt Park Aquatic Centre. In late 2017, following the amalgamation of the former Leichhardt Council with Ashfield and Marrickville Council to form the Inner West Council, additional resources allowed for the completion of the master plan in-house. The project was commenced by Public Domain Planning in November 2017.

Aquatic Facilities across the Inner West

The Inner West is well serviced with aquatic facilities and Council operates the following centres:

- Annette Kellerman Aquatic Centre, Enmore
- Ashfield Swimming Pool, Ashfield
- Dawn Fraser Baths, Balmain
- Fanny Durack Pool, Petersham
- Leichhardt Park Aquatic Centre, Leichhardt

At least 37% of the people consulted during the development of the draft Recreation Needs Study - A Healthier Inner West, visit an aquatic facility weekly. Usage data for the 2018-19 financial year shows that Leichhardt Park Aquatic Centre achieved 755k visits. Aquatics facilities form part of a diverse range of recreational opportunities that respond to the modern demands of Australian communities. These facilities provide services which promote health and fitness, water safety skills and confidence, and community. They are a place for competition and play; as well places to seek relief from the summer heat. Each of Inner West's aquatic facilities has a different offering for the community and they work together to fulfill the Inner West community's aquatic recreation needs.

The draft needs study highlights that while Council already has a high provision of aquatic centres increasing capacity at existing facilities to meet future population needs is recommended, including upgrades at Leichhardt Park Aquatic Centre. The recommendations of the draft LPAC Master Plan align with and support the recommendations in the draft Recreation Needs Study - A Healthier Inner West.

Asset Condition

In 2011, Leichhardt Council completed the LPAC Lifecycle Cost Analysis report. The scope of this report reviewed structural elements at the Centre including the 50m lap pool, diving pool (program pool 3) and children's 'mushroom' water play pool. The report outlined the following life expectancy of the assets and the current age left has been added for reference:

Asset	Condition and life expectancy (2011)	Condition and life expectancy (2018)
50m lap pool concrete control joints	5 years	2 years past life expectancy
50m lap pool walls, flood and metallic fittings	10 years	3 years
Diving pool (program pool 3) control joints and metallic fittings	5 years	2 years past life expectancy
Diving pool (program pool 3) walls and floor	20 years	13 years
Children's 'mushroom' water play pool control joints, metallic finishes gutter and grating	6 years	Upgrades complete in 2016
Dive tower	Unknown	Defunct

Both the 50m lap pool and the diving pool (program pool 3) are past their life expectancy and require replacement to ensure continued usability.

Project Scope

The scope of the master plan has included a review of all Leichhardt Park Aquatic Centre facilities and the context in which they are located. Specific elements of the master plan scope includes:

- > The existing Leichhardt Park Aquatic Centre building including gym, cycle studios and associated fitness areas
- > Layout of the administration areas, entry and cafe
- > Pool facilities including the program pool 1, program pool 2, diving pool (program pool 3) and 50m lap pool
- > Existing turf and recreation areas
- > Seating and shade opportunities
- > Access pathways and circulation to the facility from nearby streets and Leichhardt Park and internally within Leichhardt Park Aquatic Centre
- > A review of car parking, access to the Bay Run, and access for maintenance vehicles to and from the site
- > Public domain elements that impact the design and construction of these listed elements

The aim of the master plan is to develop a ten year plan of improvements for the facility users and staff, while maintaining the existing character and sense of place. The master plan will provide an illustrative representation of the proposed improvements and include text, images, plans and diagrams that are easily understood by a variety of audiences. The master plan is indicative costed to understand budget requirements and integrated with Council's Forward Financial and Asset Plans.

The report is divided into eleven sections for easy reading:

01 Introduction - Overview of the demographic context of the inner west community and snapshot of aquatic facility key programs.

02 Project Context - The project context provides an introduction and background to the project including definitions, framework, strategic alignment, project methodology and objectives.

03 Regional Context - The physical characteristics of the Inner West Council LGA and analysis of regional aquatic centres across Sydney are discussed through plans, words and images.

04 Precinct Site Analysis - The physical characteristics of the balmain peninsula and Leichhardt Park are described in plans, works and images. The region is analysed for transport connections, infrastructure, heritage, zoning and topography.

05 Site Analysis - The physical characteristics of the site are described in plans, words and images. The site is fully analysed capturing Council strategies, existing facilities, trees, asset condition and other items that influence the designed outcomes.

06 Benchmarking Study - Summary of current aquatic facility strategies and analysis of regional facilities.

07 Community engagement - Outcomes from community engagement and how they influence the design outcomes are briefly described in the document. Reference is made to the Community Engagement Report which includes detailed community engagement outcomes.

08 Design Principles - The design principles establish the lens through which decisions are made for Leichhardt Park Aquatic Centre upgrades. The principles provide a spatial representation of the objectives.

09 Precinct Planning - Design outcomes for the Leichhardt Park recreation precinct are outlined to better connect existing facilities.

10 The Master plan - This section of the report outlines the overall design outcomes, with strategies described in text supported with images and illustrative plans.

11 Implementation Plan - The proposed upgrades are costed via an opinion of probable costs. The costs are grouped as potential projects and are prioritised according to asset condition, cost benefit, related strategy priorities and need as requested through community feedback.

Appendix A - Benchmarking Study - A detailed study of aquatic facilities including; desktop review of current aquatic facility strategies and site visit and analysis of similar regional facilities within Sydney. The benchmarking study develops evidence based current best practice outcomes.

The LPAC master plan has been developed from a collaborative process involving both the community and Council staff. Regular meetings and workshops have resulted in a plan that has multifunctional outcomes, benefiting both Council and the community.

Executive summary



Master plan summary

A summary of some of the key Master Plan strategies include:

- > New nature based recreation zone with water play, toddler water play and water jet area. The proposed design is integrated into the foreshore setting of trees and vegetation
- > Picnic areas with BBQs, picnic settings and turf recreation spaces
- > New unisex family change rooms
- > New 50m, 8 lane lap pool with movable boom
- > New 25m, 8 lane lap pool to replace current diving pool
- > Enclosing of the 'mushroom' children's water play pool area with new sliding doors – so the facilities can be used in winter as a closed area
- > Refurbished Program Pool 2 with new hand rails and ventilation
- > Provision of spectator seating overlooking the 50m lap pool, improved shade structures, outdoor showers and new planting
- > Co-location the male and female pool change rooms, toilets and showers.
- > Co-location of the fitness studios
- > Relocated cafe
- > Relocated crèche, reception area and administration rooms
- > Renovated entry design with new landscaping and arrival sequence

The master plan is to be used as a guiding document for future improvements at the facility. It has been carefully crafted with input from many Council disciplines, the community and stakeholders. Much consideration has been given to produce design strategies that improve the experience of using the facility, while retaining the much loved qualities of the place.



Leichhardt Park Aquatic Centre, 50m swimming pool

Photo by Inner West Council

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01

Introduction



Inner West Community
Aquatic Facilities Key Programs



01 Introduction

The aquatic centres of the Inner West are much loved focal points of community life – from our first experiences of learning to swim to the ritual of early morning laps, to playing team sports or fitting in a quick workout, joining friends and family for a dip on a hot day – our aquatic centres are places for everyone to come together, to exercise, relax and have fun.

The 2018 Inner West Recreation Needs Study (RNS): *A Healthier Inner West* revealed that at least 37% of the community used one of the Inner West's 5 aquatic centres at least weekly – combined, over 500,000 people visit our centres each year, making them one of Council's most popular facilities.

Inner West Council is in a unique position with its broad suite of aquatic centres with one regional facility at Leichhardt Park Aquatic Centre (LPAC); two local facilities at Ashfield Aquatic Centre (AAC) and Annette Kellerman Aquatic Centre; a seasonal pool at Fanny Durack Aquatic Centre and seasonal harbour bath at Dawn Fraser Baths (DFB). While AAC, LPAC and DFB are internally operated, the AKAC and FDC are currently managed through service contracts with Belgravia Leisure..

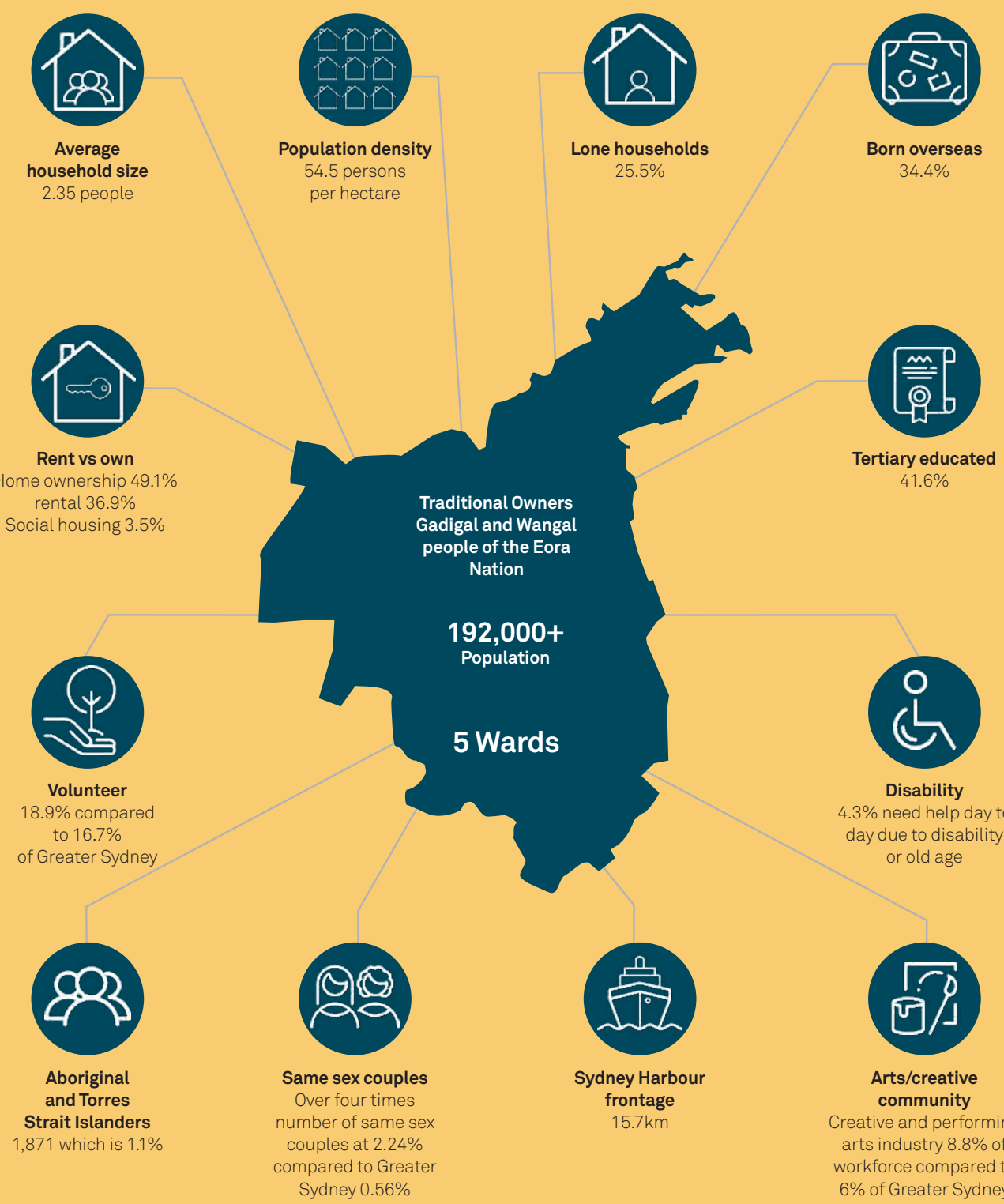
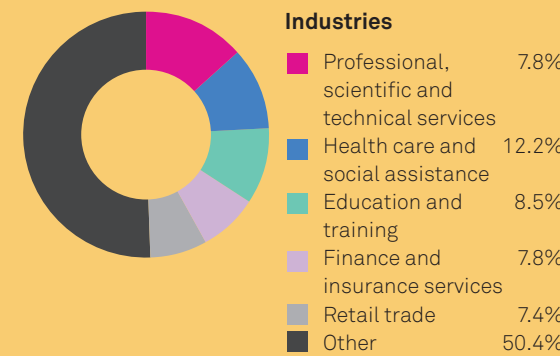
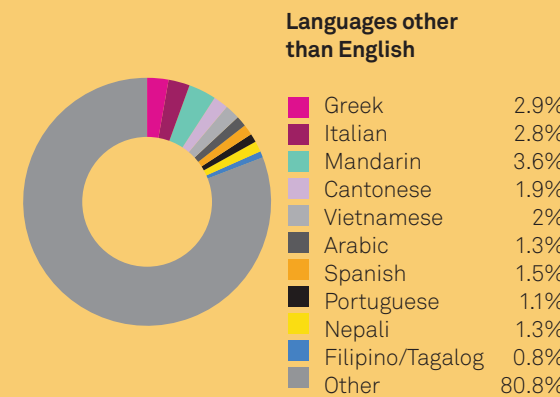
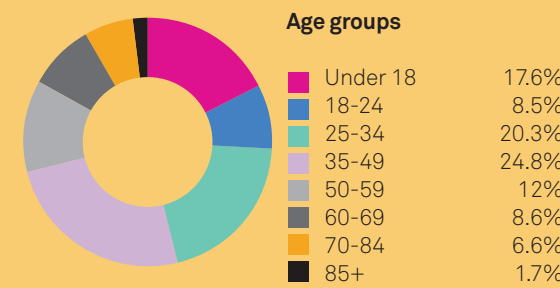
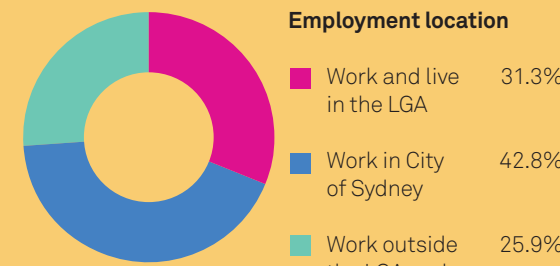
Inner West Community

Inner West is home to over 192,000 residents. By 2036, the population is forecast to grow to 228,000 people (an increase of 38,000 or 20% growth from 2017). The greatest growth will be in the age category 70–84, but all other age categories are anticipated to experience growth, including under 24s with an expected growth of 23%. As the population increases, the demand for new dwellings will put pressure on what is already a high density local government area.

This means Council's aquatic centres will need to be ready to adapt their services to meet increased and changing needs and expectations.

- Some key facts:
- Inner West is still ethnically diverse but shifting. While the number of residents born overseas remains steady, where they are coming from is changing. In 1991, 51% of residents were from non-English speaking backgrounds, compared to 35% for Greater Sydney. By 2016, the number had significantly decreased by over half to 24%, compared to a decrease of only 6% for Greater Sydney to 29%.
 - The community values the maintenance of cultural diversity as a key

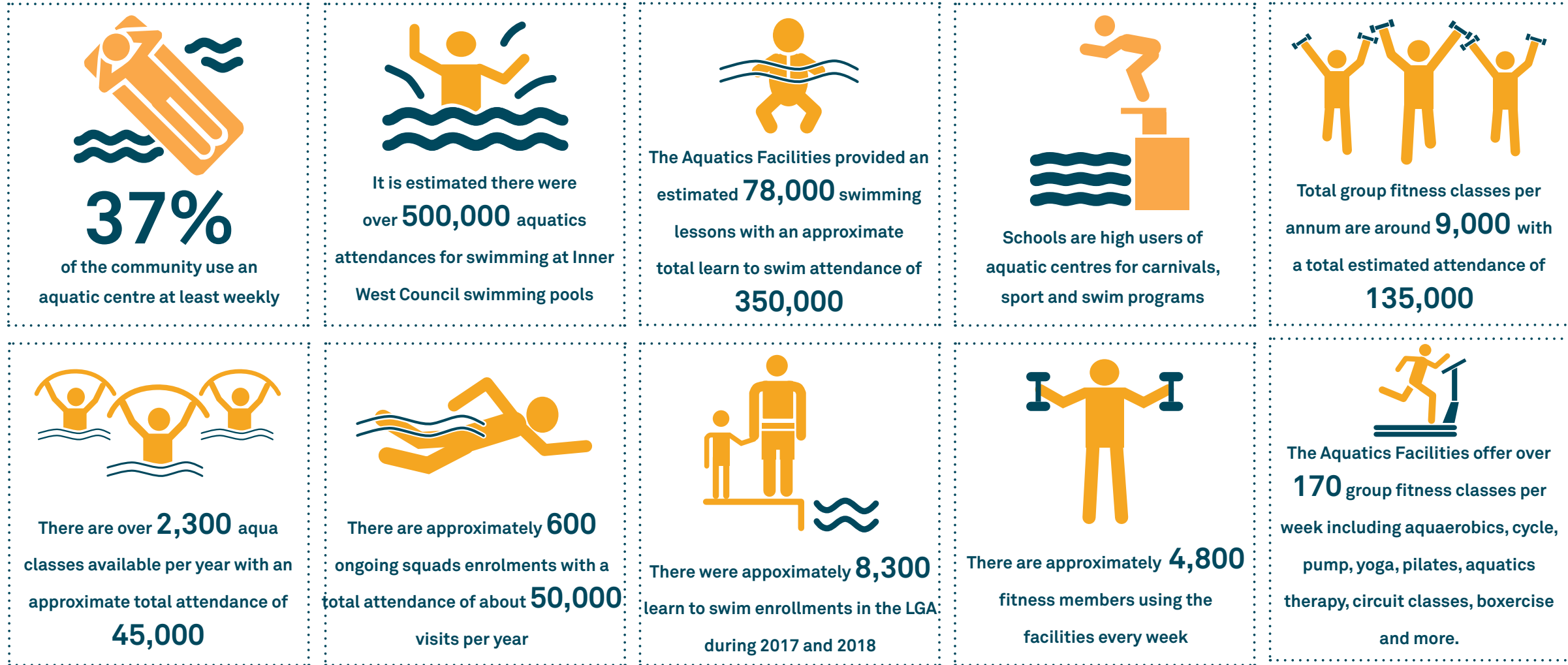
- characteristic of the area.
- Diversity relates not only to culture but also to other characteristics – Inner West remains an enclave for same sex couples, double the Sydney average.
- In terms of age, while over 45% of the community are between 25 and 49 years old, the Inner West population is projected to get older. In 2016, 17% of the population was over 60 years of age. It is expected that by 2036, there will be 50% more people of retirement age.
- The community is becoming more affluent. More than 35% of households earned a high income (over \$2,500 per week) compared to Greater Sydney's 28%.
- 10% of households live on under \$500 per week, representing older people and households with low incomes.
- Inner West has a higher proportion of people living alone - 30% compared to Sydney's 23%.
- Couple-only households is 25% compared with Sydney's 26% – but the numbers are expected to grow, likely from empty nesters or couples with dual incomes and no children, who tend to have a higher disposable income to support cafés, retail and bars in the area.



*Source: Profile ID - ABS.

01 Introduction

Aquatics Facilities Key Programs



02

Project context



Overview
Community Strategic Plan
Methodology
How to use this document



Overview

In 2016, the former Leichhardt Council gave in-principle support to develop a long term strategy for Leichhardt Park Aquatic Centre. Council awarded the works for a Leichhardt Park Aquatic Centre Master Plan, to an external consultant. In late 2016 the community were asked to give feedback on the current facility.

In late 2017, following the amalgamation of the former Leichhardt Council with Ashfield and Marrickville Council to form the Inner West Council, additional resources allowed for the completion of the master plan by Council's Public Domain Planning Team.

The project was re-initiated in November 2017. The Inner West Council undertook further community engagement in 2018 to develop a comprehensive understanding of the communities vision for the facility. Concurrently Council completed benchmarking studies and desktop reviews to better understand current best practice design in aquatic facilities to inform the Leichhardt Park Aquatic Centre Master Plan design.

Master plan strategies in this report will provide a holistic plan for the facility. The master plan will enhance and support the existing uses in the facility as well as future demand, complementing the strategic vision for the area.

Previous works

- In 2008 and 2016 the former Leichhardt Council completed extensive works to the program pool and a new gym. The works included:
- Cardio and weights area
 - 2 new group fitness studios
 - Change room facilities
 - Administration offices
 - New pathways
 - New enclosure to the existing program and spa pools
 - Refurbished pool concourses
 - Re-tiling of program pool, children's mushroom pool and spa pool, and upgrade of spa pool water feature.
 - New separate water efficient pool filtration to program pool, spa pool and leisure pool to enhance water quality
 - New reconfigured female, male and unisex accessible change spaces
 - Refurbishment of existing male, female and accessible change rooms, including new finishes and fixtures.

Asset condition

In 2011 the former Leichhardt Council completed a lifecycle cost and compliance report on the Leichhardt Park Aquatic Centre. The scope of the report reviewed structural elements at LPAC including the 50m lap pool, diving pool (program pool 3) and children's 'mushroom' water play pool. The report outlined the following life expectancy of the assets and the current age left has been added for reference:

- 50m lap pool concrete control joints - 5 year life expectancy (2011) - 2 years past life expectancy (2018)
- 50m lap pool walls, flood and metallic fittings - 10 year life expectancy (2011) - 3 years until replacement required (2018)
- Diving pool (Program pool 3) control joints and metallic fittings- 5 year life expectancy (2011) - 2 years past life expectancy (2018)
- Diving pool (program pool 3) walls and floor - 20 year life expectancy (2011) - 13 years until replacement (2018)
- Children's 'mushroom' water play pool control joints, metallic finishes gutter and grating - 6 year life expectancy (2011) - upgraded in 2016.

Both the 50m lap pool and the diving pool (program pool 3) are past their life expectancy and the dive tower is defunct.

Aquatic Facilities across the Inner West

- Inner West Council operates the following public aquatic facilities:
- Annette Kellerman Aquatic Centre, Enmore
 - Ashfield Swimming Pool, Ashfield
 - Dawn Fraser Baths, Balmain
 - Fanny Durack Pool, Petersham
 - Leichhardt Park Aquatic Centre, Lilyfield

At least 37% of the people consulted during the development of the draft Recreation Needs Study - A Healthier Inner West, visit an aquatic facility weekly. Aquatics facilities form part of a diverse range of recreational opportunities that respond to the modern demands of Australian communities. These facilities provide services which promote physical fitness, water safety skills and confidence. They are a place for competition and play; a place to seek relief from the summer heat. Each of Inner West's aquatic facilities has a different offering for the public and they work together to fulfill the Inner West community's aquatic recreation needs.

Business operations review

The needs study articulates that Inner West Council needs to cater for one additional facility based on population forecasts by 2026. It highlights that Council already has a high provision of aquatic centre and therefore acknowledges that a new facility may not be viable. Instead it recommends increasing capacity at existing facilities, including implemented upgrades at Leichhardt Park Aquatic Centre. Therefore recommendations in this master plan align with the recommendations in the draft Recreation Needs Study - A Healthier Inner West.

- Based on this, the following can be assumed;
- Providing indoor and outdoor water play and recreation at Leichhardt Park Aquatic Centre is expected to generate an additional 47,000 visits per year.
 - Indoor water play would allow for year round recreation swimming for children in the community. It is expected that providing this could generate an additional 15,000 visits per year.
 - The inclusions of nature based water play and recreation spaces could expect to generate an additional 31,000 visits to the site.

The Draft Recreation Needs Study

The Draft Recreation needs Study provides an analysis of the current and projected recreation needs of the Inner West community. The study will provide the evidence base to inform the development of Council policy and strategy in relation to recreation. Swimming is one of the most popular recreational activities amongst adults and children both nationally and locally in the Inner West. Aquatics facilities form part of a diverse range of recreational opportunities that respond to the modern demands of Australian communities. The facilities provide services which promote physical fitness, water safety skills and confidence. They are a place for competition and play; a place to seek relief from the summer heat.

While the Recreation needs study did not specifically analyse Aquatics requirements or a review of membership and attendance, the research into existing use highlighted the facility received over 700,000 visits in the 2016/2017 financial year.

Leichhardt Park Plan of Management

The Leichhardt Park Plan of Management was adopted by the former Leichhardt Council in 2004.

The Plan of Management provides an integrated approach to the management of Leichhardt Park to ensure its place as a premier recreational venue within the Inner West Council.

The Leichhardt Park Plan of Management is due to be updated by the new Inner West Council. The Leichhardt Park Aquatic Centre Master Plan will provide suggestions for future connection between Leichhardt Park and Leichhardt Park Aquatic Centre.

People with Disabilities 2017 - 2021

The Inner West Council Inclusion Action Plan (for People with a Disability) 2017-2021 (IAP) outlines Council's commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life. The IAP also meets Council's obligations under the Disability Inclusion Act, 2014 (NSW) and other similar instruments that identify its role in reducing discrimination and improving participation opportunities for people with a disability. Following Council mergers, staff from each of the former Council areas (Ashfield, Leichhardt and Marrickville) merged actions from existing Council access plans into this plan. The opportunity was also taken

to revise actions that needed updating or that could be extended to facilitate best practice access and inclusion outcomes. The design process of the master plan has used the IAP to ensure the plan better meets the needs of the community.

Strategic Alignment

In June 2018, the Our Inner West 2036, Community Strategic Plan was endorsed by Council. The plan will guide the direction of services within the Inner West Council local government area (LGA). The plans guiding vision statement is:

"We are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. We are defined by our diversity of people, places and ideas. We are an inclusive, vibrant, caring and progressive community where everyone is welcome, people and nature live in harmony, and creativity is a way of life."

Council's aquatic facilities service multiple community needs as demonstrate by the extensive list of relevant outcomes in the Community Strategic Plan (CSP).

The ongoing management of the Council's aquatic facilities are consistent with the CSP, promoting a shared vision with the community and Council. It also provides us with a focus, enabling Council to allocate the required resources to translate our vision into action. The following pages outline how this report and its proposals will integrate with and support our community's strategic outcomes.

Community Strategic Plan

Our Inner West 2036
A community strategic plan for the Inner West community

ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN

STRATEGIC DIRECTIONS
These are the big picture results which the community would like Council and its many partners to focus on achieving

KEY RESULT AREAS
Strategic direction 1: An ecologically sustainable Inner West.
Strategic direction 2: Unique, liveable, networked neighbourhoods.
Strategic direction 3: Creative communities and a strong economy.
Strategic direction 4: Caring, happy, healthy communities.
Strategic direction 5: Progressive local leadership.

OUTCOME STATEMENT
These are detailed outcomes under each strategic directions. They are more specific than the strategic directions, but still focus on the end result rather than how to get there

OUTCOMES
1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change
1.2 Inner West has a diverse and increasing urban forest that supports connected habitats for flora and fauna.
1.3 The community is water sensitive, with clean, swimmable waterways
1.4 Inner West is a zero emissions community that generates and owns clean energy
1.5 Inner West is a zero waste community with an active share economy
2.1 Development is designed for sustainability and makes life better
2.2 The unique character and heritage of neighbourhoods is retained and enhanced
2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings
2.6 People are walking, cycling and moving around Inner West with ease
3.1 Creativity and culture are valued and celebrated;
3.2 Inner West is the home of creative industries and services
3.3 The local economy is thriving
3.4 Employment is diverse and accessible
4.1 Everyone feels welcome and connected to the community
4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West
4.3 The community is healthy and people have a sense of wellbeing
4.4 People have access to the services and facilities they need at all stages of life
5.1 People are well informed and actively engaged in local decision making and problem-solving
5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes
5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities

Our Inner West 2036
A community strategic plan for the Inner West community

ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN

STRATEGIES
These guide the specific strategies related to this plan and define how to achieve outcomes

STRATEGIC OBJECTIVES
1.1.1. Provide the support needed for people to live sustainably
1.1.2. Reduce urban heat and manage its impact
1.1.5. Provide green infrastructure that supports increased ecosystem services
1.2.1. Support people to protect, restore, enhance and connect with nature in Inner West
1.2.2. Maintain and increase Inner West's tree canopy and urban forest, and enhance biodiversity corridors
1.2.3. Protect, conserve and enhance existing natural area sites for species richness and diversity
1.3.1. Collaborate to deliver water-sensitive plans, decisions and infrastructure
1.4.1. Support local adoption of clean renewable energy
1.5.1. Support people to avoid waste, and reuse, repair recycle and share
1.5.2. Provide local reuse and recycling infrastructure
2.1.1. Pursue integrated planning and urban design across public and private spaces to suit community and local environment needs
2.1.2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues
2.1.3. Improve the quality, and investigate better access and use of existing community assets
2.1.3. Improve the quality, and investigate better access and use of existing community assets
2.2.1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages
2.2.2. Manage change with respect for place, community history and heritage
2.3.1. Plan and deliver public spaces that fulfil and support diverse community needs and life
2.6.1. Deliver integrated networks and infrastructure for transport and active travel
2.6.3. Ensure transport infrastructure is safe, connected and well-maintained
3.1.1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts
3.1.2. Create opportunities for all members of the community to participate in arts and cultural activities
3.2.1. Position Inner West as a place of excellence for creative industries and services and support them to thrive
3.2.4. Facilitate the availability of affordable spaces for creative industries and services
3.3.1. Support business and industry to be socially and environmentally responsible
3.3.3. Promote Inner West as a great place to live, work, visit and invest in

Our Inner West 2036
A community strategic plan for the Inner West community

ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN

STRATEGIES
These guide the specific strategies related to this plan and define how to achieve outcomes

STRATEGIC OBJECTIVES

4.3.2. Encourage social enterprises and businesses to grow local employment

4.1.1. Foster inclusive communities where everyone can participate in community life

4.1.2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity

4.1.3. Empower and support vulnerable and disadvantaged community members to participate in community life

4.1.4. Increase and promote awareness of the community's history and heritage

4.2.1. Celebrate Aboriginal and Torres Strait Islander cultures and history

4.2.4. Actively engage Aboriginal people in the development of programs, policies and strategies

4.3.1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities

4.3.2. Provide opportunities for people to participate in recreational activities they enjoy

4.4.1. Plan and provide services and infrastructure for a changing and ageing population

4.4.2. Ensure the community has access to a wide range of learning spaces, resources and activities

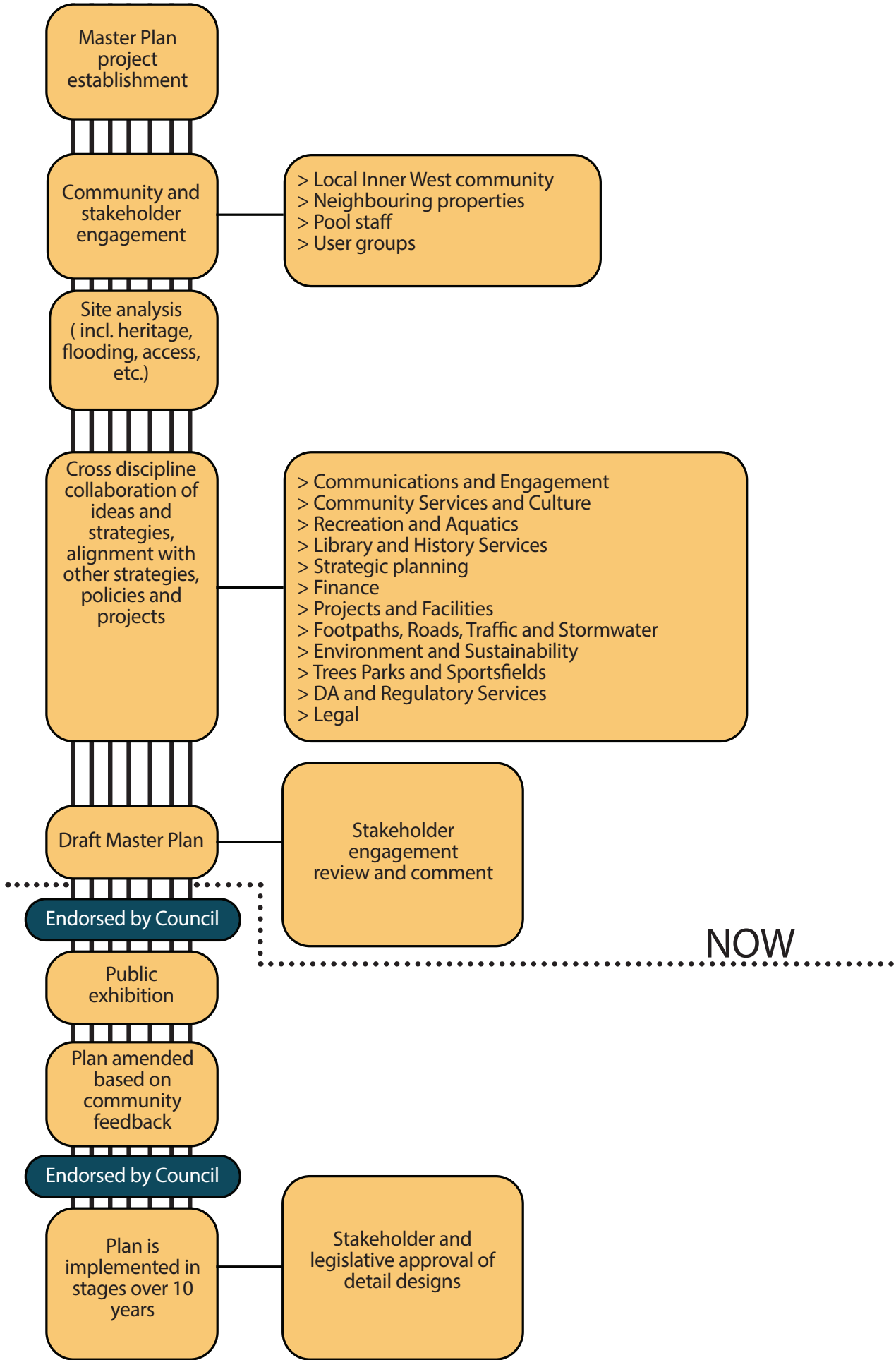
5.1.1. Support local democracy through transparent communication and inclusive participatory community engagement

5.2.3. Collaborate with partners to deliver positive outcomes for the community, economy and environment

5.3.1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations

5.3.2. Ensure responsible, sustainable, ethical and open local government

5.3.3. Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services



Project process and collaboration flow diagram



Leichhardt Park Aquatic Centre entrance

Photo by Inner West Council

Project Methodology

The project methodology was undertaken in eight phases, with some occurring concurrently to meet project deadlines. The methodology produced a process that ensured best practice outcomes and provides for user needs.

The eight phases include:
Phase 01_ Project establishment: During project establishment, the project brief including project program, methodology, project objectives, aims, and the engagement strategy and stakeholders were established.

Phase 02_ Community Engagement: Community engagement was undertaken to understand what the community like and dislike about the facility and understand how it is being used. Investigations and discussions were had on what the community would like to see changed or upgraded.

Phase 03_ Site Analysis: Site analysis was completed to establish opportunities and constraints. Elements reviewed included: access, safety, legislative requirements, Council policies, existing trees, vegetation, site history, bicycle proposals, vehicle access, maintenance, flooding, drainage issues, topography, geology, biodiversity and microclimate.

Phase 04_ Draft Master Plan Development: Draft plans including design options and strategies were developed and coordinated across multiple disciplines. Precedent imagery and detailed text support illustrative plans to articulate the master plan design and proposed improvements at the facility.

Phase 05_ Internal Feedback and refinement: Further feedback from internal stakeholders was sought and documents updated to ensure all disciplines were considered.

Phase 06_ Project Costings and Budget: An opinion of probable costs with proposed upgrades grouped as potential deliverable projects were developed based on the draft master plan design. The master plan strategies were coordinated with Council's forward budgets to integrate project costs with the long term financial plan and forward capital works plans.

Phase 07_ Public Exhibition: The draft documents are used for community comment through an exhibition period. The feedback obtained is used to update the documents to ensure the plans meet community expectations.

Phase 08: Finalised documents are reported to Council for adoption.

How to use this document

This report is proposed to be a holistic reference guide for the proposed 10 year capital works plan for Leichhardt Park Aquatic Centre. The document is divided to different sections for ease of reference.

01 Introduction
Overview of the demographic context of the inner west community and snapshot of aquatic facility key programs.

02 Project Context
The project context provides an introduction and background to the project including definitions, framework, strategic alignment, project methodology and objectives.

03 Regional Context
The physical characteristics of the Inner West Council local government area and analysis of regional aquatic centres across Sydney are discussed through plans, words and images.

04 Precinct Site Analysis
The physical characteristics of the balmain peninsula and Leichhardt Park are described in plans, works and images. The region is analysed for transport options, infrastructure, heritage, zoning and topography.

05 Site Analysis
The physical characteristics of the site are described in plans, words and images. The site is fully analysed capturing Council strategies, underground services and classifications of streets, ownership and other items that influence the designed outcomes.

06 Benchmarking Study
The benchmarking study is a desktop review of current aquatic facility strategies and site visit and analysis of similar regional facilities within Sydney. The benchmarking study develops evidence based current best practice outcomes.

07 Community engagement
Outcomes from community engagement and how they influenced the design outcomes are briefly described in the document. Reference is made to the Community Engagement Report which includes detailed community engagement outcomes.

08 Design Principles
The design principles establish the lens through which decisions are made for street upgrades. The principles provide a spatial representation of the objectives.

09 Precinct Planning
Design outcomes for the Leichhardt Park recreation precinct are outlined to better connect existing facilities.

10 The Master Plan
This section of the report outlines the overall design outcomes, with strategies described in text supported with images and illustrative plans.

11 Implementation Details
The proposed upgrades are costed via an opinion of probable costs. The costs are grouped as potential projects and are prioritised according to asset condition, cost benefit, related strategy priorities and need as requested through community feedback.

03

Regional
context



Location
Regional context of aquatic facilities





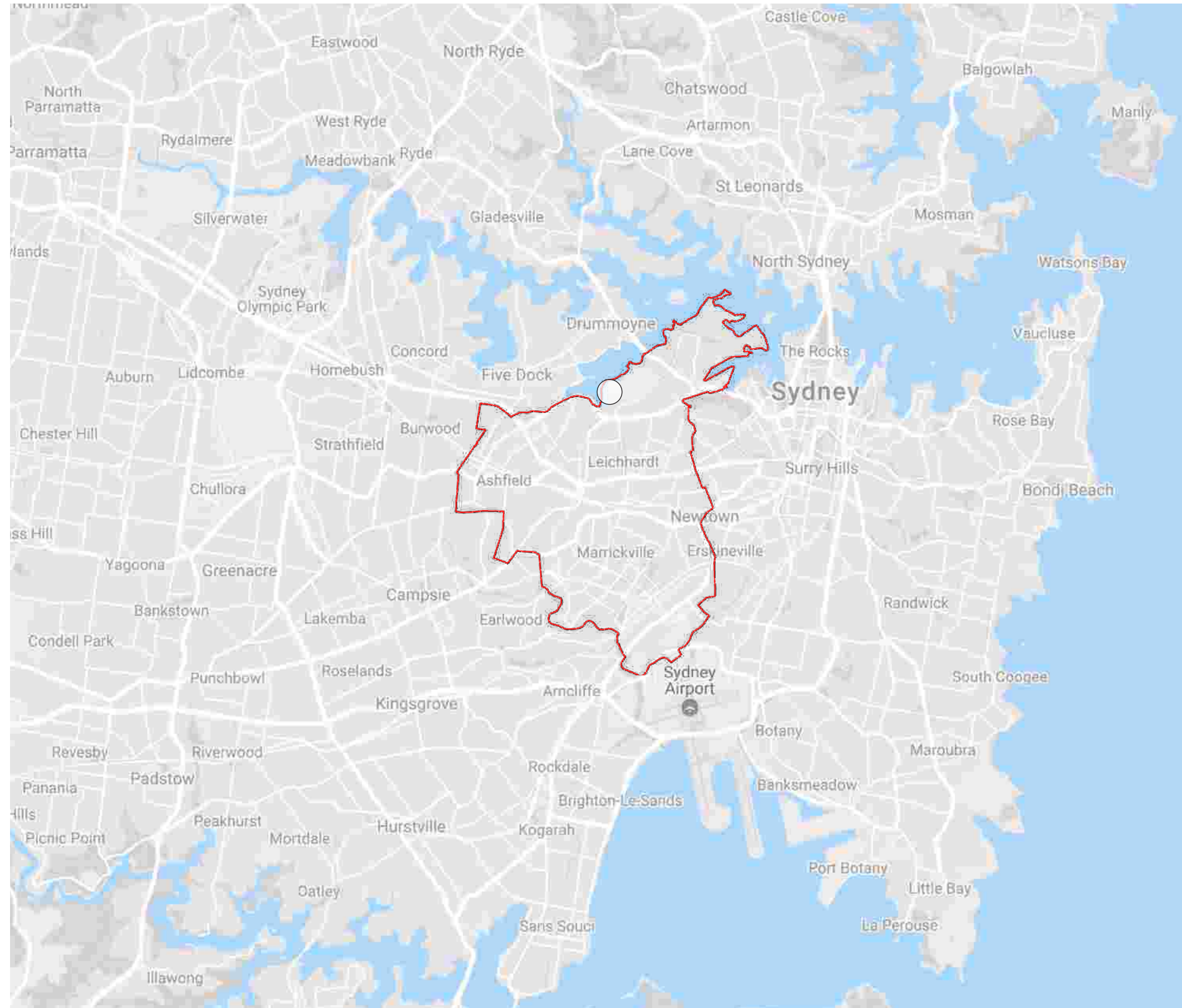
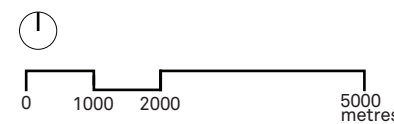
03 Location

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD) and includes the former Marrickville, Ashfield and Leichhardt Local Government Areas (LGA).

The Inner West Council has a resident population of 185,000 people and extends from near Sydney Airport and the Cooks River to the south, borders Erskineville and Redfern to the east, Sydney Harbour to the north and adjoins Five Dock, Burwood and Campsie to the west.

Legend

- Leichhardt Park Aquatic Centre 
- Inner West LGA Boundary 



Plan of the Inner West Council Local Government Area (LGA) within the context of greater Sydney.






03 Location

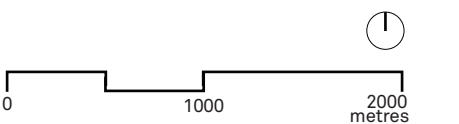
The study area is located to the north-west of the LGA, adjacent to Iron Cove in the suburb of Lilyfield. The site is located within Leichhardt Park. Nearby areas include Callan Park to the north east, City West Link/M4 and Leichhardt North Light Rail Station to the south.



The location of the study area within the context of the greater Inner West Council Local Government Area (LGA).

Legend

-  Inner West LGA Boundary
-  Marrickville Road East Area
-  Residential Area
-  Industrial Area
-  Parkland

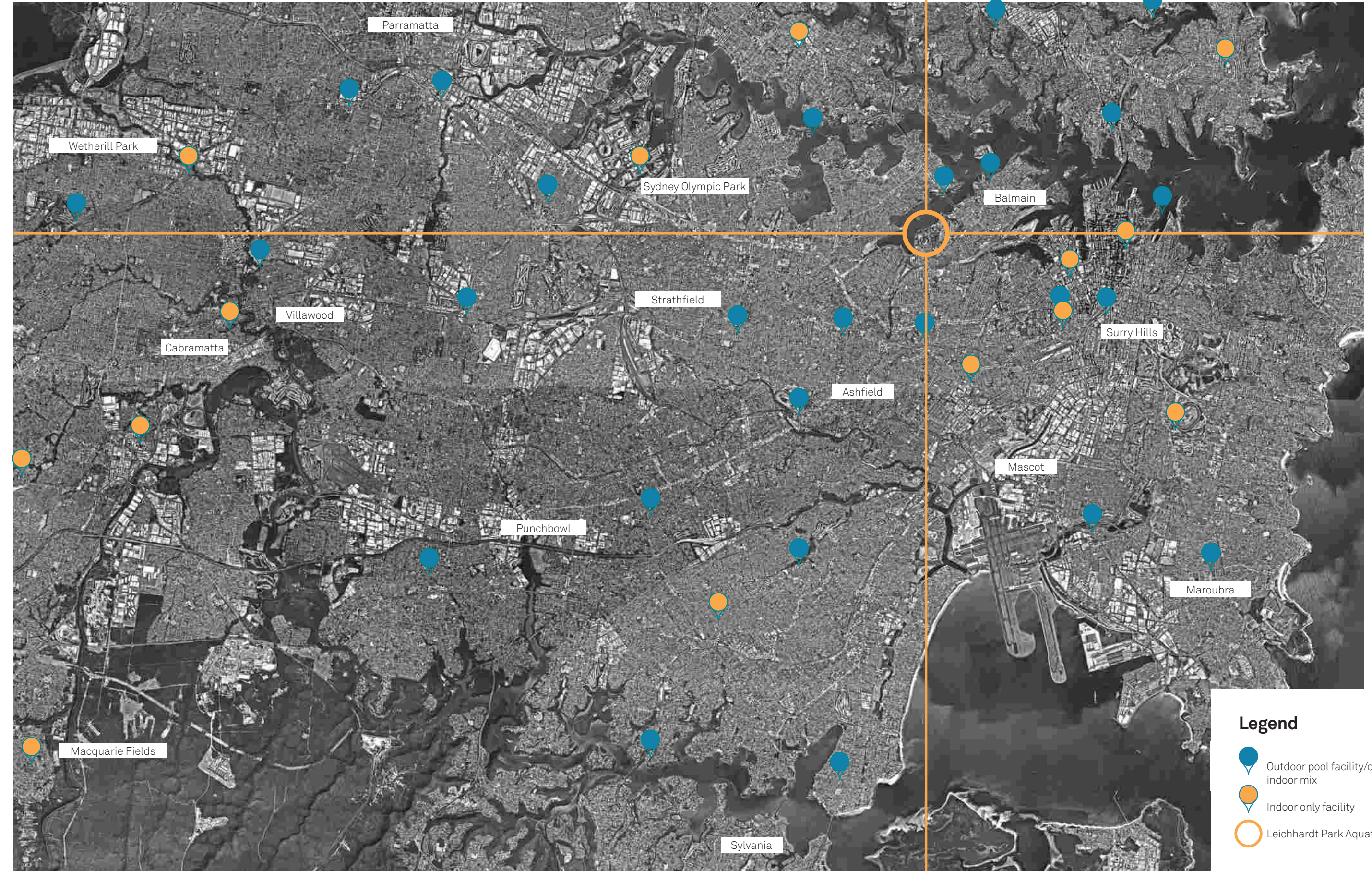


Regional context of public aquatic facilities

The adjacent plan shows the spread of publically accessible aquatic facilities over the Sydney region. There is a general spread throughout the central ring of the city with less facilities throughout the western and eastern areas of Sydney. This may be due in part to access to the beach and larger lot sizes with private pools.

There is an increase of facilities in higher density locations, more than likely due to higher populations and a lack of space for private pools. The analysis suggests that in a densifying urban location, the aquatic centre plays a major role in recreation. Not only are aquatic facilities important for fitness and learn to swim programs, but they are important recreation and leisure facilities for residents.

Regional context of aquatic facilities



Context plan showing the spread of aquatic facilities across the Sydney Region

04

Precinct Site analysis



- Suburbs and context
- Topography
- Road network
- Public transport
- Cycle networks
- Parklands
- Town centres
- Uses
- Heritage Items
- LEP Zoning



Overview

The location of Leichhardt Park Aquatic Centre has been reviewed within its regional context.

Analysis is shown on the following pages and includes:

- > Suburbs and context
- > Road network
- > Topography and landform
- > Active transport
- > Public transport
- > Town centres
- > Heritage items
- > Local environment plan and zoning

In addition Leichhardt Park has been reviewed for its local context. Analysis layers include:

- > Leichhardt Park site uses
- > Leichhardt Park contours
- > Car parking
- > Pedestrian access, circulation and bicycle network.

The analysis has been used to inform the design decisions that have been used in the proposed Leichhardt Park Aquatic Centre Master plan.



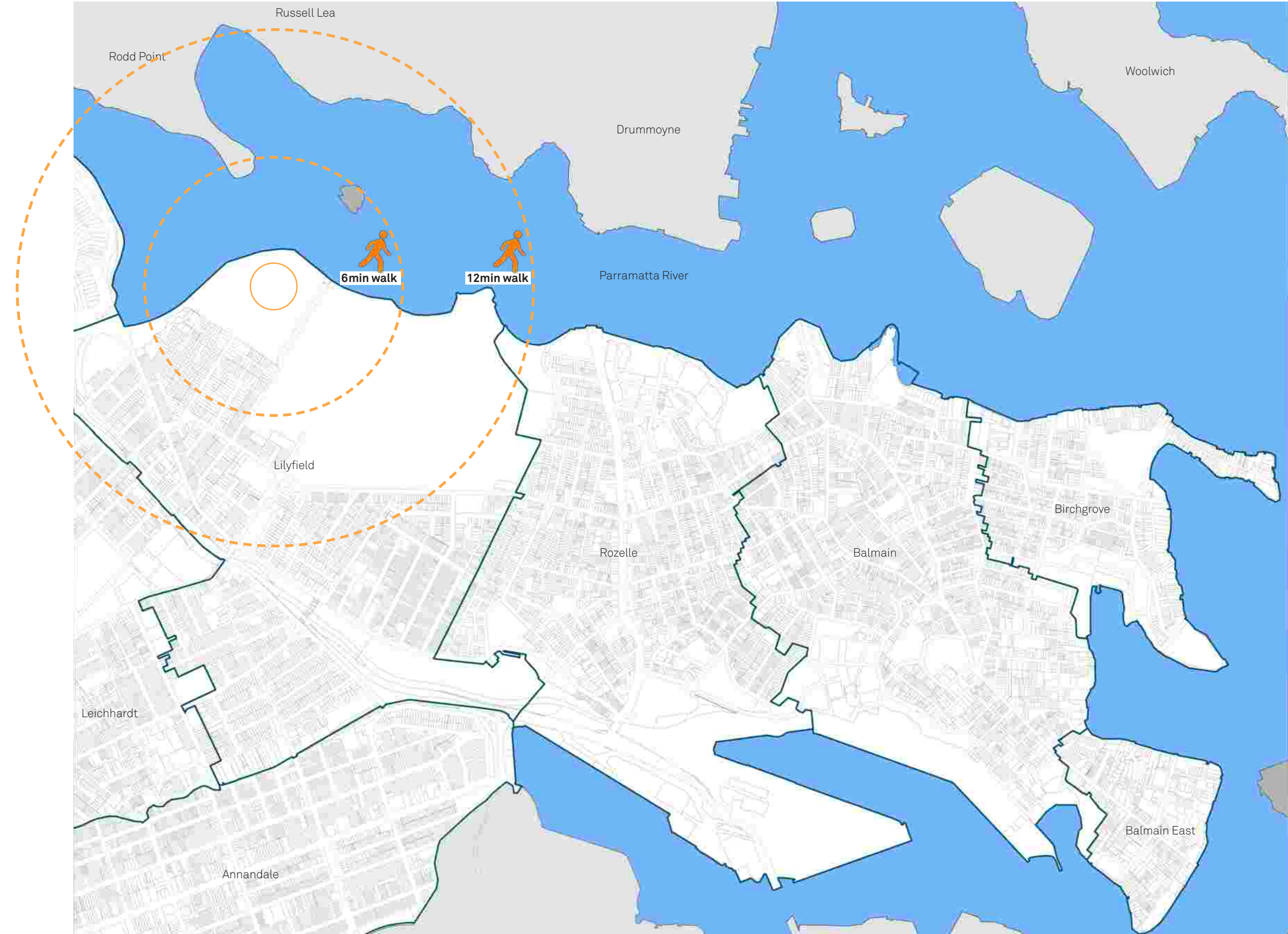
Leichhardt Park Aquatic Centre, 50m swimming pool

Photo by Inner West Council

Balmain Peninsula - Suburbs and context

The site is located on the Balmain Peninsula in the suburb of Lilyfield adjacent to the Parramatta River.

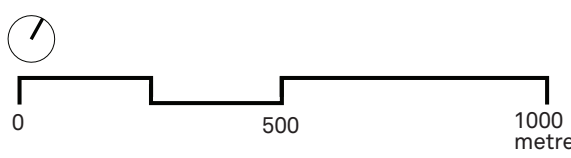
The plans have been rotated to show the whole peninsula on one page.



Legend

Leichhardt Park Aquatic Centre

Suburb extent



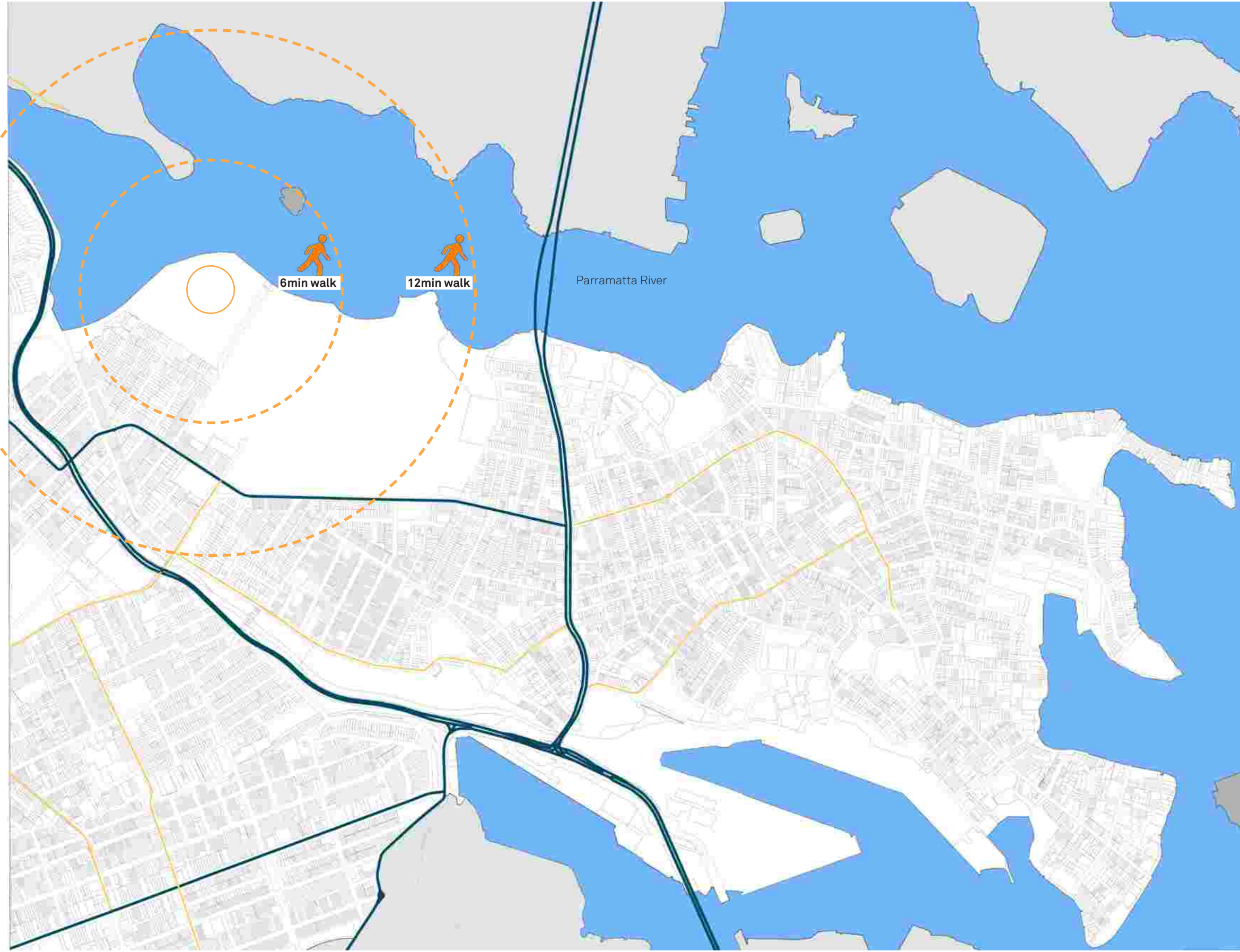
04 Site analysis

Balmain Peninsula - Road Networks

The site is located between two arterial roads;
 >Victoria Road to the north
 >M4 City West Link to the South

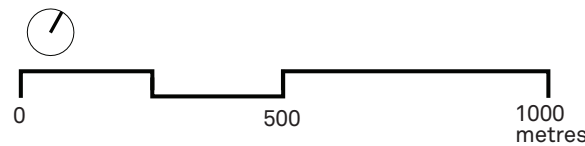
These two roads are major connectors between the Sydney CBD and Sydney's western suburbs. However they act as barriers for local pedestrian and cycle traffic, reducing the permeability of the area.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre
- Arterial Roads
- Major Roads
- Main Neighbourhood roads



04 Site analysis

Balmain Peninsula - Topography and landform

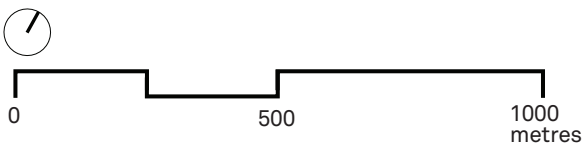
The site lies at the bottom of a ridge, adjacent to the Parramatta River and is characterised by steep embankments and a small sandstone escarpment running the length of the site.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre
- 10m Contours
- 2m Contours



04 Site analysis

Balmain Peninsula - Cycle Networks




The site sits adjacent to the Bay Run (A) which links the Inner West LGA and Canada Bay LGA. The main cycle links to the town centre are up Glover Street (B) and along Lilyfield Road (C). The future Greenway (D) will connect Hawthorn Canal to the Cooks River and has the potential to provide greater permeability and access to the area.

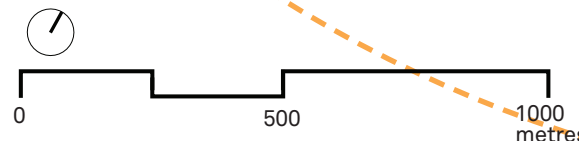
The designated cycle connections divert from the facility, either connecting Lilyfield to the bay, or along the water front. Cycle connections to the facility are poor.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre 
- Cycle route 
- Cycle route through parkland 
- Bay Run A
- Glover Street B
- Lilyfield Road C
- The GreenWay D



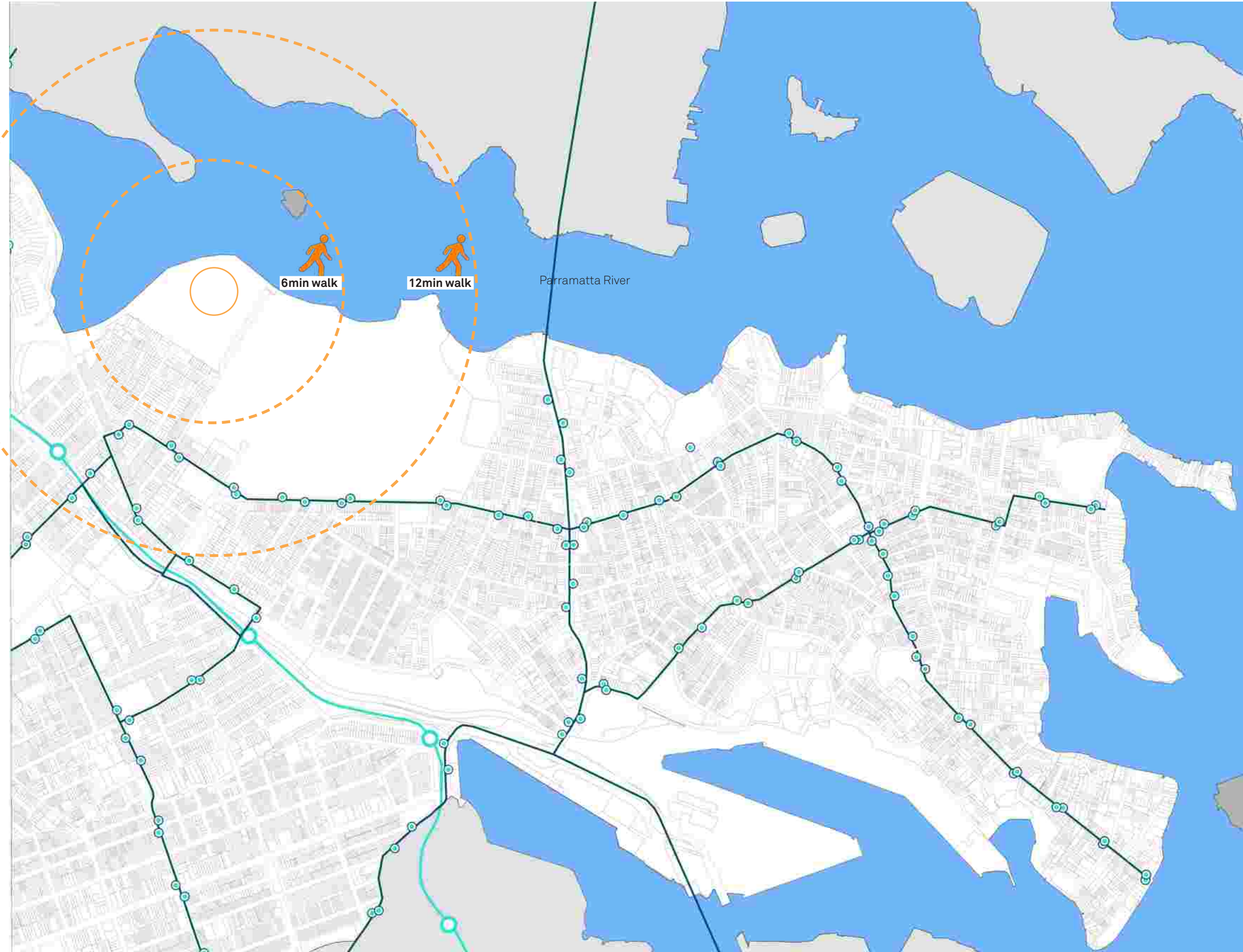
04 Site analysis

Balmain Peninsula - Public Transport






The site is poorly connected to public transport networks and is a 8 minute walk from its nearest bus stop on Lilyfield Road and an 10 minute walk to Leichhardt North light rail station.

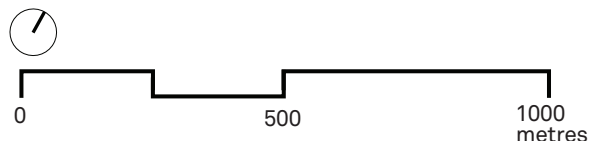
The lack of public transport options means that other than walking or cycling, the only method of transport to the site is via private car.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre 
- Bus Route 
- Bus stop 
- Light rail line 
- Light rail stop 



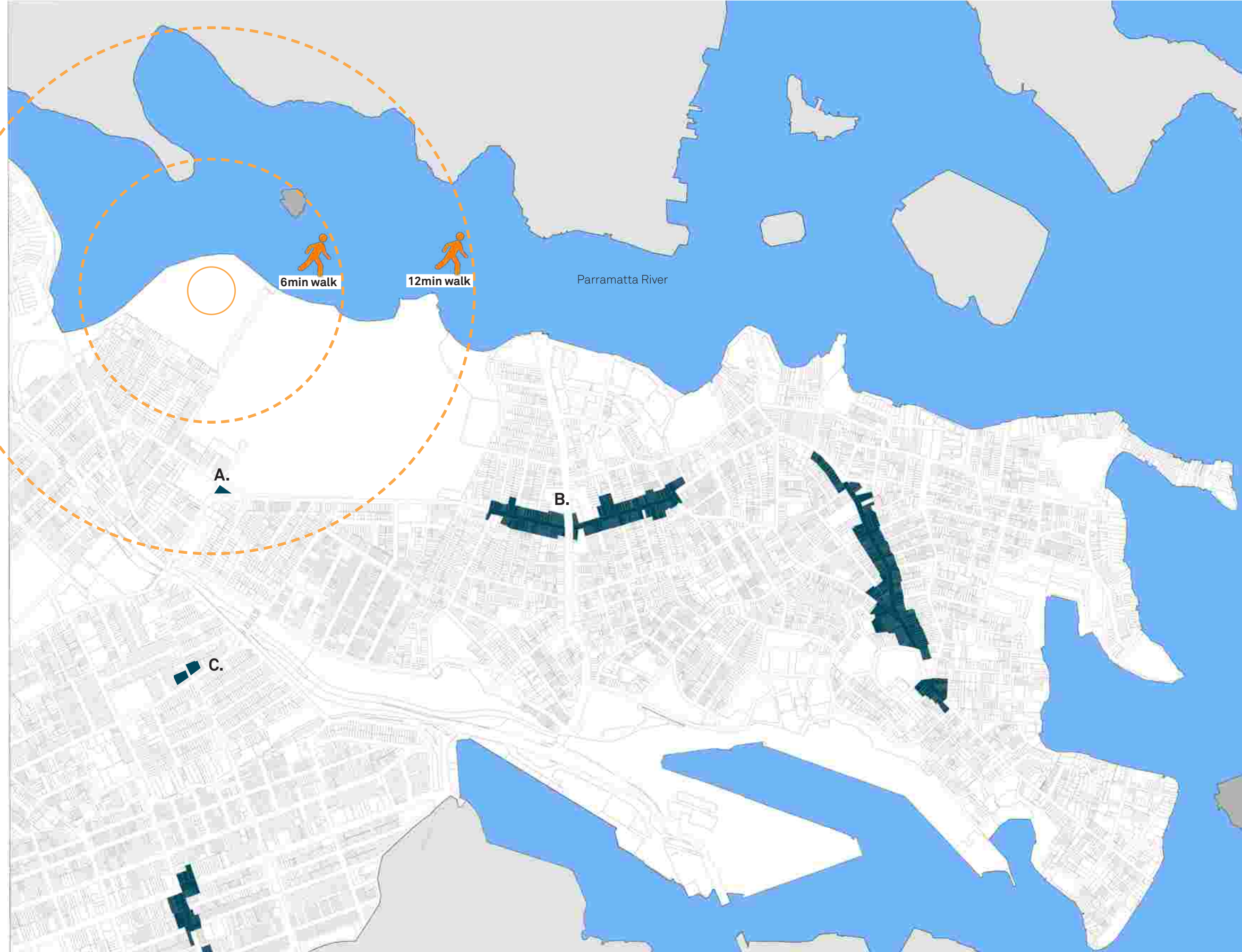
04
Site analysis

Balmain Peninsula - Town centres



The closest retail precinct is located in Lilyfield (A) at Orange Grove Plaza. Rozelle (B) and Lilyfield (C) town centre are located 1.5 kilometers or a 20 minute walk from the site.

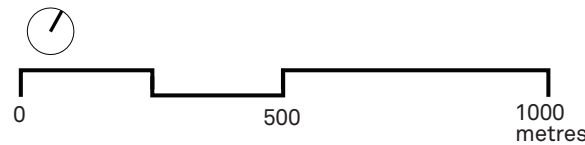
The Leichhardt Park Aquatic Centre is a destination recreation facility which is not directly influenced by other commercial facilities.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre 
- Town Centres 
- Orange Grove Plaza A
- Rozelle Town Centre B
- Lilyfield Town Centre C

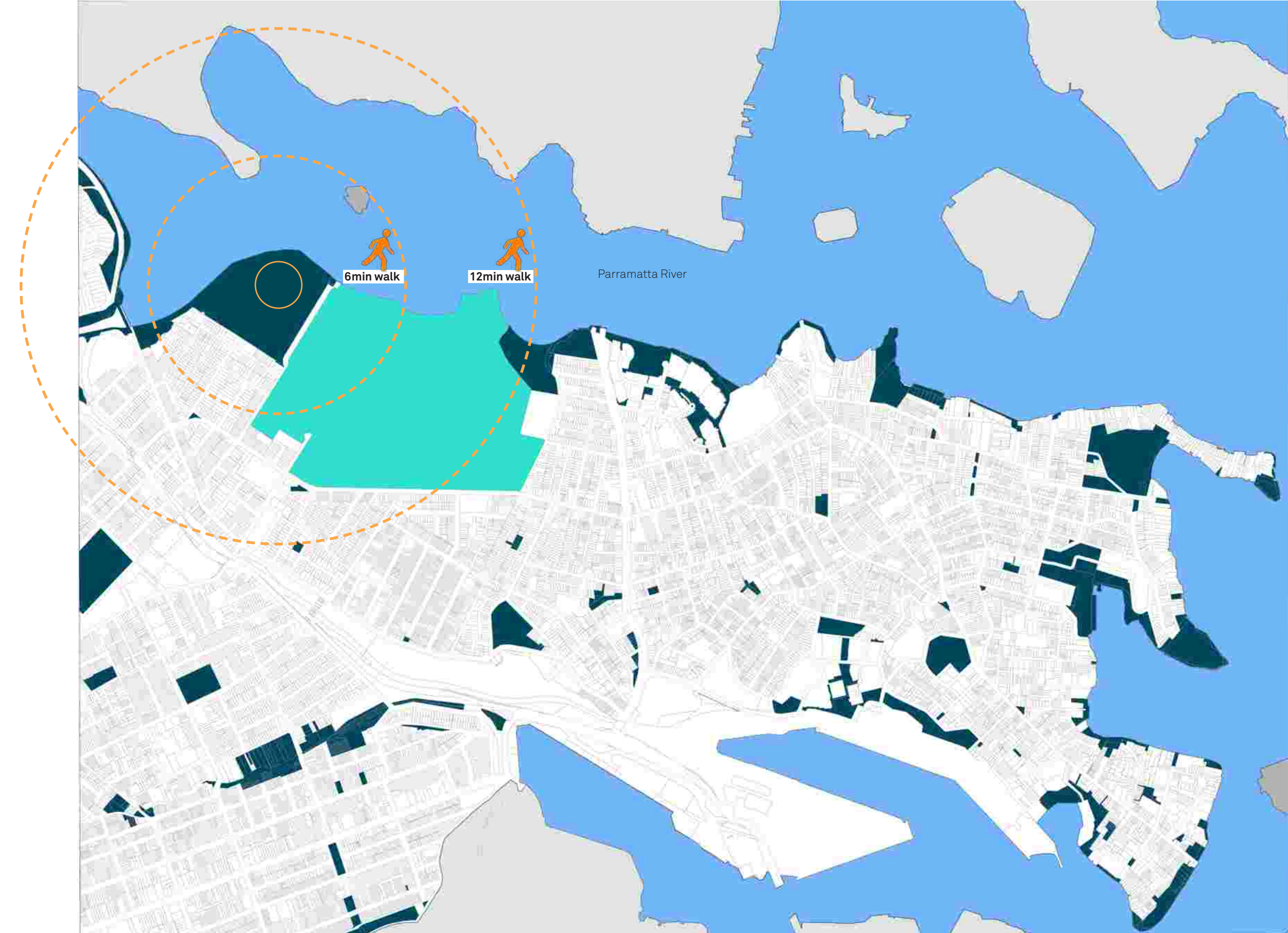


04
Site analysis




Balmain Peninsula - Parklands

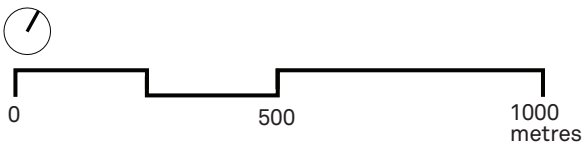
The site sits within the larger recreation precinct of Leichhardt Park and adjacent to Callan Park. The facility is adjacent to the Bay Run and part of the green ribbon facing much of the harbour foreshore. Connections to adjacent recreation facilities and open space is essential for the future success of the facility. Unfortunately, the facility is not well integrated with its surrounds, and turns it back on its context and relationship with Leichhardt Park.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre 
- Parkland 
- Callan Park (State Government) 



04 Site analysis

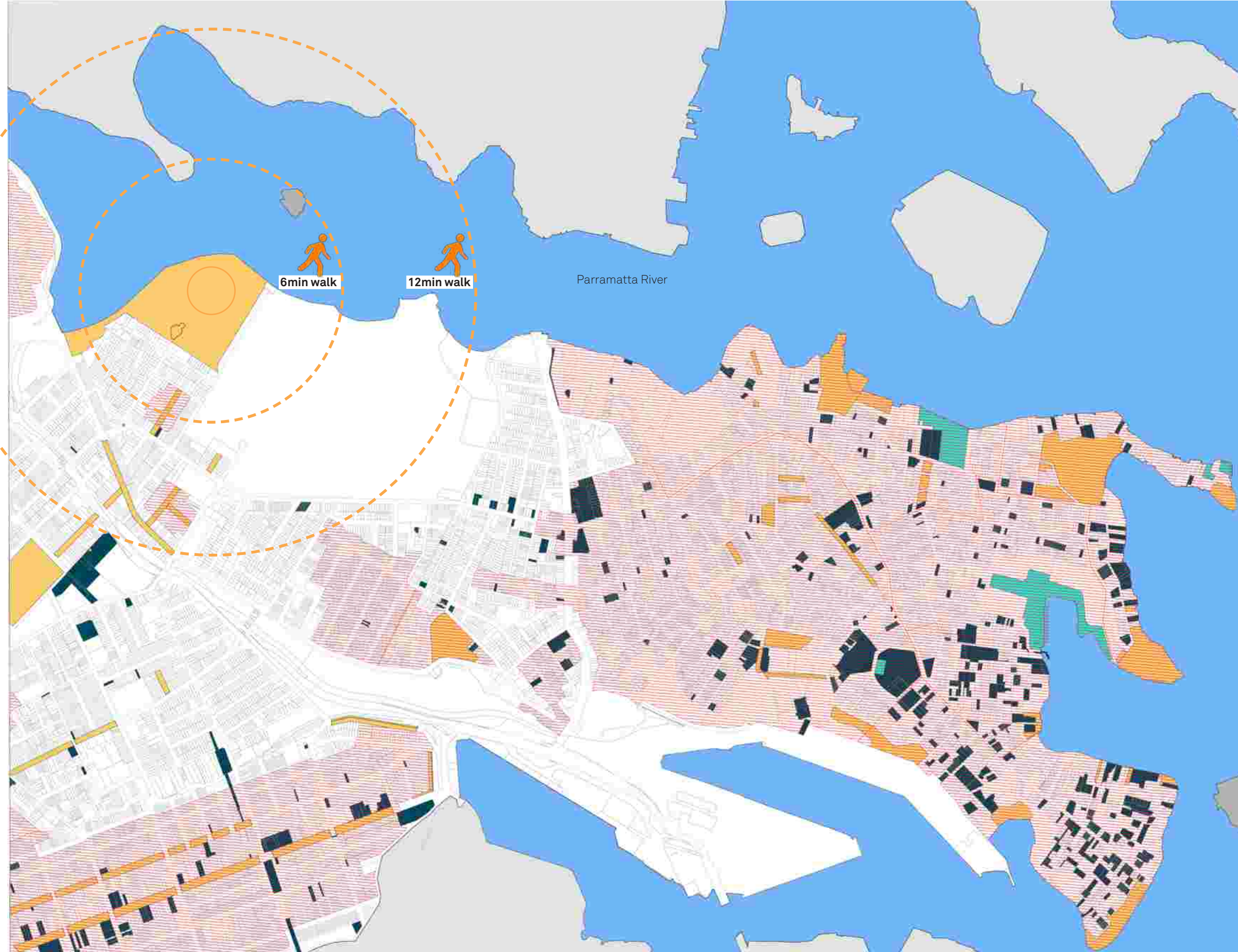
Balmain Peninsula - Heritage Items

The site sits within Leichhardt Park, which is a Landscape Heritage Item.

The area was once part of the territory of the Wangal people, whose lands extended from present-day Leichhardt to Concord. Although there are no existing middens or rock engravings in the project area, there are some examples on Callan Point and these have been documented in the Conservation Management Plan for Rozelle Hospital (Tanner and Associates, 2001).

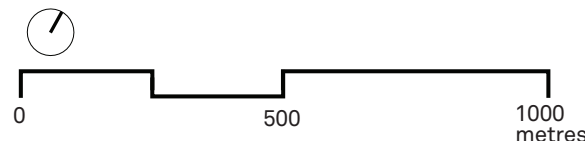
Four mature fig trees (two *Ficus rubiginosa* and two *Ficus macrophylla*) at the entry to Leichhardt Park and oval from Mary Street, are the only listed items of heritage interest in the Leichhardt Municipal Heritage Study Report (1990). The trees are listed of local interest as remnants of the nineteenth century treatment of the park.

The plans have been rotated to show the whole peninsula on one page.



Legend

- Leichhardt Park Aquatic Centre
- Heritage Item (General) incl. buildings
- Landscape Heritage Item
- Archaeological Heritage Item
- Heritage conservation areas



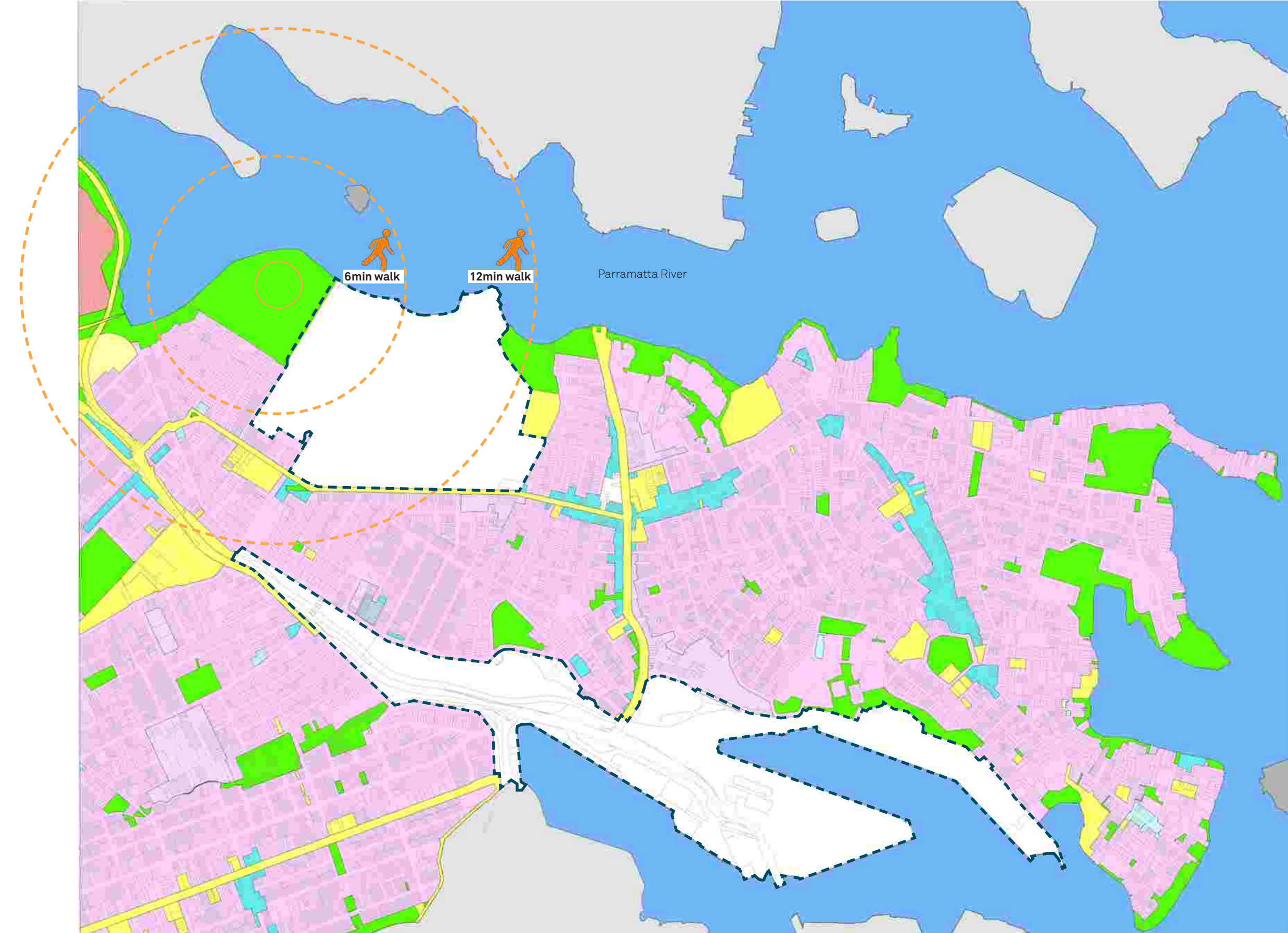
04 Site analysis

Balmain Peninsula - Local Environmental Plan Zoning

The combined Inner West Council Environment Plan (LEP) 2011 outlines the permissible land uses across the LGA.

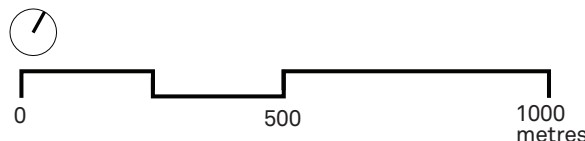
The site is located in RE1 - Public Recreation and is in an area surrounded by R1 - General Residential.

The plans have been rotated to show the whole peninsula on one page.



Leichhardt Park Aquatic Centre

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - B7 Business Park
 - IN1 General Industrial
 - IN2 Light Industrial
 - R1 General Residential
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - W2 Recreational Waterways
 - Special project zone (State Government)



04 Site analysis

Leichhardt Park - Site Usage

The adjacent diagram outlines site usage.

Leichhardt Park Aquatic Centre is located in a residential, park and recreation precinct. The area is home to recreation facilities including the Bay Run and Leichhardt Oval 1, 2 and 3.

Leichhardt Park Aquatic Centre has the potential to connect more efficiently both visually and physically to its adjacent recreation facilities.



Typical residential housing



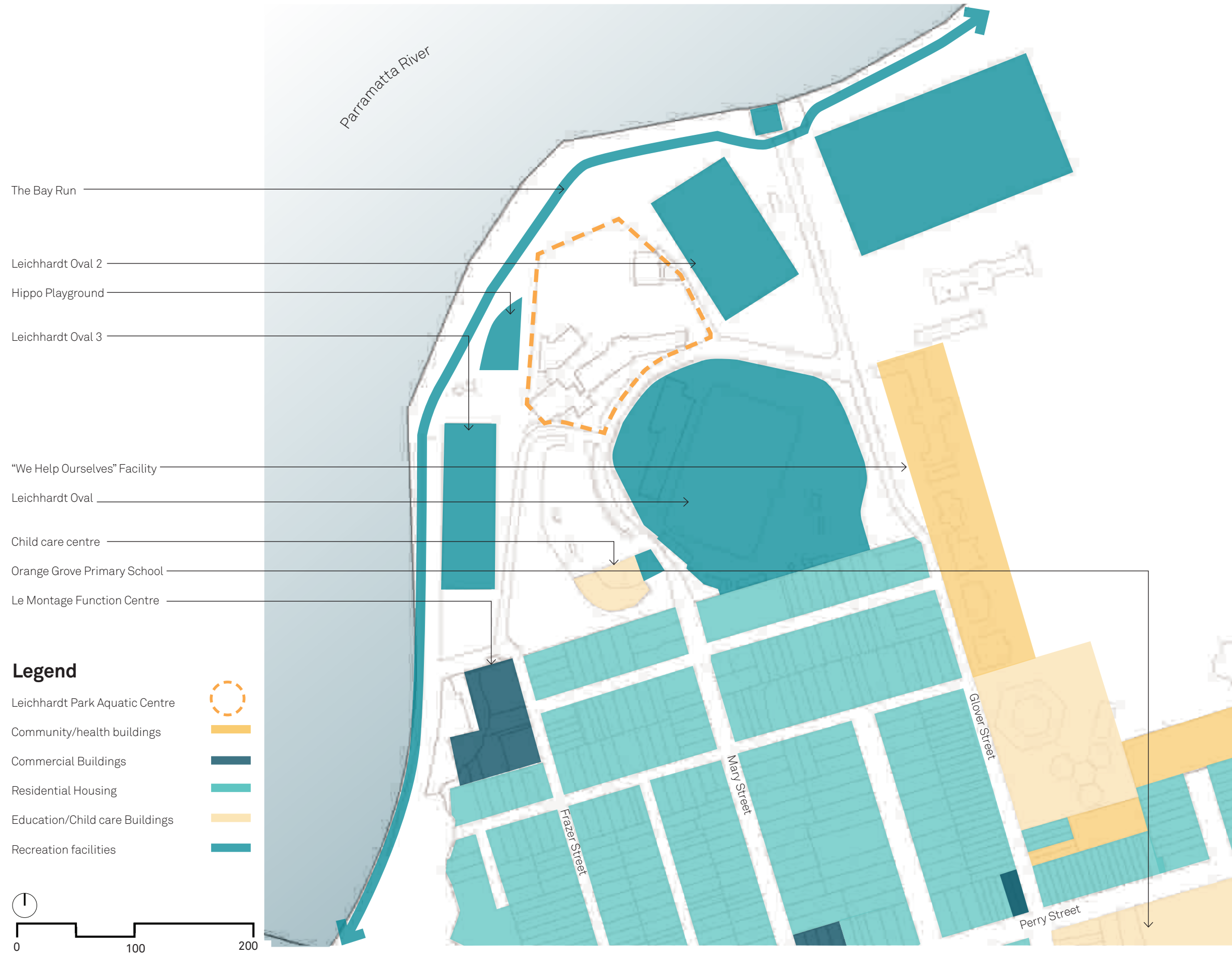
Le Montage Function Centre



Leichhardt Oval



Adjacent to the Bay Run on Sydney Harbour



04 Site analysis

Leichhardt Park - Contours

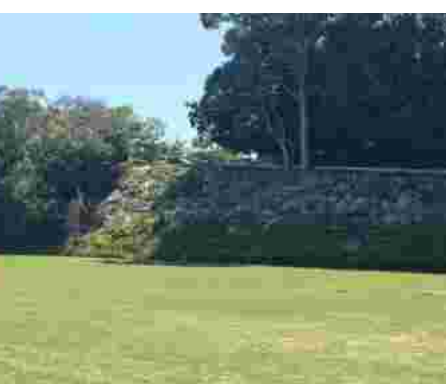
The adjacent diagram outlines 2m and 10m contours across the site.

Leichhardt Park Aquatic Centre sits on a steep terraced site, dropping approximately 15m from the entrance to the rear of the facility.

The topography poses many accessibility challenges, but also has the potential to inform interesting design outcomes.



Turf embankment at the rear of Leichhardt Park Aquatic Centre



Leichhardt Oval 2



Embankment of Leichhardt Oval

04
Site analysis

Leichhardt Park - Parking

The adjacent diagram outlines the current parking situation at Leichhardt Park Aquatic Centre.

Parking within the precinct is limited due to competing space for recreation, roads, footpaths and parking. During peak periods, parking within the adjacent car park is at capacity. Informal parking along roads has become commonplace to cope with peak demand.



A. Vehicle drop off area at facility entrance



B. Car park



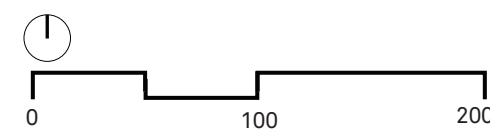
C. Car park pedestrian footpath



D. Car park adjacent to Bay Run

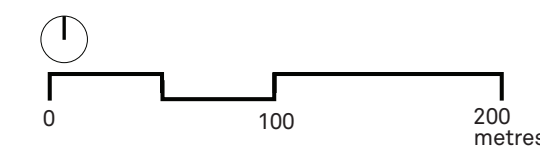
Legend

- Leichhardt Park Aquatic Centre
- Car park
- Untimed street parking
- Timed street parking (1-2hr limit)
- 90 degree parking



Legend

- Leichhardt Park Aquatic Centre
- Formalised pedestrian footpaths
- Informal footpath
- Footpath disconnection and potential future formalisation
- Main cycleways



04
Site analysis

Leichhardt Park - Pedestrian access, circulation and bicycle network

The adjacent diagram depicts current pedestrian connections and disconnections throughout the precinct.

Pedestrian links throughout Leichhardt Park are generally poor. Links between the Bay Run, Leichhardt Oval 2, Leichhardt Oval 3 should be improved to better connect recreation facilities and encourage active transport solutions.



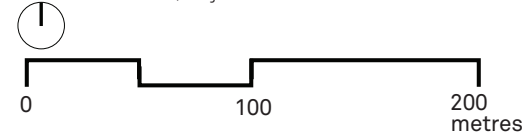
A. Informal footpath from the Bay Run to the project site. Adjacent to Leichhardt Oval 2



B. Disconnected footpaths between Le Montage and the project site.



C. Disconnected footpaths alongside Leichhardt Oval, adjacent Leichhardt Oval 2



05

Project Site site analysis



- Planned use analysis
- Recreation typology
- Seating analysis
- Fencing/balustrade
- Views
- Views
- Seating and gathering
- Topography
- Vegetation
- Vehicular access
- Maintenance






The existing building uses have been mapped to understand how it is currently used and what the existing relationships between uses are.

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Legend

- | | | | |
|---|-------------------------|----|------------------------------|
| 1 | 50m Pool | 13 | First Aid Room |
| 2 | Diving Pool | 14 | Lifeguard room |
| 3 | Program Pool 1 | 15 | Cafe |
| 4 | Storage | 16 | Office |
| 5 | Program pool 2 | 17 | Crèche |
| 6 | Childrens Pool | 18 | Reception |
| 7 | Storage | 19 | Retail |
| 8 | Plant room | 20 | Gym |
| 9 | Toilet | 21 | Group fitness studios |
| 10 | Change room | 22 | Informal recreation |
| 11 | Family change facility | 23 | Informal seating |
| 12 | Staff room | 24 | Open unused recreation space |
|  | Internal building space | 25 | Entry |
|  | Water body | 26 | Diving platform |
|  | Turf | | |

Asset condition

The site is located adjacent to Sydney Harbour and the Bay Run. The main concourse, gym, group fitness studios and cafe have filtered views to the harbour. Currently the semi-circle awning interrupts many of the potential views. Potential views can be found at the existing childrens waterplay picnic area. However most views are interrupted by dense weed vegetation.



LEGEND

- Poor asset condition (3 year replacement)
- Fair asset condition (10 year replacement)
- Good asset condition (15-20 year replacement)
- Internal building space
- Water body
- Turf

Topography and geotechnical investigation

The site sits on a steep slope and creates access constraints which need to be addressed in detail. The site also has geotechnical constraints which were investigated by the former Leichhardt Council.

The 1:100,000 geological map of Sydney indicates that the site is underlain by Hawkesbury Sandstone.

In 2011, the former Leichhardt Council undertook fieldwork for geotechnical investigation. The fieldwork comprised of an auger drilling six boreholes (BH1 to BH6) to depths between 1.1m and 3.5m.

The boreholes revealed a generalised subsurface profile below the concrete paving, comprising of fill over sandstone bedrock at relatively shallow to moderate depth. Some groundwater seepage was also encountered locally.



LEGEND

- 2m contour
- Internal building space
- Water body
- Turf



A. Topography terracing from building level to 50m pool



B. Turf embankment looking east



C. Turf embankment looking west

05 Site Analysis

Pedestrian access and circulation

Due to the steep nature of the site, access throughout the facility encompasses many ramps and stairs. There is poor access to the northern grass area and throughout the main entrance building to the pool level.



A. Entrance ramp and stair access



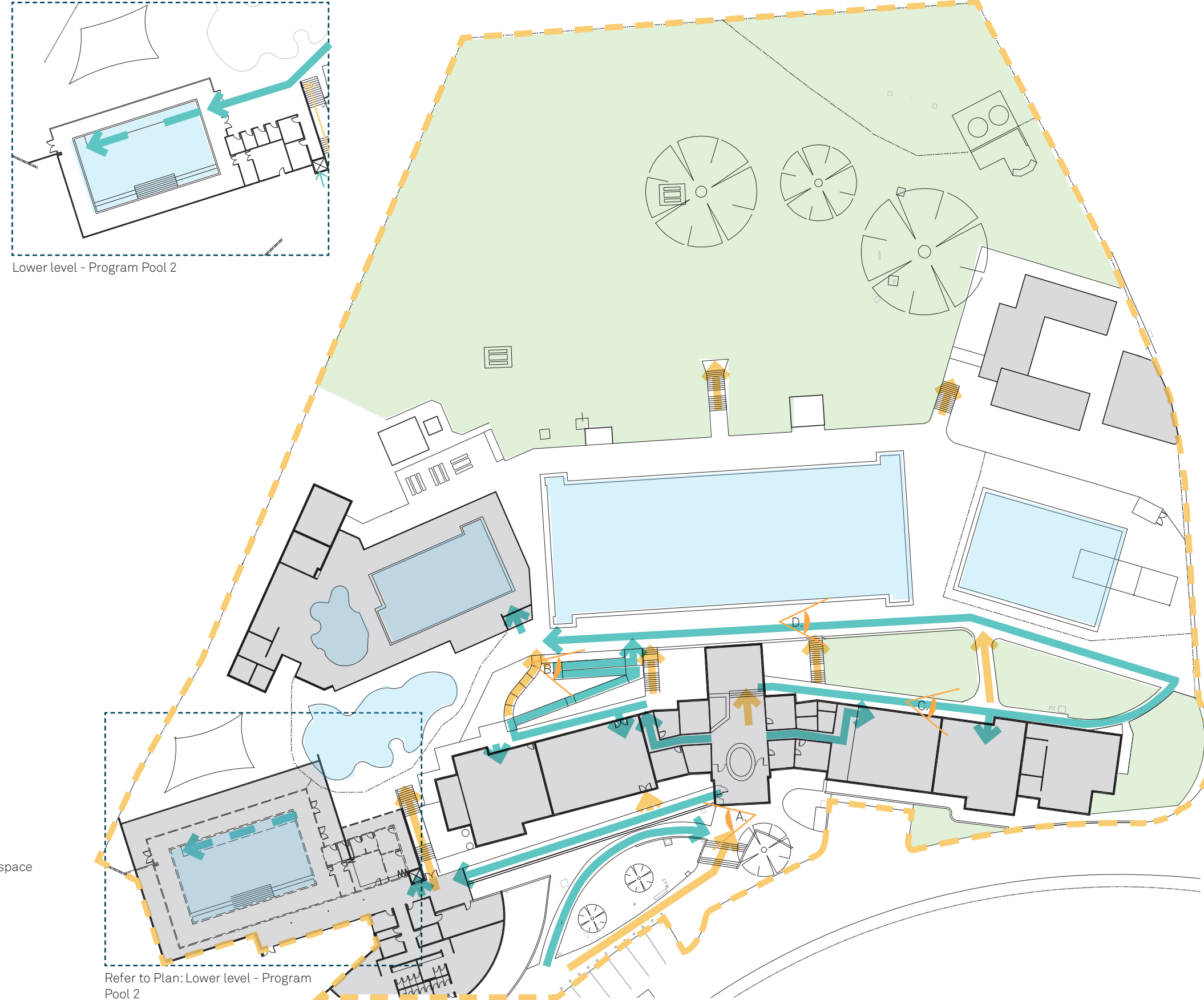
B. Ramp access to 50m and program pool



C. Covered walkway to crèche



D. 50m pool concourse

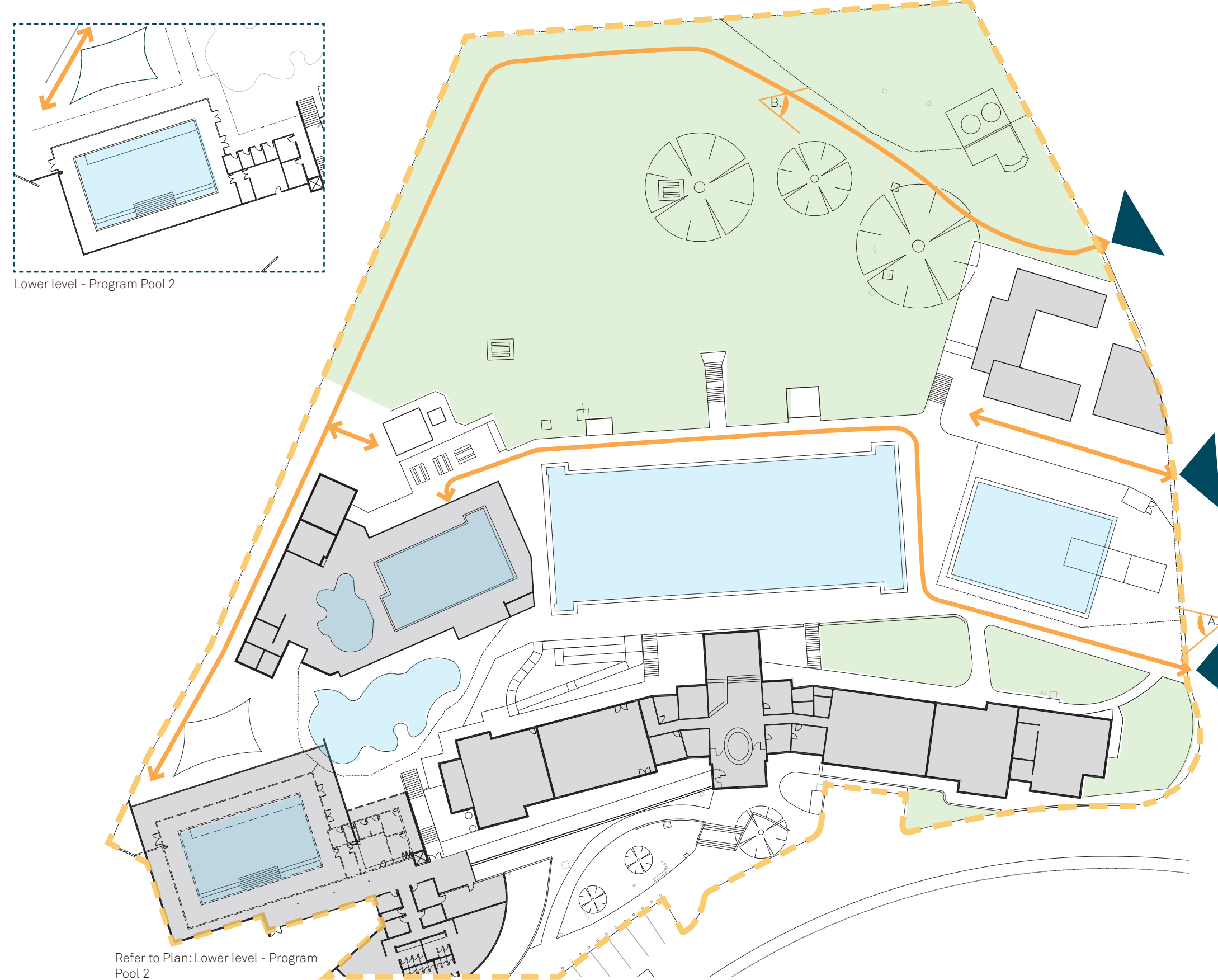


- LEGEND
- Ramp access
 - Stair access
 - Internal building space
 - Water body
 - Turf

05 Site Analysis

Vehicular maintenance access

There are three vehicle entrance gates along the eastern boundary of the site. Entrance Gate 1 accesses the 50m pool and program pool. Entrance Gate 2 accesses the plant room including co-gen plant. Entrance Gate 3 accesses the Program Pool 2 and plant equipment adjacent to the program pool.



- LEGEND
- Vehicle access
 - Vehicle entrance gates
 - Internal building space
 - Water body
 - Turf



A. Vehicle entrance adjacent to dive pool



B. Vehicle access to plant room

Fencing / balustrade

There are 7 types of fencing/balustrades within the facility each with its own defined character. Future upgrade works must balance the requirement for safety, visual clutter and accessibility.



Galvanised Balustrade



White horizontal handrail



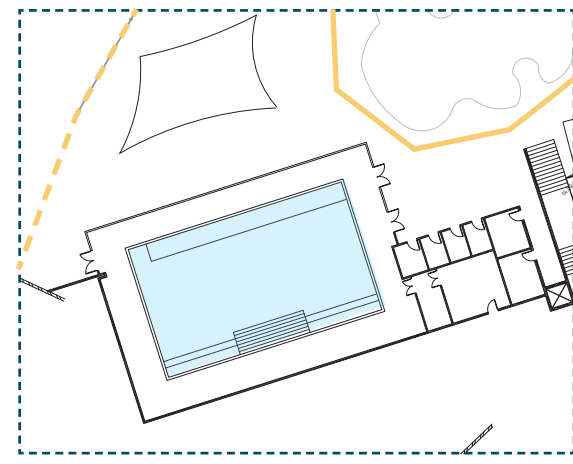
Chainwire mesh fencing



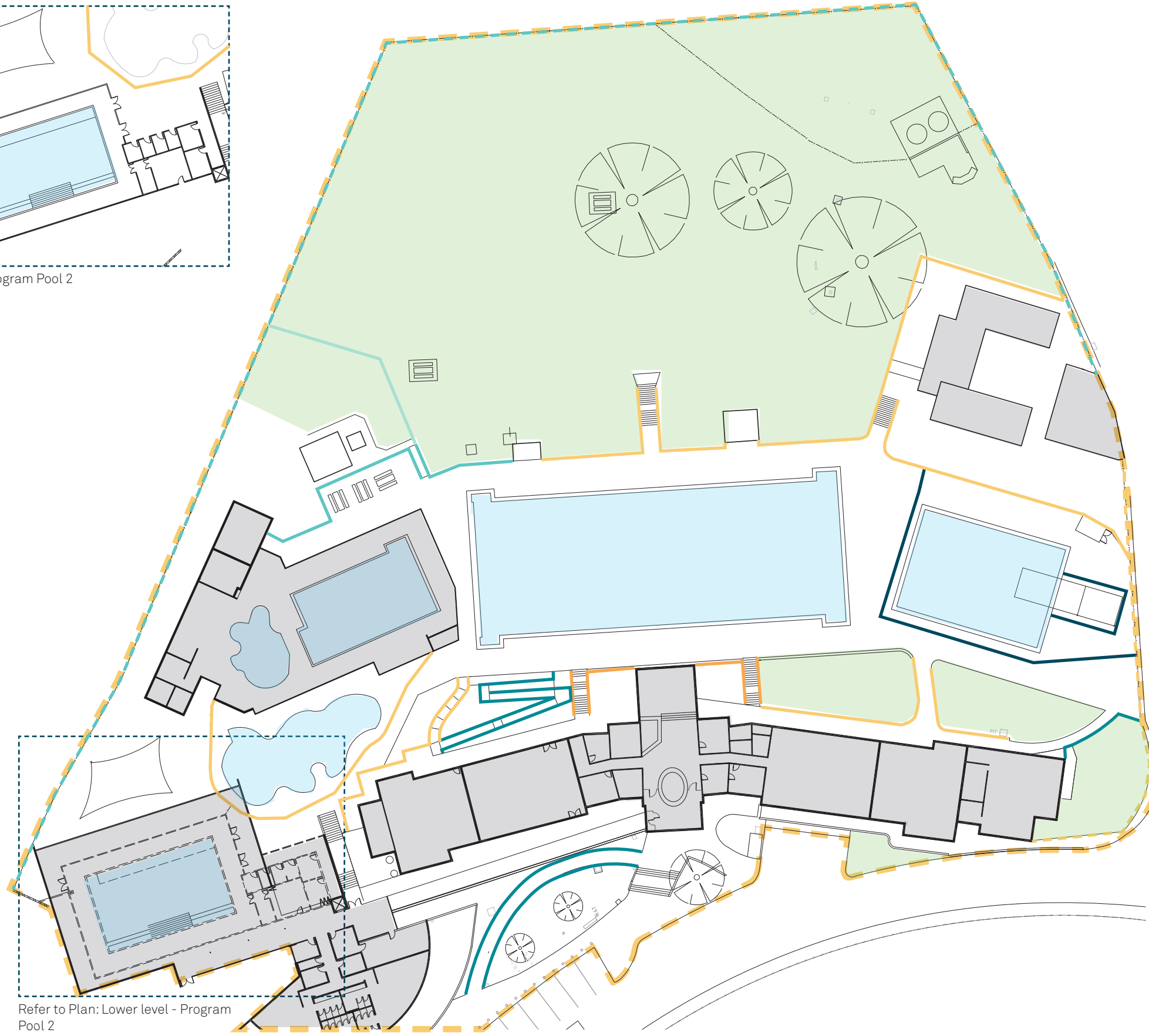
White round top pool fencing

LEGEND

- Chainwire mesh fencing
- Black flat top fencing
- Galvanised balustrade
- White horizontal handrail
- Timber 'X' balustrade
- White round top pool fencing
- Galvanised handrail/grass balustrade
- Internal building space
- Water body
- Turf



Lower level - Program Pool 2

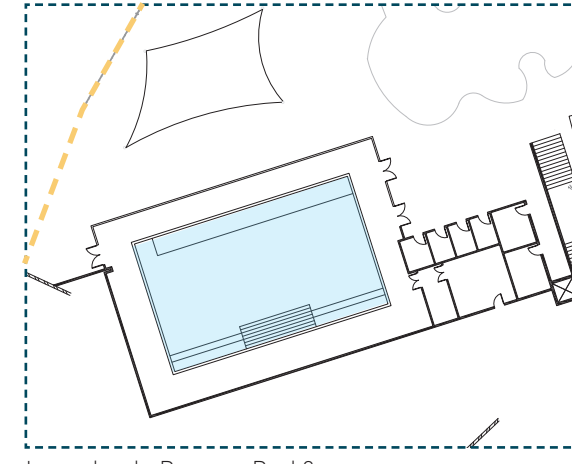


Refer to Plan: Lower level - Program Pool 2

Seating and gathering spaces

Seating and gathering spaces need to be improved throughout the facility. Currently there is a long bench seat along the length of the pool which is considered cold and uncomfortable.

Three picnic tables adjacent to the program pool and two picnic tables on the rear grassed area provide the only formal picnicing facilities. Some moveable plastic chairs have been installed along the edge of the childrens mushroom pool to provide a comfortable environment for parents and carers.



Lower level - Program Pool 2

LEGEND

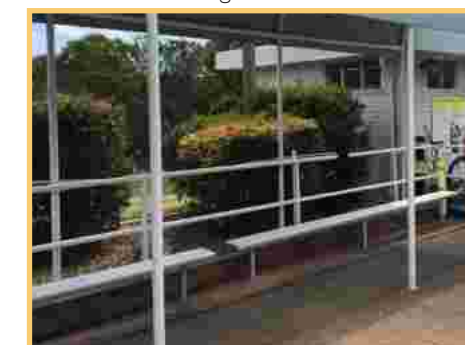
- Bench seating
- Picnic settings
- Moveable chairs
- Informal turf gathering spaces
- Cafe movable seating
- Internal building space
- Water body
- Turf



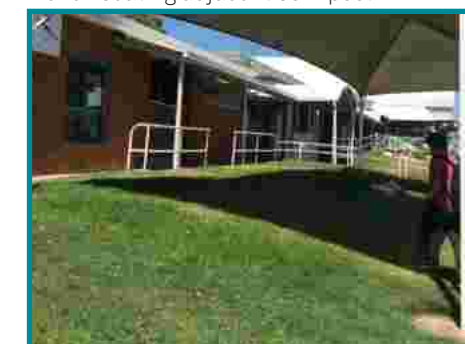
Refer to Plan: Lower level - Program Pool 2



Picnic table seating



Bench seating adjacent 50m pool



Informal recreation space

Shade analysis

The facility presents multiple shade types including traditional awnings and shade cloth structures. The site also includes a small number of established trees. Shade was a major concern for the community with requests for additional shade and all weather protection a priority.



Advanced trees



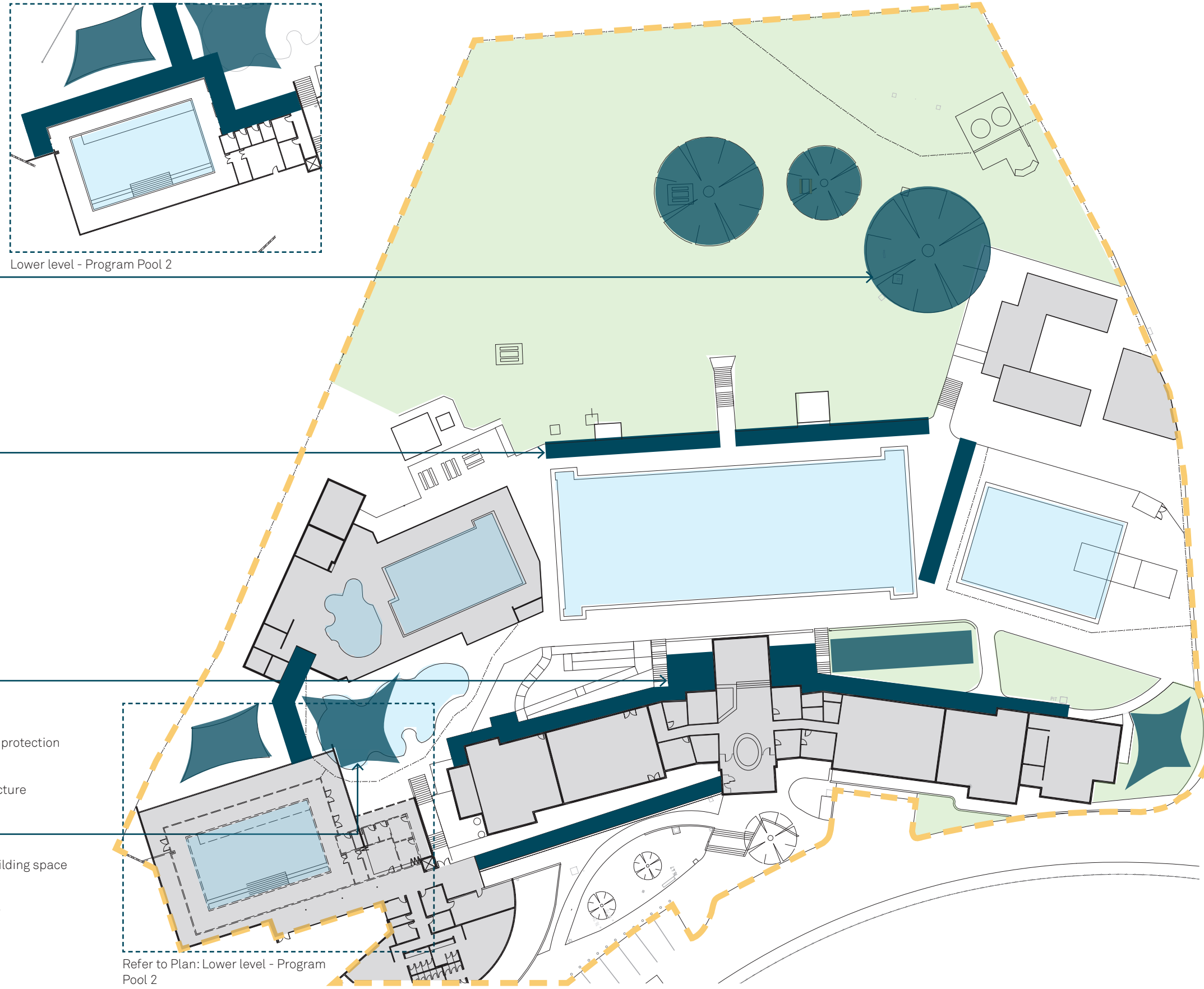
Awning to pool surrounds



Awning to main building



Shade structure to Children's Pool



Vegetation

The site consists of a patchwork of garden beds throughout the site. The northern third of the site is characterised by sloping turf areas which are currently underutilised. The central section of the site is characterised by a concrete pool concourse and small garden beds. The building entrance has a larger proportion of planting and its character is influenced by Fig Trees planted along the boundary of Leichhardt Oval.



A. Entrance garden bed planting



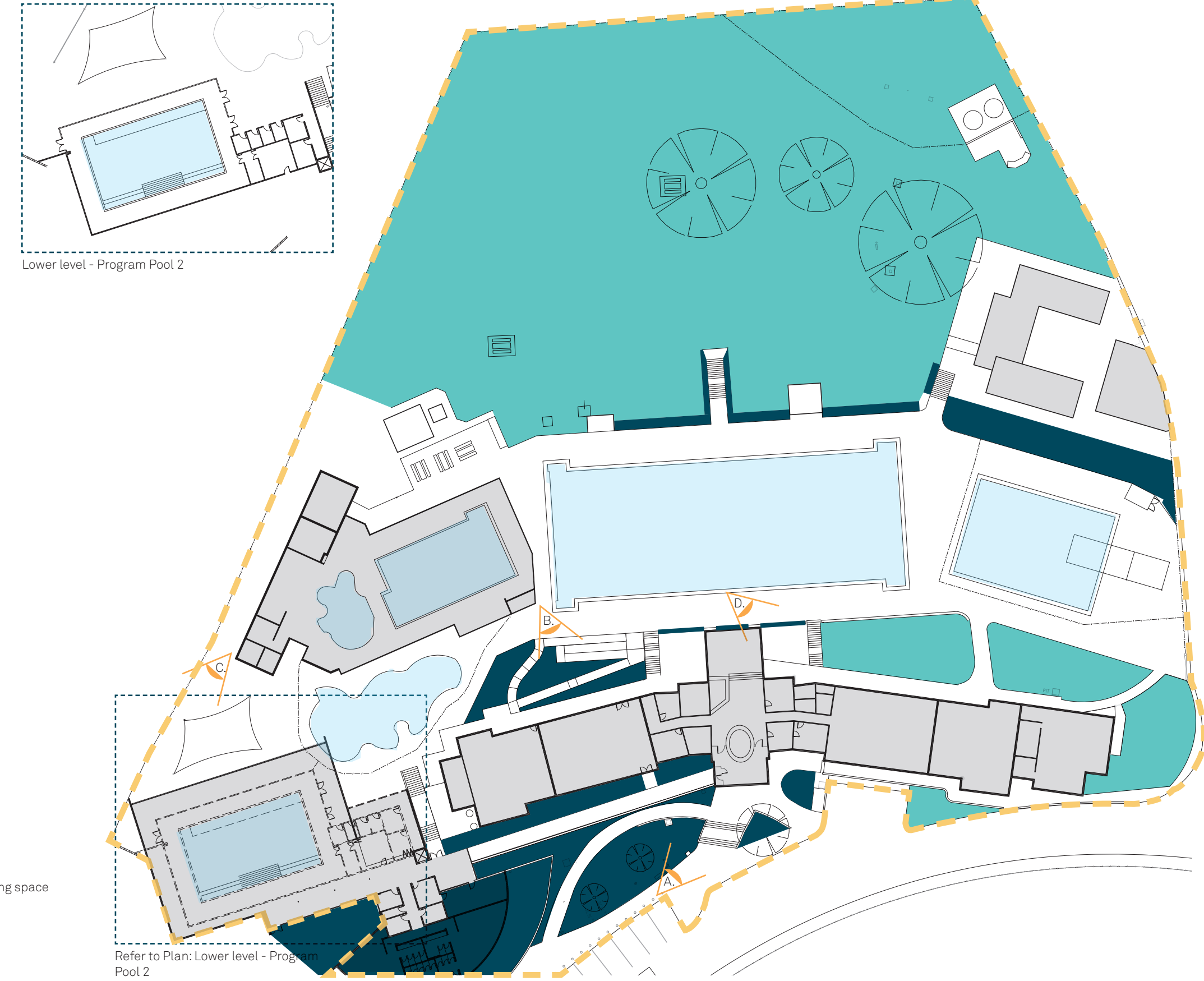
B. Access ramp planting



C. Embankment planting



D. Planter box planting



06

Benchmarking Study



- Process and findings
- History of the aquatic centre
- Case Study Location Map
- Benchmarking Study 1 - Des Renford Leisure Centre, Randwick
- Benchmarking Study 2 - Angelo Anestis Aquatic Centre, Bexley
- Benchmarking Study 3 -Victoria Park Pool, Camperdown
- Benchmarking Study 4 -Prince Alfred Park Pool, Surry Hills
- Benchmarking Study 5 -National Centre of Indigenous Excellence





Leichhardt Park Aquatic Centre 50m pool

Photo by Inner West Council

Overview

Council completed site visits to various Aquatic facilities within Sydney. Sites were selected based on:

- > Recent renovations or upgrades
- > Constrained urban environments
- > Connection to wider recreation facilities
- > Changing demographics/population and context.

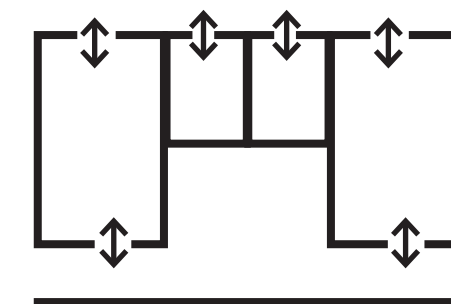
During the site visits Council Officers met with pool staff, operations managers and facility managers to gain an understanding of items including:

- > Facility layout
- > Circulation
- > Foyer and administration area design
- > Service access
- > Creche location and requirements
- > Cafe, retail layout and design
- > Connections to the surrounding neighbourhood
- > Change room design and layout
- > Gym and group fitness considerations.

The combination of the desktop analysis and site visits produced the following conclusions:

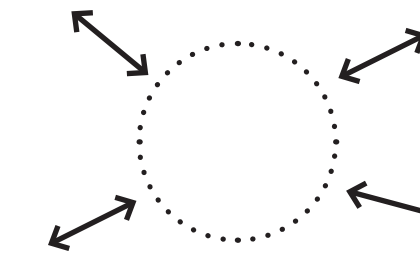
Changerooms

- Maximising the number of family change rooms.
- A minimum of four family change rooms should be provided with preference for 8-12 in larger community facilities. This is often most efficiently achieved by minimising the size of family change rooms by providing a bench and change table only, and providing pool-side toilets and showers.
- The separation of a dry and wet change room entry process minimises the incidence of dirt migration into the pool hall by keeping shoes out of the wet areas and results in better hygiene and cleaning of the facility.



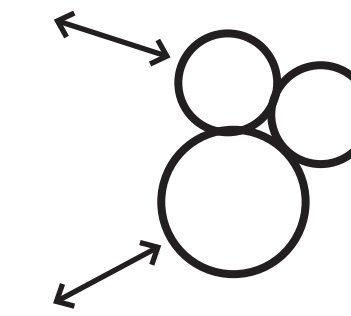
Connectivity to site

- Connection to site and supporting recreation facilities is essential for a successful facility.
- Visual connection to other facilities is important to ensure easy way finding.
- Access to the entrance of the building must be readable from the street, car park or surrounding parkland.
- Aquatic centres are often 'inwards' facing facilities. Connectivity to the surrounding site via views or pedestrian access improves design outcomes.



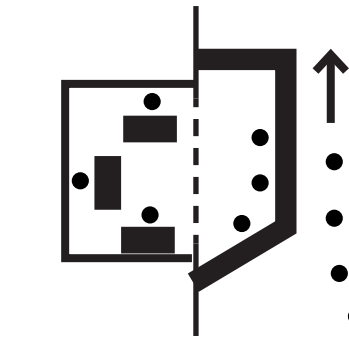
Gym and Group fitness

- Dry change rooms necessary
- Co-location of group fitness studios important for clear sight lines between management offices to ensure staff safety and monitor peak periods.



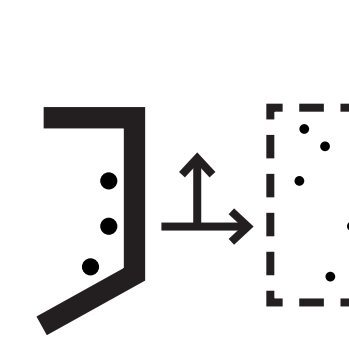
Foyer/Reception

- Reception desks should be set against a wall with 'cash up' office set directly behind the reception area.
- Clear sight lines between management offices and reception is required to ensure staff safety and monitor peak periods.



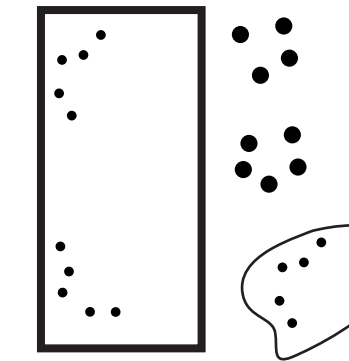
Crèche

- Standalone crèche adjacent to reception area is necessary to allow for efficient drop off of children prior to classes.
- Crèche with outdoor area or large windows desirable.



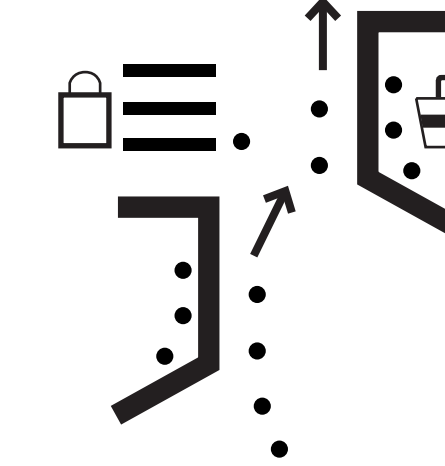
Learn to swim/program pool

- Comfortable spaces for parents and carers to watch swimming classes is important.
- Open space or water play adjacent to program pool for siblings to play is desirable.
- Change facilities located adjacent to the pool.



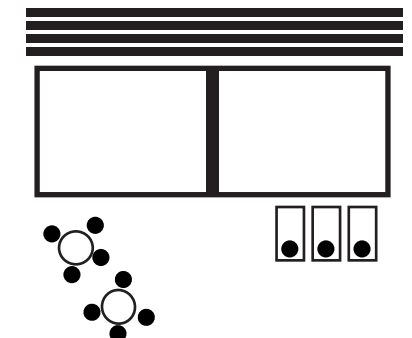
Cafe/retail

- Conflicting preference for cafe to be connected to the reception area to allow for reception staff to serve the cafe during quiet times.
- Cafe to connect with main thoroughfares to encourage passing trade
- Retail to be located near reception to allow for easy sale.



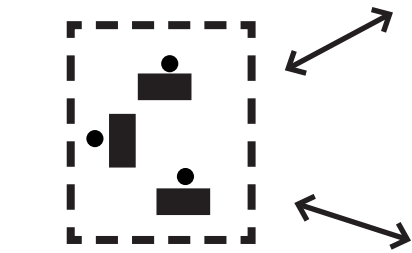
Outdoor pool

- Flat space around pool for picnicking and recreation important.
- Comfortable seating around pool for easy supervision.
- Spectator seating is important for attracting school carnivals and additional income streams.
- Moveable boom increases flexibility of pool programming by varying length of pool lanes.
- Moveable seating on the pool concourse is desirable for flexible recreation and gathering spaces.

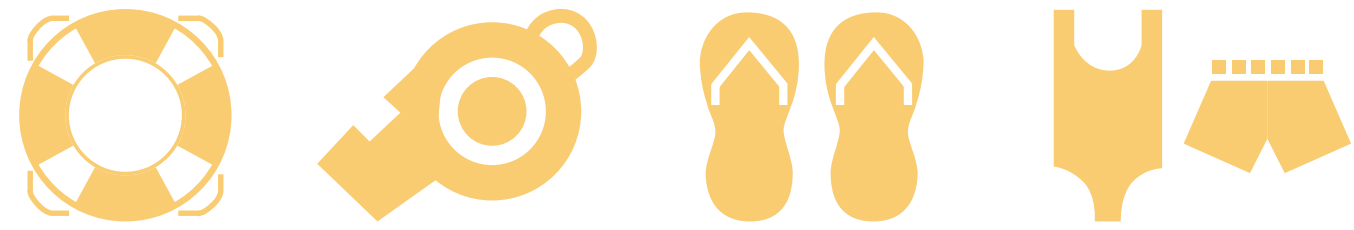


Staff office/meeting rooms/lunch area

- Office areas should be in close proximity to the reception desk.
- Offices should be co-located to ensure easy communication between staff departments.
- There should be good natural surveillance between reception and office space.
- Hot desks should be installed in offices to allow for casual staff to check emails and log timesheets.



07



Community engagement



Engagement approach
Common themes



Engagement approach

Methodology

The community engagement methodology aimed to be as inclusive as possible with a variety of forums for feedback. The process included 6 informal 'drop-in' style interactive workshops at the Leichhardt Park Aquatic Centre. These sessions were staggered over a variety of times and days with the aim to capture a broad spectrum of users. An online survey at 'Your Say Inner West' was also available during the entire engagement period.

Advertising

The community engagement events and online survey were advertised with a letter distributed to 10,000 households around Leichhardt, Lilyfield and Rozelle. Advertisements were placed in the Inner West Courier, on the Inner West Council Website and posts on the Inner West Council Facebook page.

Engagement Events

Informal community engagement sessions were held at the facility. Six engagement sessions were held in the foyer of the building adjacent to the café, and one session was run concurrently in the breezeway of the gym. Two Council Officers were present and facilitated the activities, answered questions and outlined the proposed planning processes. Community engagement sessions were run at a variety of times and on a variety of days to try achieve a broad of a spectrum of users. The morning sessions targeted early morning swimmers, gym users and squad's along with deep water aqua classes. The afternoon sessions targeted swim school, and gym users. The weekend sessions saw a high percentage of swim school participants, recreation pool users, gym and group exercise participants. Over the 6 engagement sessions a total of 146 paper surveys were completed. In addition, a larger proportion of people stopped to note items and issues on sticky notes and coloured dots.

The community engagement sessions were held on:

- Wednesday 24 January 2018, 6am – 8am with approximately 20-30 people in attendance.
- Friday 9 February 2018, 6am – 8am with approximately 20-30 people in attendance.
- Thursday 15 February 2018, 4pm – 6pm with approximately 20-30 people in attendance.
- Tuesday 20 February 2018, 4pm – 6pm with approximately 20-30 people in attendance.
- Saturday 3 February 2018, 9am – 1pm with over 100 people in attendance.

- Saturday 17 February 2018, 9am – 1pm with over 100 people in attendance.

Online Survey

An online survey was launched on 22 January 2018 and ran for 5 weeks until 26 February 2018. The survey period ran over the summer school holiday break and part of term 1. During the survey period there were 1,220 visits to the site with 428 surveys completed. Throughout the survey period activity visiting the site was steady, through there were visitation spikes on 24 January 2018 and smaller spikes on 29 January 2018, 12 February 2018, 22 February 2018 and 23 February 2018.

Internal Council Stakeholder Workshops

A series of internal Council stakeholder workshops have been facilitated throughout the Leichhardt Park Aquatic Centre Master Plan Project. The initial workshops provided an overview of the project; key dates for staff input and initial feedback from multiple disciplines across Council. Further workshops provided comment and input on the development of the project design strategies and plans.

Who did we hear from during the community?

- The majority of engagement respondents visited the facility once or twice a week and mainly used the pool facilities;
- Respondents were generally aged between 35 and 49, however younger people responded well to the informal community sessions.



50m pool with filtered views of the harbour



Photo by Inner West Council

Common themes

Common themes from all of the engagement respondents feedback has been summarised below under public domain elements:

Pools

- Respondents regularly noted the pool was too busy during squad training and more public spaces were needed
- Respondents often suggested an additional 50m pool within the facility.
- Many respondents noted that Leichhardt Park Aquatic Centre distinguished itself from other facilities by providing deep water aqua aerobics. Respondents noted the diving pool was one of the few of its kind left in Sydney and appreciated it for its historical value. There were requests for opening the 5m platform, diving to occur more often and the introduction of a Diving Club. Some respondents requested expanding the deep-water pool to allow for Water Polo and additional deep water aqua. Responders also requested a dedicated Aquatic Sports Pool with the pool the correct size and depth for competitive water polo.
- Respondents regularly noted the program pool and Program Pool 2 required better ventilation and that it was often too hot to supervise children undertaking swimming lessons. There were also requests for the Program Pool 2 to be used for rehabilitation rather than children's play and swimming lessons.
- Ramp access into the 50m pool and a more accessible entry into the dive pool were requested. It was noted that access to the program pool could be improved by the installation of handrails.
- The swim club also requested to have access to a lap time recording room close to the pool for training.
- Respondents were generally unhappy with recent renovations undertaken in the pool

Health and Fitness

- Respondents generally felt the gym met their needs; however, it was sometimes too busy in peak periods. There was a request to use the studio rooms for stretch and weights when there were no classes.
- Requests from respondents generally included 24 hour access, access from the car park, and the provision for massage or physiotherapy.
- Respondents requested additional classes throughout the day along with additional senior's classes and deep water aqua.
- Respondents were generally unhappy with the change facilities at the gym noting ongoing operational issues

including broken locks on the showers, shower temperature and small cubicles. Respondents also said the change rooms needed more regular cleaning and the choice of tile made everything feel dirty.

Crèche

- Respondents requested longer crèche hours and allowing for stays of more than 1 hour.

Shade

- Many respondents requested more shade around the pool and additional trees to be planted in the car park
- Respondents suggested cover from the car park to the facility and additional shade sails on the grassed embankment. People also requested shade over the 50m pool, but expressed that they did not want the pool to be enclosed.

Children's play facilities

- Respondents requested additional child focused play activities and improvement of the existing water play facilities.
- Respondents requested improvements to the relaxation area adjacent to the mushroom pool.
- Respondents requested a nice looking playground, water slides, expanded water play, upgraded mushroom pool, children's games and recreation facilities. Many respondents felt the children's play and recreation within the facility was at capacity. Many respondents said that if the children's water play was in close proximity to a café it would encourage them to spend longer at the centre and attend more frequently.

Seating

- There was a consensus that there was not enough seating around the pool and the seating that was provided was uncomfortable for relaxing. The awning over the seating around the pool was poorly located as it does not extend over the seating. The current bench seating is cold and uncomfortable. Chairs, spectator seating and lounging areas around the pool were requested to allow people to relax.

Picnic facilities

- Picnic tables were requested, along with BBQs. A few people suggested the terraced site be used for spectator seating.

Informal recreation / Grass areas

- There was a consensus that there was not enough seating around the pool and that more comfortable areas for picnicking

and sunbaking were required. Respondents requested grassed 'nooks' and better planting where parties and gatherings could occur.

- Respondents also requested the grassed area be used for a moonlight cinema and youth activities like beach volley ball and basketball.
- Respondents also requested a wine bar or restaurant in the evening.

Café

- Respondents mentioned the café layout could be improved. The café currently causes people lining up and waiting for their order to wait in the main foyer of the building. There is also conflict between people picking up food orders and making their way to the pool.
- Respondents also requested a greater variety of healthy food options.
- Respondents confirmed that staff at the café was friendly. There were also requests for a second café in the existing building near the grassed area. It was proposed that this could serve the Bay Run and Leichhardt Oval 2.

Building entry

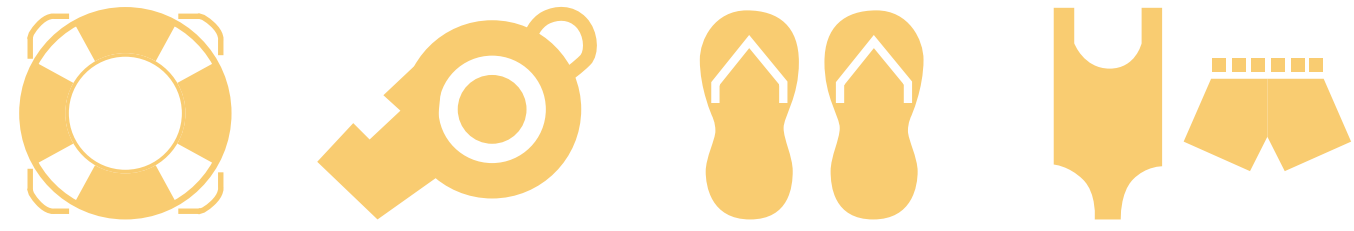
- Respondents requested covered walkways from the carpark to the facility and an awning over the entrance.
- Many respondents said the entrance was crowded with many people trying to do different things.
- Respondents mentioned that staff at the reception are often busy serving other people and do not realise that there are other patrons behind them requiring assistance.

Toilets / Change rooms

- Respondents were generally unhappy with the change facilities at the gym noting ongoing operational issues including broken locks on the showers, shower temperature and small cubicles.
- Respondents also said that the change rooms needed more regular cleaning.

Parking

- Parking was considered an issue from respondents. Respondents generally said that parking was an issue when events were held at Leichhardt Oval.
- Some respondents had issues with parking during peak times including 5pm weekdays and Saturday mornings.



08

Design
principles

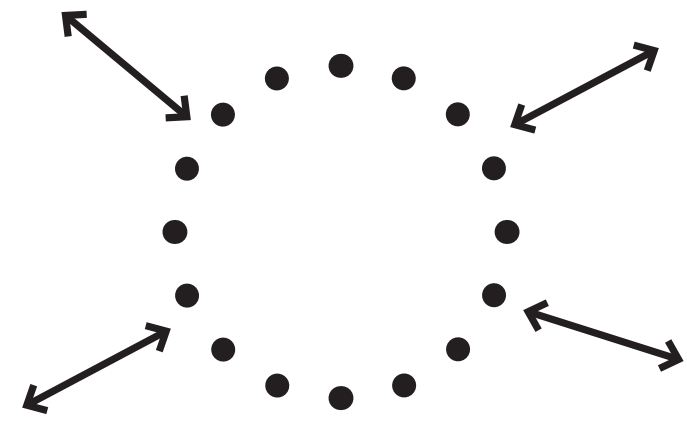


Design principles

Design principles have been developed to ensure project objectives are met during the design implementation phase.

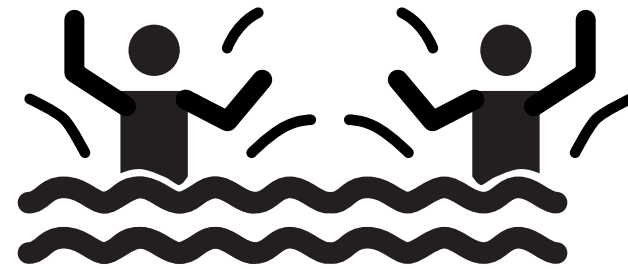
01 Connected to site

The aquatic centre is an integral part of its larger site context. Connect the site visually and physically to its context. Improve connections to the Bay Run, Leichhardt Oval's, Leichhardt Park and Lilyfield.



02 A place to play

Create a place to play, recreate and explore. A place which encourages the exploration of the natural environment, fitness limits and community spirit.



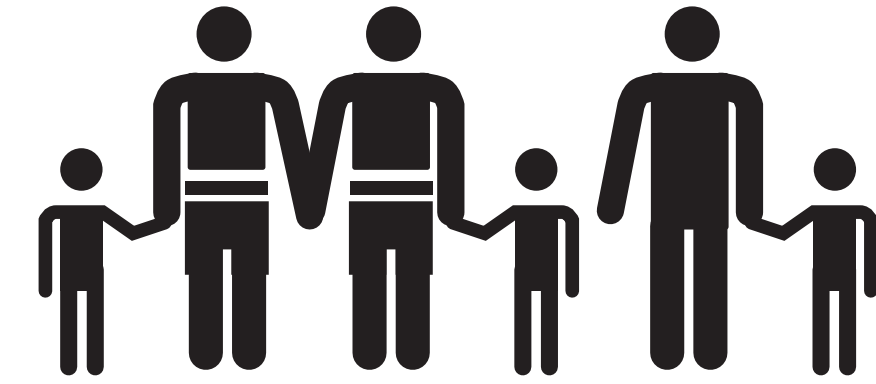
03 Access

Ensure access to, from and throughout the site. Ensure way finding around the site is easy and inclusive.



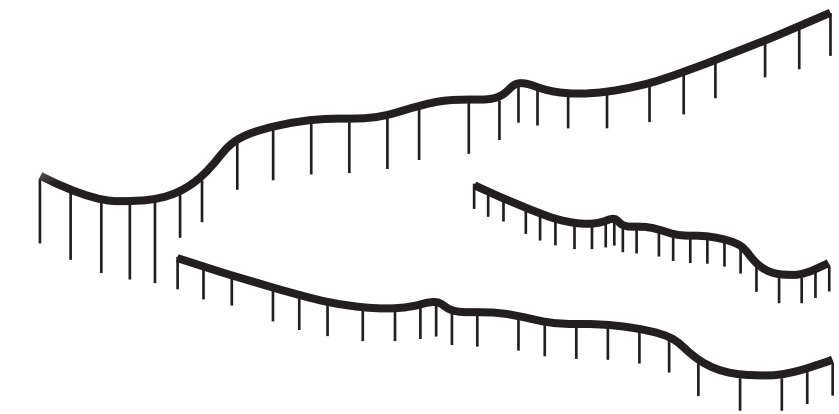
04 A community place

Create a space for the community to gather and recreate. Provide a diversity of spaces for a variety of community groups. Provide spaces for both informal and formal gathering and create a hub for the community to meet.



05 Within its landscape

Reinforce the terraced nature of the site by working with the slope to provide access and spaces for the users of the facility.



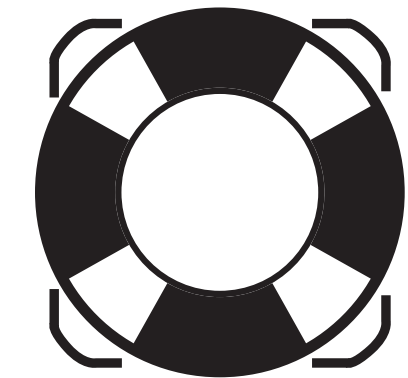
06 Health, fitness and sport

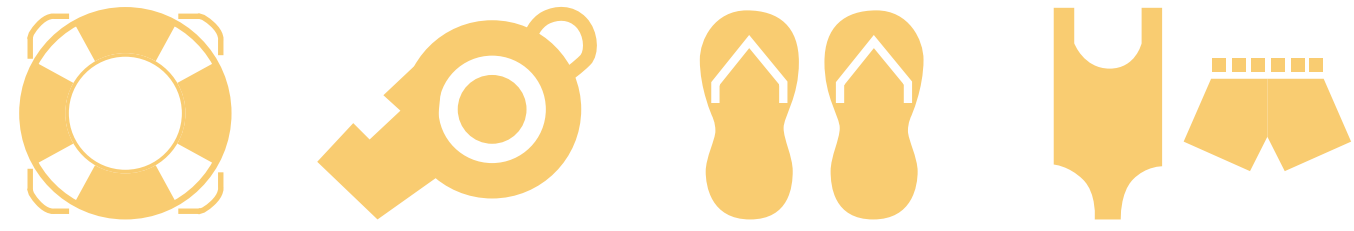
Support and maintain Leichhardt Park Aquatic Centres health, fitness and sport facilities so that all people can access high quality, inclusive sporting and health facilities.



07 Safety FIRST

Ensure the safety of staff and Leichhardt Park Aquatic Centre users.





09

Precinct
planning



Precinct planning

Leichhardt Park Aquatic Centre is an integral part of a larger Leichhardt Park recreation precinct including Leichhardt Oval, Leichhardt Oval 2 and 3, Hippo Park, the Bay Run and Leichhardt Rowing Club.

Callan Park sits to the east of the site and the future Greenway is located to the south west of the site.

Connectivity within the precinct and suburbs is essential for the future success of the aquatic facility.

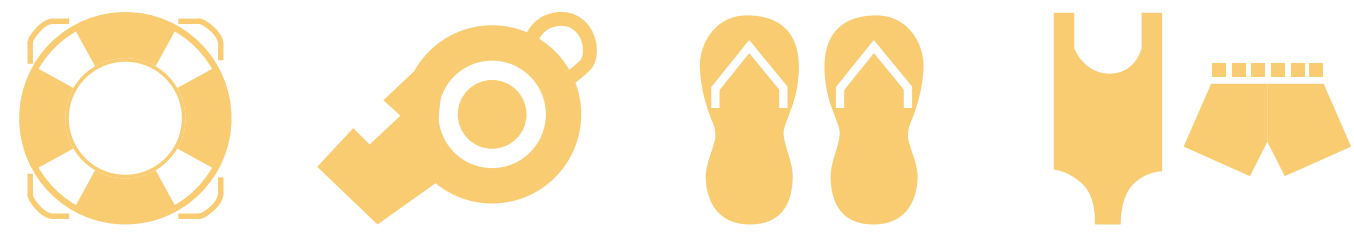
A Leichhardt Park Plan of Management and proposed master plan has been developed and a draft placed on public exhibition for community feedback.

The Leichhardt Park Plan of Management and proposed master plan can be found on Inner West Council's your say website: yoursay.innerwest.nsw.gov.au/leichhardt-park-plan-of-management



LEICHHARDT PARK - PROPOSED MASTER PLAN





10

Short term
upgrades



Fitness amenity upgrade



Character Palette

After a review of member feedback and ongoing consideration of trends and opportunities for improved fitness and wellness, it has become evident there are some health and wellness based program improvements that are readily available at the LPAC. These possible improvements are of a minor nature and largely relate to the reallocation of room space and the procurement of a small amount of fitness equipment. However, these improvements have significant potential for community benefit in two key areas, these being:

- General community- additional fitness training amenities which will improve group fitness, personal training and general community member use. This amenity may also provide a more appropriate range of fitness services for younger members who are currently underrepresented at the LPAC.
- General Wellness- a dedicated wellness space or studio that is private, quiet and can be adapted to a range of wellness based uses such as yoga, Pilates, seniors programs, exercise physiology, post-operative recovery, injury rehabilitation, personal training and small group fitness classes. The studio may also be available for occupational therapy and other allied health therapist clinics to support creation of participation plans for NDIS funding, stretching and other group exercise type programs. The studio will be a valuable extension to other aquatics and fitness programs and services currently available for people with a disability at the LPAC.

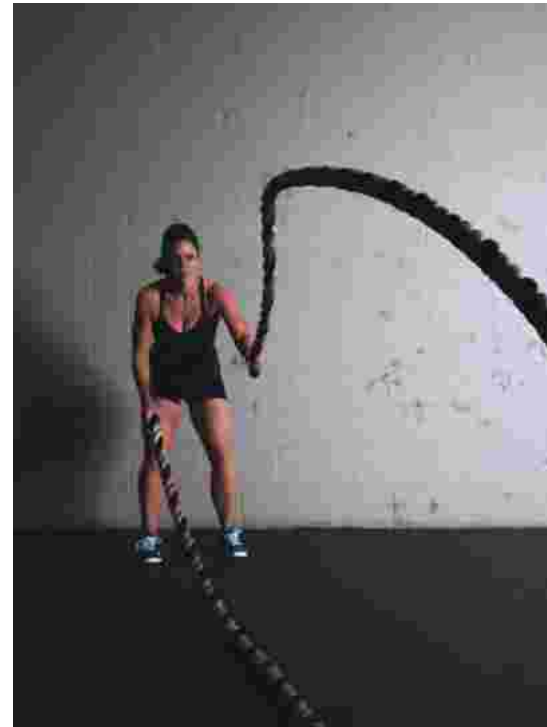
These minor improvements are readily available and have the potential for a quick turnaround and implementation. Whilst they are listed in this masterplan for community comment, these minor improvements are not dependant on the adoption of the masterplan and may be pursued as part of general ongoing improvement and 'business as usual'.



Ballet style stretch bars



Disability inclusion programs



High intensity fitness



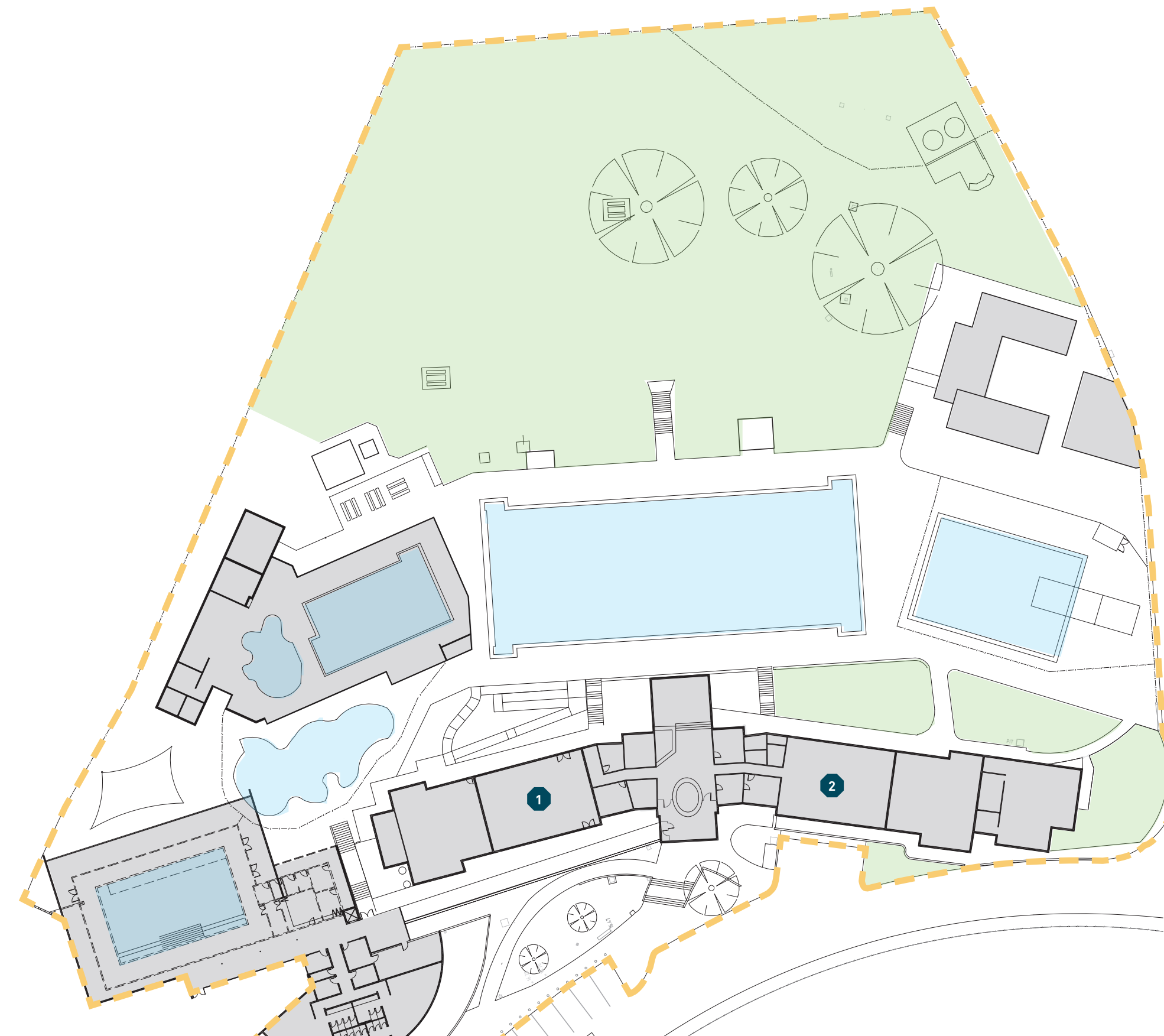
High intensity fitness



Wellness classes

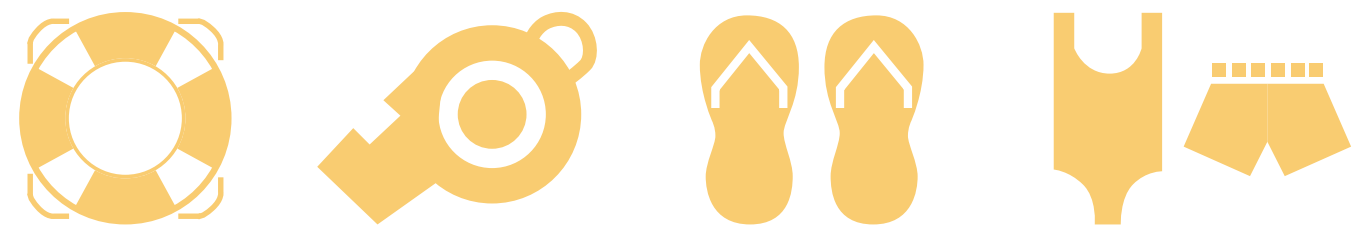


Seniors classes



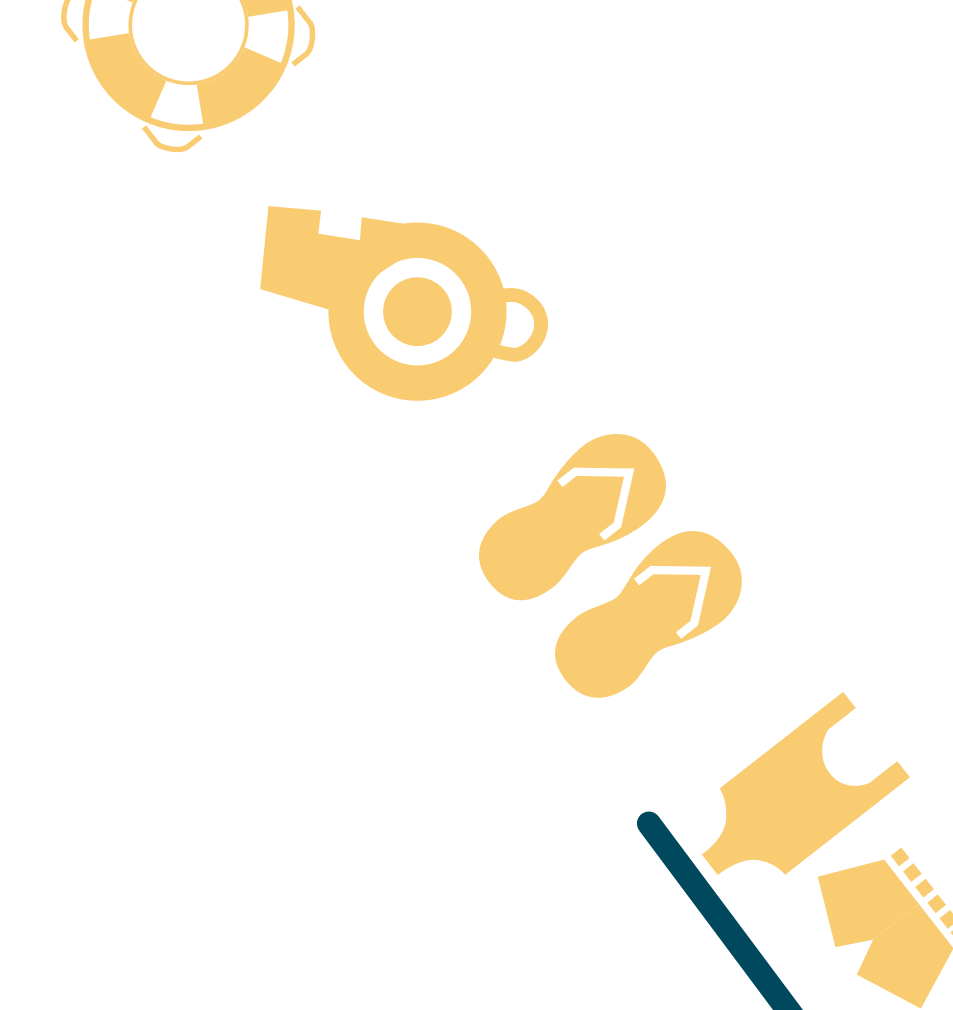
Legend

- 1 Proposed community fitness studio
- 2 Proposed wellness studio
- Internal building space
- Water body
- Turf



1 1

the master plan



- Overall Master plan
- Master plan site structure
- Master plan shade
- Master plan access
- Master plan details
- Planting palette
- Furniture palette
- Material palette



11 Master plan Overview plan

The illustrative overall master plan provides a holistic overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following pages of the report details 4 distinct zones:

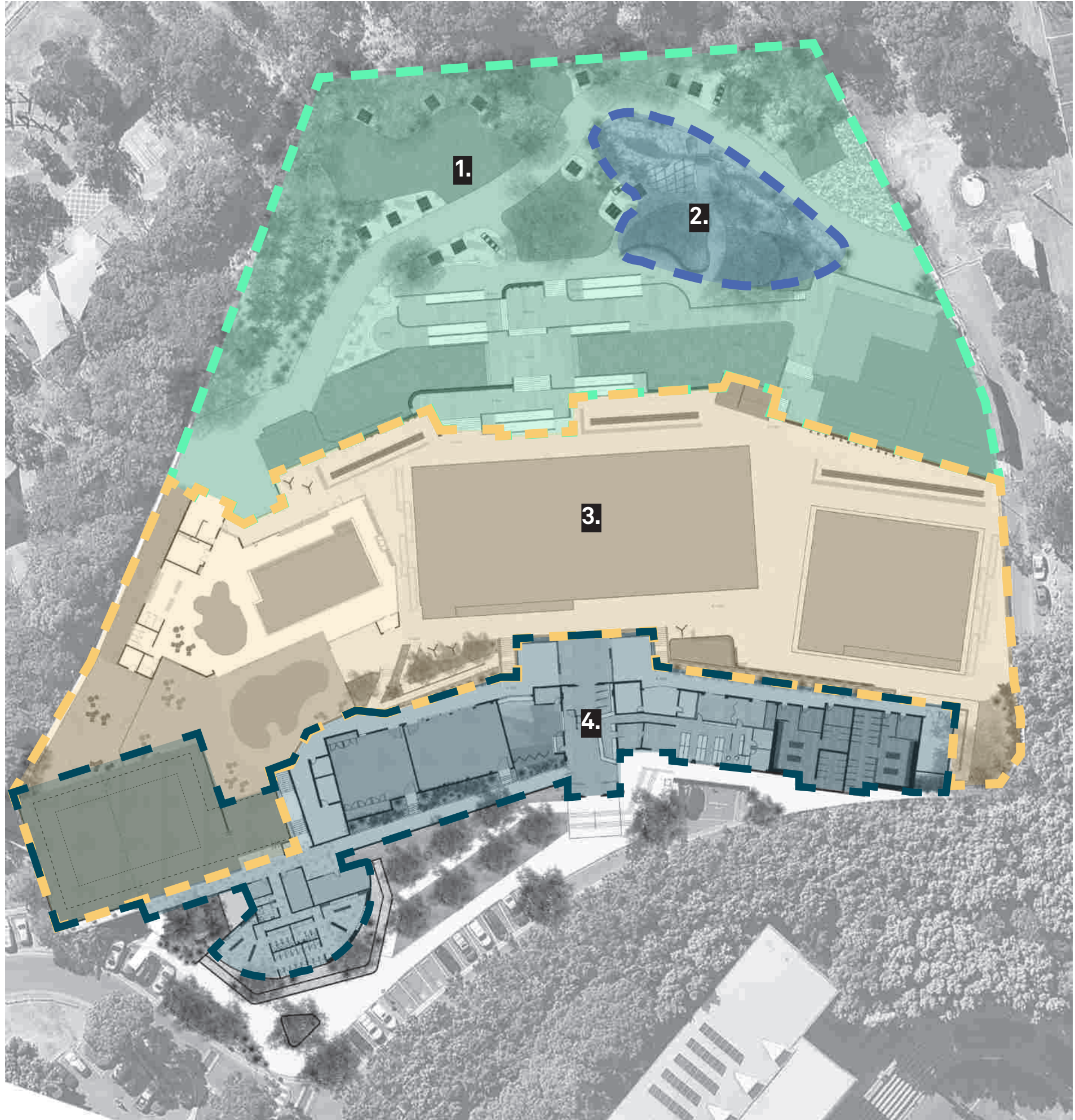
1. Recreation and green space
2. Water play
3. Water fit
4. Entrance, amenities, Health and Fitness

Following the detailed plans, the strategies of the design outcome, proposed planting, furniture palette and sustainability goals are discussed.

The colours used in the following detailed plans are indicative only.



- Rain garden and Water Sensitive Urban Design (WSUD) infrastructure. Catchment area from laneway and site run off to improve water quality of runoff into the harbour.
- Recreation and BBQ facility surrounded by biodiversity plantings
- New tree plantings to extend existing tree canopy for natural shade
- Nature based water play feature
- Toddler water play
- Water jet play
- Renovated function room for event hire
- Terraced landings and ramps connecting pool area with recreation space
- Timber decking to allow easy access to pipe connecting plant rooms
- Retain open space for future use
- Retain existing plant room
- New lifeguard and first aid room
- Bar seating areas with fixed stools offering views of the bay
- New 50m pool with 8 lanes and boom
- New seating and shade structures
- New 25m pool with 8 lanes to replace existing dive pool
- Retain existing program and splash pool
- New storage room with shade awning
- Existing childrens 'mushroom' pool to be enclosed and shortened to allow for additional circulation space. Reduction of depth to 0.9m to improve safety.
- Relocate cafe
- Co-location of male and female toilets, showers and change rooms
- Meeting rooms for staff, community, swim club record room, squads.
- Open plan administration offices
- Reconfigured reception area
- New creche facility
- Co-location of fitness studios
- Renovate planting and entry garden areas
- New first aid room
- Increase shade canopy with additional planting beds and seating wall



LEGEND

- 1. Recreation and green space
- 2. Water play zone
- 3. Water fit zone
- 4. Entrance, amenities and Health and Fitness

11 Master plan Structure plan

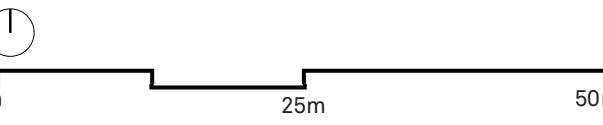
The master plan proposes 4 distinct areas of fitness and recreation which respond to the site topography and general length of stay at the facility. The 4 distinct zones are explored in more detail in the following pages.

1. Recreation and green space
The recreation and green space zone provides opportunities for enjoyment of the natural beauty and biodiversity of the surrounding area. The zone includes biodiversity planting, referencing bush regeneration planting adjacent to the site and provides passive recreation spaces for long stays at the facility.

2. Water play
The water play zone references the desire for nature based water play and the connection to Sydney Harbour. This area encourages playful recreation, picnicking, and early learning opportunities for children.

3. Water fit
This zone focuses on programmed and individual fitness in a water based environment. This zone includes Deep Water Aqua, 8 lane 50m pool, 8 lane 25m pool, 2 mushroom pools, swim club and squads, and learn to swim school. The Program Pool 2 and Hydro pool are also located within this zone, further expanding options for recreation, fitness and mindfulness within the facility. The aquatics zone remains located near the reception to facilitate quicker, shorter 'in and out' stays at the facility.

4. Entrance, amenities and Health and Fitness
This zone is located within the existing building. It includes co-located group fitness studios, and expansion of the gym to accommodate future demand for weights and Cardio. It also includes a potential therapy area for massage and physiotherapy.

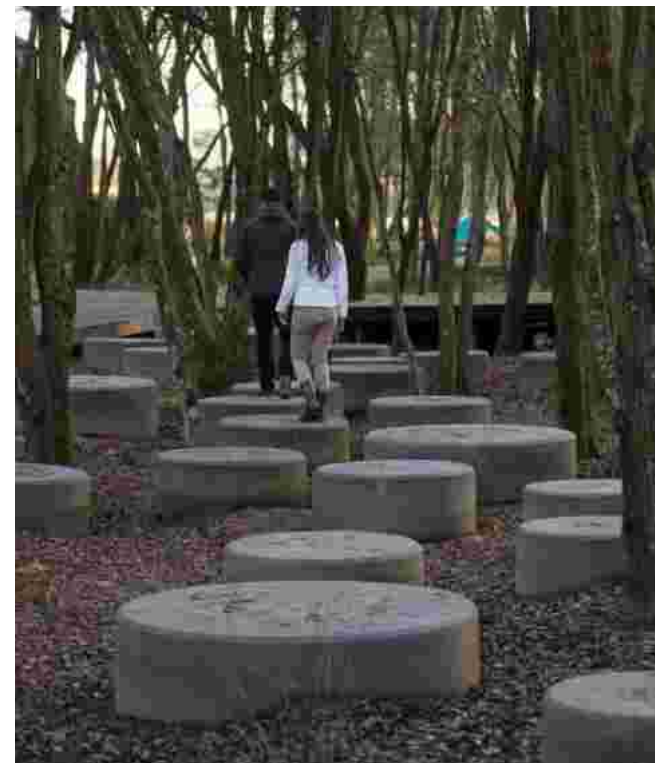




11 1 - Recreation and green space

The adjacent illustrative master plan provides a more detailed overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following plan illustrates the north section or the recreation and green space zone of the master plan.

Character Palette



Stepping stones through garden bed



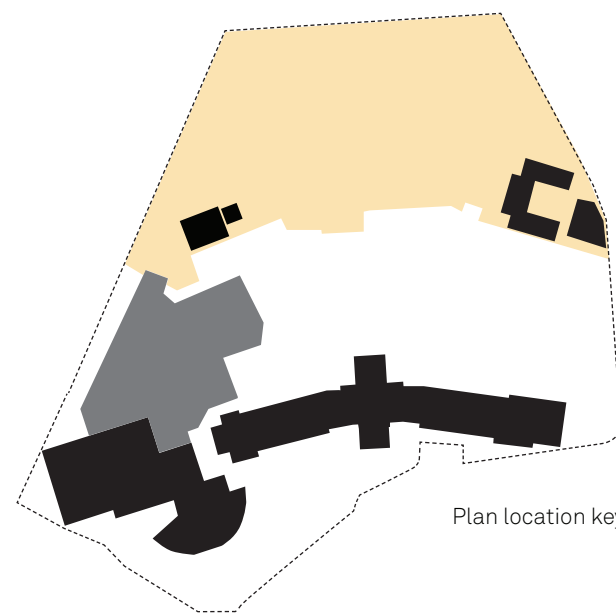
Passive green spaces



Ballast Point Park - chain mesh balustrades



Pamukkale salt pools - design inspiration for tiered landings



Plan location key



11 2 - Water play zone

The adjacent illustrative master plan provides a more detailed overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following plan illustrates the water play zone within the north section of the master plan.

Character Palette



Water maze



Yarrabilba Darlington Parklands, QLD - informal water play elements



Footpaths intersecting water play



Water jet play



Rio Tinto naturescape, Kings Park, WA - nature based water play



Perth Creative Precinct, WA - Nature based water play with spectator seating



'Nature' based play

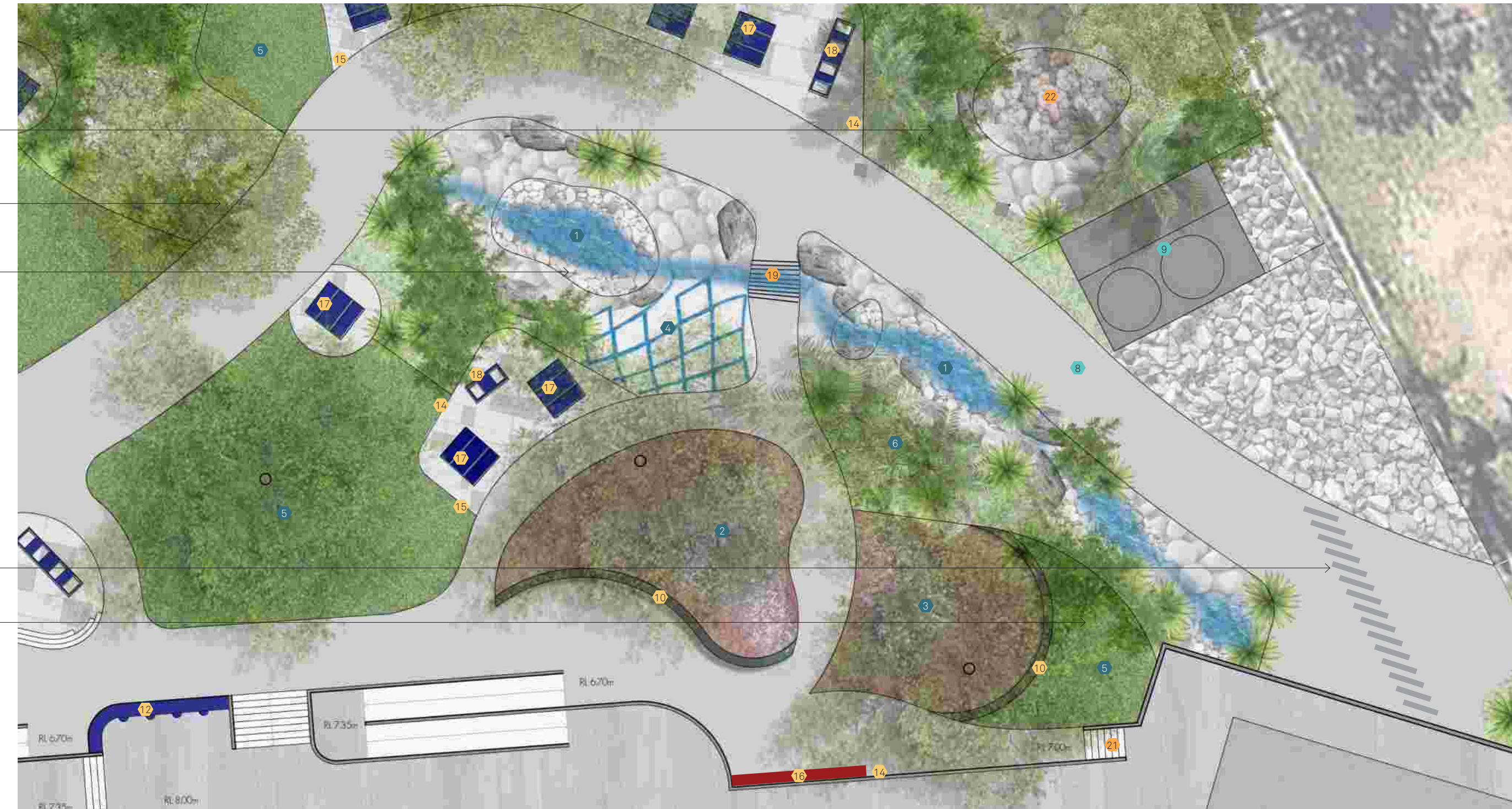
New shallow root plantings over existing underground water tank

Existing canopy to be extended with new trees to create natural shade

Water play surrounded by biodiversity plantings including education signage for active learning opportunities

Grated road section to allow service access to pipe between plant rooms

Above ground utilities to be relocated to below ground

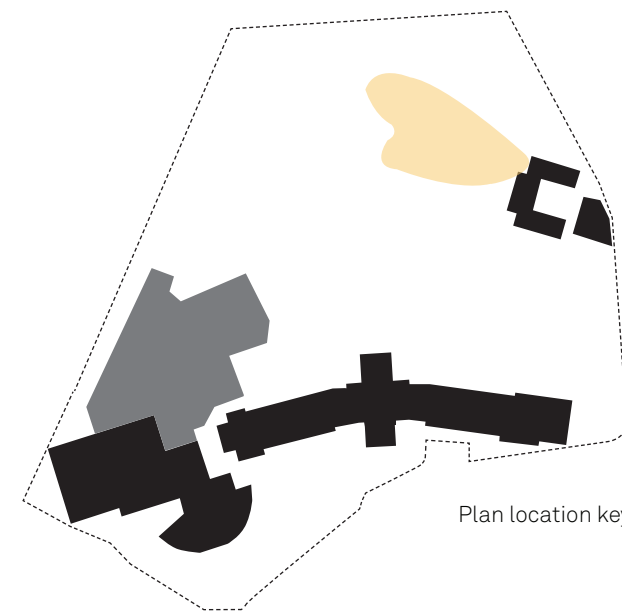
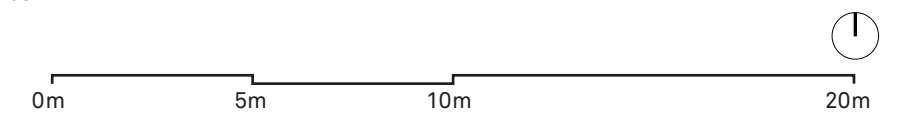


- Recreation**
- 1 Nature based play including water play
 - 2 Toddler water play area
 - 3 Water jet splash zone
 - 4 Water maze
 - 5 Turf picnic areas
 - 6 Water education interactive signage and play elements

- Operations**
- 7 Maintenance vehicle entrance
 - 8 Service access/path for vehicles
 - 9 Plant room/operations facilities

- Furniture**
- 10 Low height seating wall
 - 11 Bar ledge
 - 12 Bar ledge with fixed seating
 - 13 Timber seating along retaining wall
 - 14 Bins
 - 15 Water station/drinking fountain
 - 16 Lockers
 - 17 Picnic table settings
 - 18 BBQ Facilities

- Uses**
- 19 Pedestrian water crossing
 - 20 Ramp access
 - 21 Stair access
 - 22 Rain garden (WSUD infrastructure). Catchment area from laneway and site run off. Install water education interactive signage with play elements.



Plan location key

The adjacent illustrative master plan provides a more detailed overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following plan illustrates the central section or the aquatic fitness zone of the master plan.

Character Palette



Ballast Point Park - chain mesh balustrades



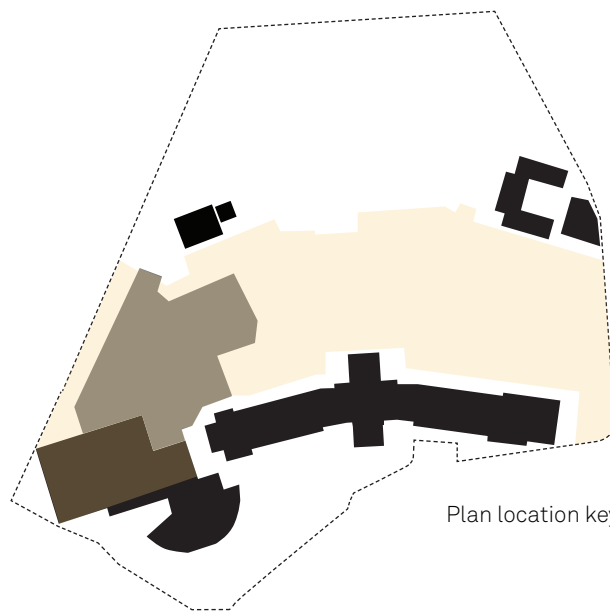
Painted concrete with varying hues



Bright outdoor showers



Combination of concrete and timber



Plan location key

Section A
Section through new 25m pool, bar seating area and spectator seating with shade including lighting elements



Bar seating area with fixed stools offering bay views

New seating and shade structures

New recessed pool covers for 25m and 50m pool

Retain existing Program Pool 1 and splash pool

New storage building with detached roof for air circulation

Remove part of wall between pools
Retain space for future spa and sauna

Reduce size of mushroom pool to allow for additional circulation space

Glass stackable sliding doors
Enclosed mushroom pool area for all weather use

Doors opening to grassed space to improve natural ventilation

Extend the ramp handrail on the right hand side of the ramp to wrap around the back of the ramp landing. Remove stairs at opposite end and replace with new stairs.



Bin maintenance access from storage to pick up location.

Recreation

- 1 Spectator seating with shade structure
- 2 Bar ledge with fixed seating
- 3 New 8 lane 25m pool with ramp access
- 4 New 8 lane 50m Olympic swimming pool
- 5 Existing 'Mushroom' pool with reduced length to allow for additional circulation space. Reduce depth of pool to 0.9cm to improve safety. Enclose pool with stackable sliding doors.
- 6 Existing Program Pool 1 and Splash Pool
- 7 Upgraded Program Pool 2 with handrail installed, existing stairs removed and replaced with new stairs

Operations

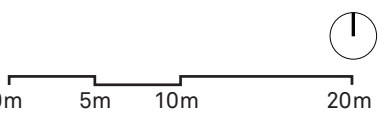
- 8 Service entrance for vehicles
- 9 Lifeguard room
- 10 First aid room
- 11 Storage room with shade awning
- 12 New recessed pool covers

Furniture

- 13 Movable tables and chairs
- 14 Bins
- 15 Drinking fountain
- 16 Timber seating along retaining wall
- 17 Proposed/upgraded ramp access
- 18 Stair access
- 19 Proposed/upgraded stair access
- 20 Outdoor showers

Uses

- 21 Turf picnic areas
- 22 Lift and change facility





The adjacent illustrative master plan provides a more detailed overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following plan illustrates the southern section or the dry fitness zone of the master plan.

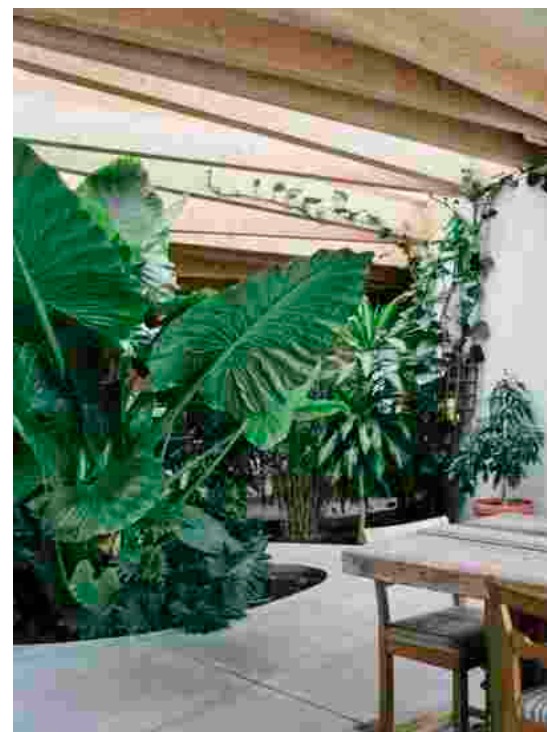
Character Palette



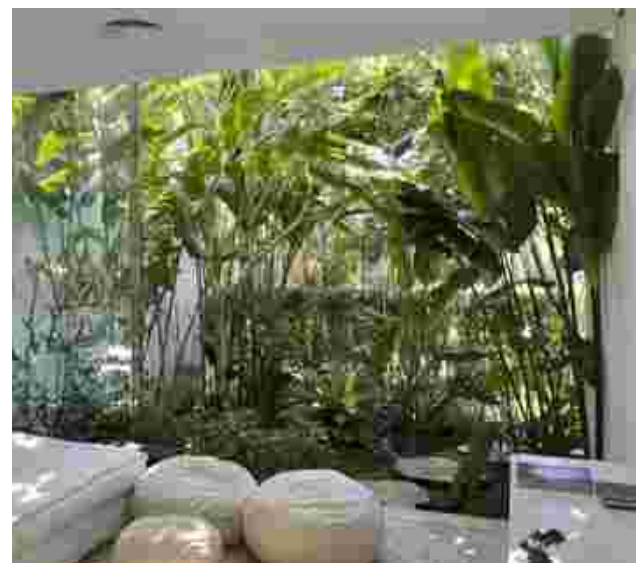
Reception desk against wall with wheelchair access



Indoor play to include traditionally outdoor play elements



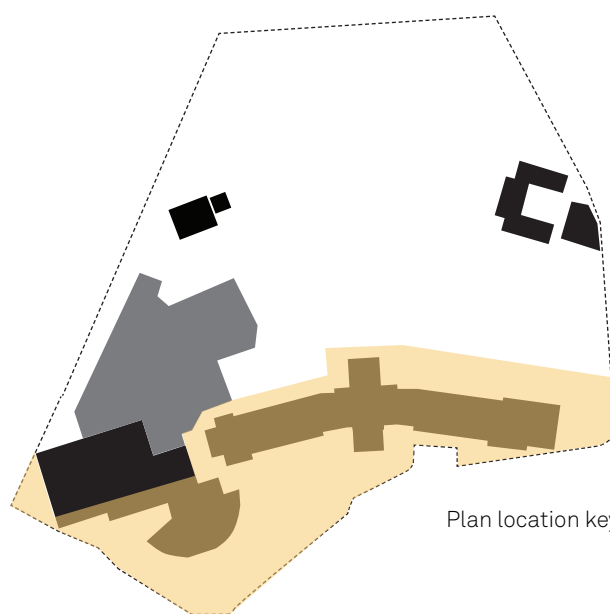
Indoor/outdoor blending of space in the creche area



Indoor/outdoor blending of space in the creche area

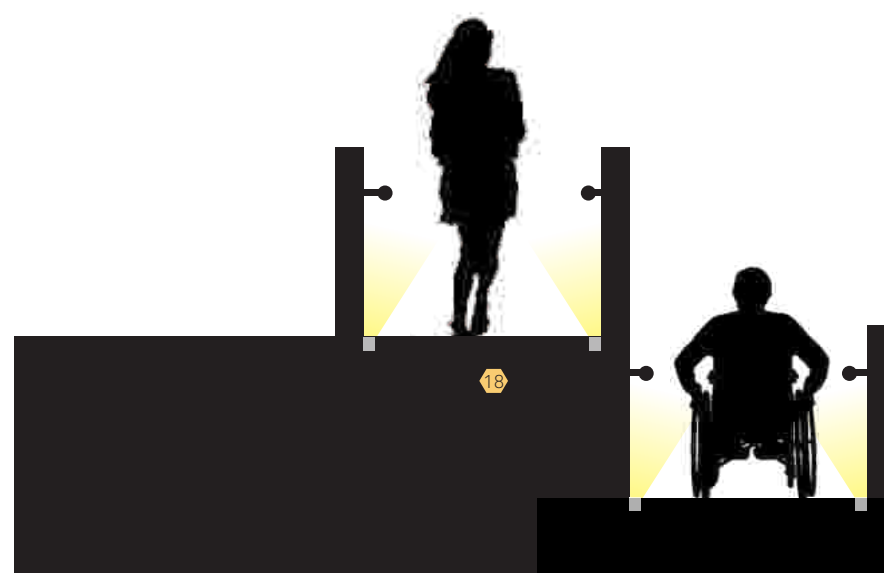


Entry with rationalised wayfinding signage



Plan location key

Section B
Section through accessible ramp including recessed lighting elements



Allow for future expansion of the gym over the existing mushroom pool to include outdoor exercise spaces and additional cardio spaces

Retain existing stair access

New first aid room

Gym pedestrian access

Seating wall with central shade

Stepped retaining wall to minimise steep incline of garden bed



- Reception desk against internal wall. Glass windows between reception office and reception desk
- Rationalise wayfinding signage throughout the facility
- Airlock door entry
- Awning over entrance for all weather protection
- Enclose southern wall of gym walkway with glass
- Retain and protect existing artwork "Weavings of Light and Life" by Bronwyn Bancroft

Recreation

- 1 Informal grass picnic area
- 2 Outdoor covered cafe seating
- 3 Indoor cafe seating
- 4 Group fitness studio
- 5 Gym floor
- 6 Seating wall garden bed with shade tree planting

Operations

- 7 Cleaners store
- 8 Staff bathroom
- 9 Open plan administration offices
- 10 Staff tearoom
- 11 First aid room
- 12 Storage
- 13 Bin Storage
- 14 Building entry with air lock doors and awning. New stair access allowing for a more open entrance

Furniture

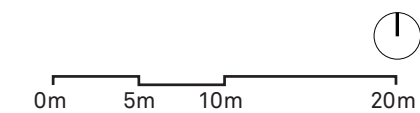
- 15 Lockers
- 16 Water fountain
- 17 Bins
- 18 Existing stair access
- 19 Proposed/upgraded stair access
- 20 Existing ramp access
- 21 Proposed/upgraded ramp access

Uses

- 22 Reconfigured reception area
- 23 Retail space
- 24 Reception office with natural surveillance onto reception desk
- 25 Cafe kitchen
- 26 Cafe store
- 27 Cafe service area
- 28 New Crèche

29 Physio/massage therapist

- 30 Changeroom/showers
- 31 Unisex change facilities
- 32 Staff room/community meeting room/swim club meeting room
- 33 New planted roof garden with stepped garden beds to reduce gradient



11 Master plan Shade

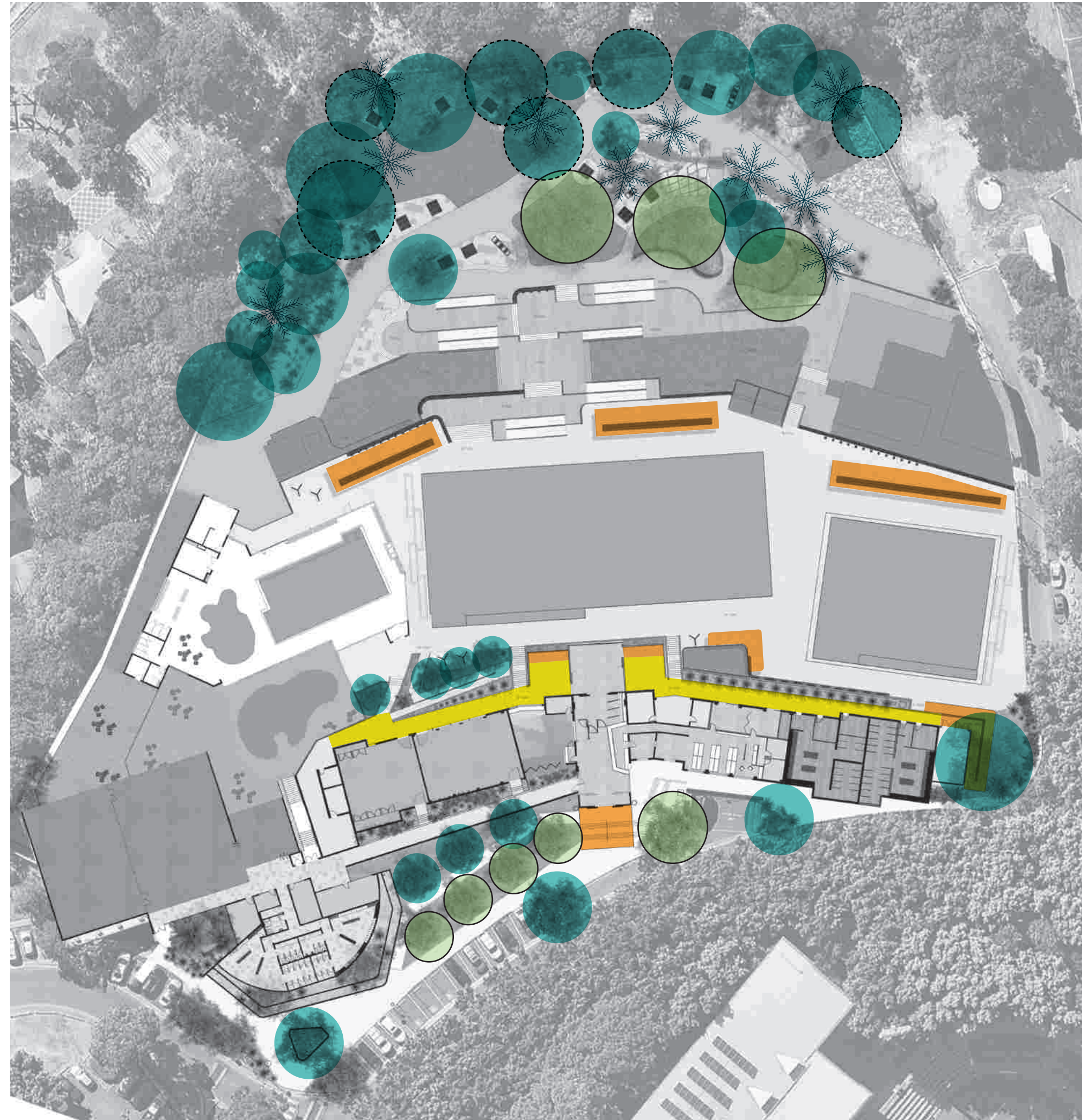
The master plan proposed 2 main types of shade:
 > All weather shade structures; and
 > Tree planting

The main additional tree planting is located in the recreation zone, with biodiversity planting blending in with the adjacent bush regeneration site. A mix of native species will establish good shade over time. Planting of advanced stock is essential in ensuring sufficient shade earlier in the sites development.

Shade structures are located along the 50m pool, program pool, deck and main building. This will give all weather protection for swimmers. The shade structure adjacent to the program pool will provide a protected marshalling area for squad swimming and school carnivals, along with seating spaces for families during swimming lessons and recreation times.

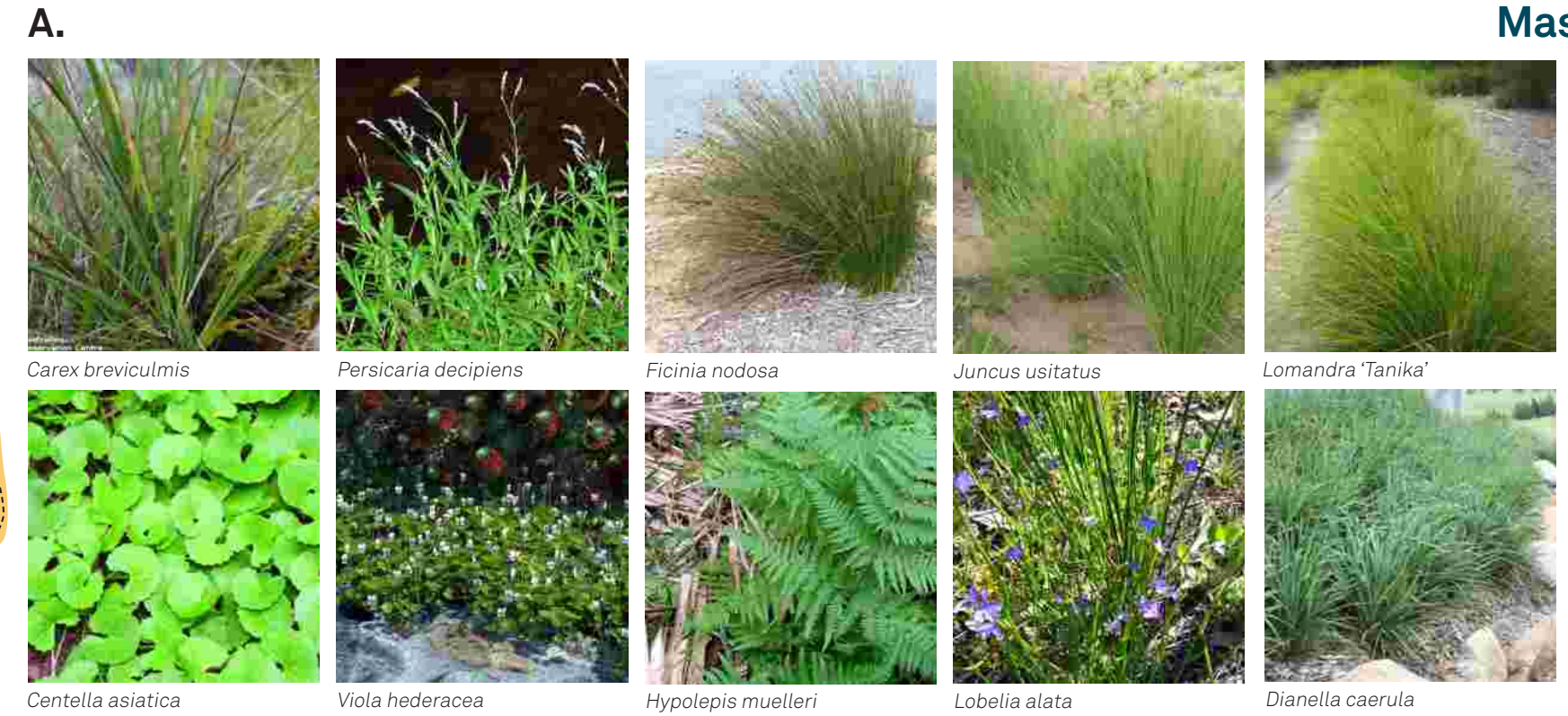
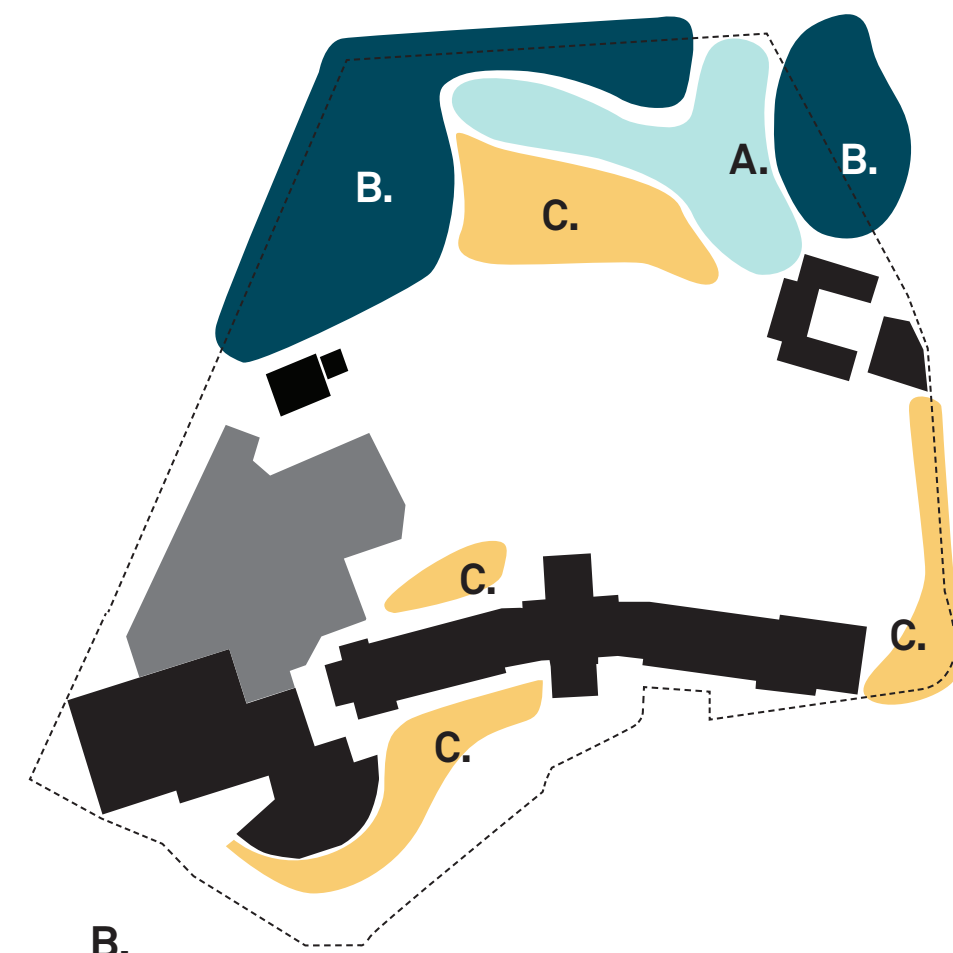
LEGEND

-  Existing all weather protection (sun/rain)
-  Proposed all weather protection (sun/rain)
-  Proposed shade trees
-  Proposed adult shade trees
-  Existing shade trees
-  Proposed palm trees



11 Master plan Planting palette

- Carex breviculmis*
- Centella asiatica*
- Ficinia nodosa*
- Hypolepis muelleri*
- Juncus usitatus*
- Lobelia alata*
- Persicaria decipiens*
- Viola hederacea*
- Wahlenbergia gracilis*
- Chrysocephalum apiculatum*
- Indigofera australis*
- Themeda triandra*
- Dianella caerulea*
- Dianella "Little Jess"*
- Lomandra hystrix 'Tropic Belles'*
- Lomandra 'Tanika'*
- Phormium tenax 'Bronze Baby'*



TREES



11 Master plan




Access and circulation

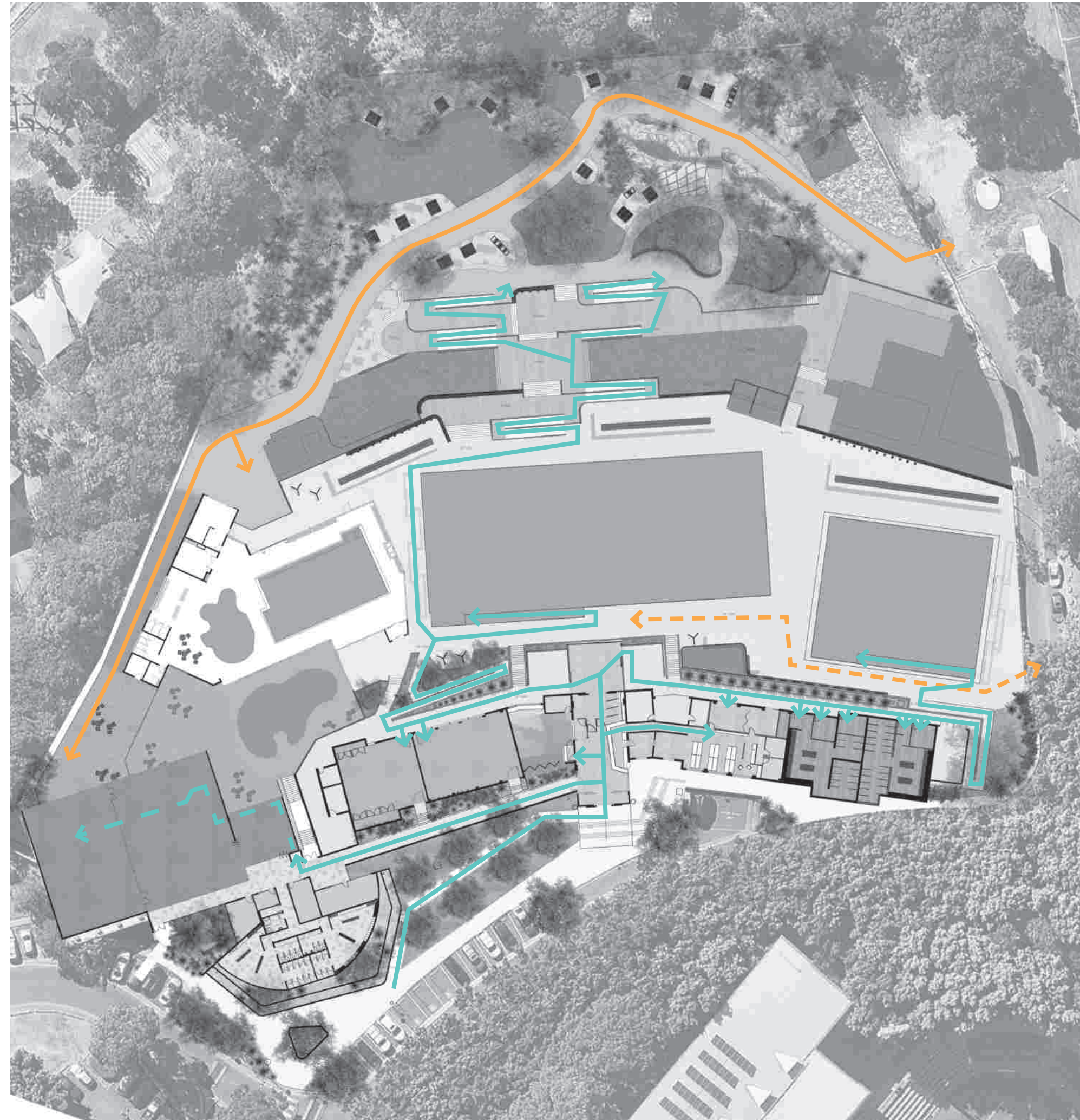
The proposed master plan rationalises access and circulation across the site.

The master plan improves accessibility within the facility by:

- > Improving access through the reception by removing steps at the internal seating area and installing new ramps to the pool concourse.
- > Improving access into the 50m pool by including ramp access and wheelchair lift into the pool.
- > Ramp access from the pool concourse to the recreation zone.

LEGEND

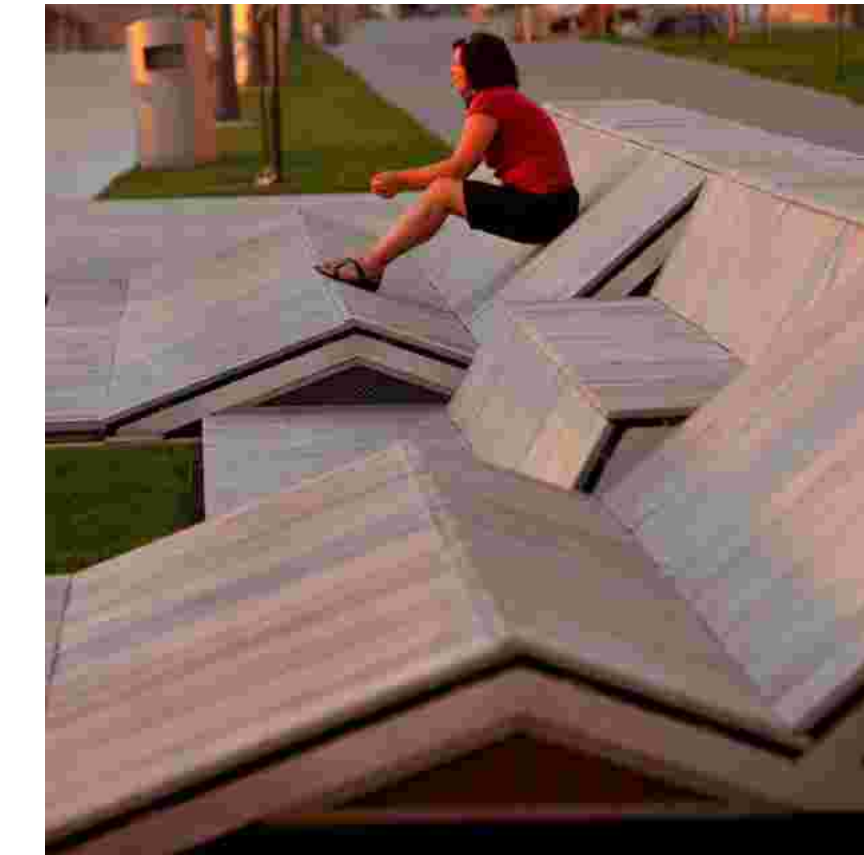
-  Accessible path of travel
-  Accessible path of travel in Program Pool 2 area
-  Maintenance vehicle access
-  Small maintenance vehicle access



Indicative colour palette



Vertically grooved cladding panels to main building, storage and first aid buildings



Timber decking and seating



Concrete terraced seating



Sandblasted poured concrete pavement to pool concourse

11 Master Plan

Materials palette

To ensure maintenance requirements are met throughout the upgrade process the following materials palette is proposed in the master plan:

Vertical grooved cladding: cladding to existing brick building to create a cohesive building frontage.

Concrete concourse and footpaths: pedestrian footpaths are to be 120mm thick concrete with reinforcement. Concrete paths to the pool and ramps are to be broom finished with no edge treatment. Pool concourse is to have a sandblasted finish in a pattern. Finish must achieve a P4 or R11 slip resistance rating.

Concrete paths with vehicle movements to be 150mm thick with 120mm subbase. Concrete vehicle path to recreation zone is to be dark grey coloured concrete with broom finish and no edge treatment. Finish must achieve a P4 or R11 slip resistance rating.

Timber elements: all bespoke timber furniture to only be Australian Spotted Gum in 140mm x 40mm profile to ensure ease of maintenance throughout the asset lifecycle.

All timber used must be Forestry Stewardship Council certified. Ensure appropriate lead times are built into projects to source certified Australian hard wood.

Furniture
To increase recreation opportunities and meet community requests for additional seating options at the facility, a range of different furniture items are proposed. The proposed furniture includes:

Moveable tables and chairs: A selection of moveable tables and chairs are proposed at the facility. Moveable tables and chairs will increase the seating options at the facility and allow for peak period demands on the centre. Select tables and chairs that are stackable, light weight and can withstand regular use by the public and marine environment.

Fixed picnic tables: A selection of fixed picnic settings are to be installed in picnic areas within the recreation zone. Settings are to be in line with preferred park furniture suppliers to ensure a standard suite throughout the LGA.

Movable lounge chairs: A selection of movable lounge chairs are to be provided at the facility to provide a variety of recreation options. Chairs are to be light weight and stackable.

Concrete seating: Concrete seating with timber tops or recycled plastic slats located against retaining walls are proposed to provide additional seating options in the recreation zone of the facility whilst creating a barrier for toddlers and young children from running onto footpaths.

Outdoor showers: A series of outdoor showers are proposed to be located within the water fit zone. Showers are to be cold water only and constructed of 316 marine grade stainless steel and suitable for the facilities harbour location.



Fixed seating



Combination of concrete and timber seating



Movable seating



Picnic settings



Outdoor showers

All works at the Leichhardt Park Aquatic Centre must align with Councils endorsed Corporate Sustainability Goals.

Aquatic centres are among Council's most resource intensive facilities. Our Aquatic Centres consume almost twice as much energy as all our other facilities combined and use 1/3 of our water. Energy and resource sustainability must be the starting point in the long term plan for Leichhardt Park Aquatic Centre, to allow the site to grow without increasing our impact on the environment.

Key sustainability goals for Leichhardt Park Aquatic Centre are described in this section:

- Carbon neutral
- Water wise
- Zero waste
- Sustainable infrastructure

These sustainability goals will only be achieved through inclusion at the design stage. Good design reduces impacts during construction and operation, and also reduces running costs. Electricity bills are a significant cost at aquatic centres.

Climate Friendly - A carbon neutral pool

Council is committed to becoming 100% carbon neutral. Our vision is for Leichhardt Park Aquatic Centre to achieve Australian best practice in energy generation and energy efficiency.

As part of the upgrade planning process, Council will understand and plan for the energy consumption increase associated with the upgrade.

Maximise generation of on-site renewable energy

Leichhardt Park Aquatic Centre infrastructure will be designed to maximise rooftop solar (via selection of key factors such as roof pitch, roof orientation, switchboard capacity, battery space and electrical connections). Integrated photo voltaic building materials such as energy-generating glass will also be considered. All installations will be battery-ready to allow storage of power for evening use. Solar hot water systems will be installed to preheat water in warm pools.

Minimise energy consumption

Energy efficiency will be addressed at design stage especially for high energy use components such as:

- Pool pumps and filters
- HVAC
- Building fabric and insulation
- Lighting

Leichhardt Park Aquatic Centre's design will align with 'A guide for Benchmarking Energy and the Indoor Environmental Quality of Aquatic Centres in Victoria' (Aquatic and Recreation Victoria 2016) or an updated/local equivalent.

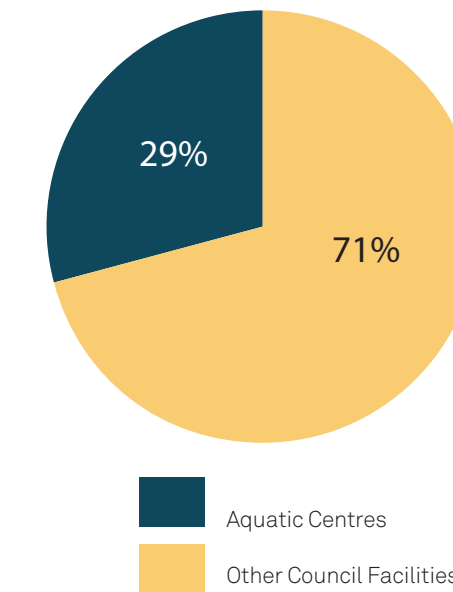
Council will monitor energy efficiency work to validate the outcomes.

Climate Friendly - Future-proof

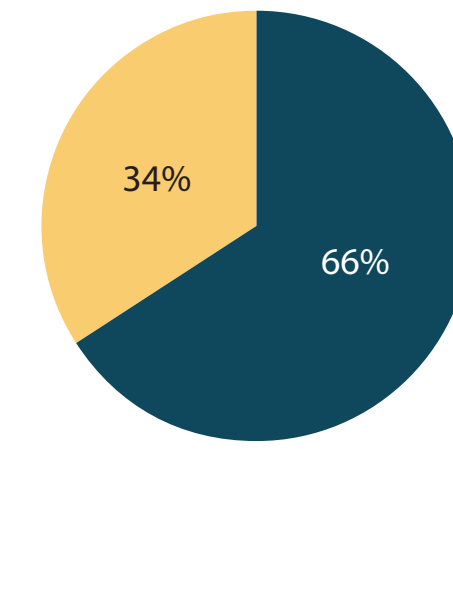
Climate change is bringing more extreme weather including more frequent hotter days. Climate adaption planning at Leichhardt Park Aquatic Centre will include hot weather risks such as:

- Plant failure (selecting equipment with appropriate tolerance to heat stress)
- Maximum safe customer numbers (when residents retreat to the pool in large numbers)
- Human thermal comfort of outdoor areas (appropriate shade, minimal reflective surface materials etc)

Water Consumption



Energy Consumption



Water Wise - Reducing water use

In the face of climate change and increasing population, water is becoming an increasingly precious commodity. Best practice water efficiency is key to future-proofing our aquatic centre.

Water efficiency, harvesting and recycling

Water efficiency starts with good pool design. Key principles that will be included at Leichhardt Park Aquatic Centre are:

- On-site water harvesting and water recycling will be incorporated into the design where feasible.
- Treatment of pool water will consider chemical hazards, public safety and the ultimate disposal point for the water.
- Water efficient infrastructure such as taps and showers will be used throughout the facility.
- Major infrastructure such as pool filters will be selected for water and power efficiency.
- Evaporation will be reduced through good practice such as pool coverings.
- Cleaning is both a significant cost and a significant user of water at pools and this can be reduced by considering the cleaning process at the design stage.

Leichhardt Park Aquatic Centre's design will align with 'Best practice guidelines for water management in aquatic leisure centres' (Sydney Water, 2011) or an updated equivalent.

Storm water

Rainwater from Leichhardt Park Aquatic Centre flows to bush care sites and the harbour. The master plan includes water sensitive urban design (see Overview section) to reduce on site erosion and filter pollutants.

Zero Waste - Eliminating waste

Construction and demolition waste will be minimised during demolition and construction. Building materials will be salvaged for re-use where practical.

Zero operational waste

In line with the Community Strategic Plan, Leichhardt Park Aquatic Centre operations will be designed for zero waste generation. This will require creative thinking around anticipated 'waste' streams and their management. Current waste management practices are likely to be superseded by the time the upgrade is undertaken, and it is expected that Leichhardt Park Aquatic Centre will avoid offering single use plastics and will compost organics. Space therefore will be allowed for recycling and organics collection across the facility.

Sustainable Infrastructure

The materials used in Leichhardt Park Aquatic Centre infrastructure consume energy and resources in their manufacture. This can be minimised by choosing:

- Materials with high recycled content, therefore supporting the market for these products
- Renewable materials, that is, agricultural products that are grown in less than 10 years and can be harvested sustainably (e.g. bamboo, hemp, organic cotton)
- Products that are certified lower-impact, such as Forest Stewardship Council certified wood
- Materials that can be recycled after use
- Materials that are durable in the marine environment
- Materials that are compatible with environmentally friendly cleaning products

Leichhardt Park Aquatic Centre's design will align with the Green Building Council of Australia's Green Star rating system, or equivalent for aquatic centres.

The proposed master plan outlines priority works at Leichhardt Park Aquatic Centre over the next 10 years based on the evidence at the time. It also makes allowances for future upgrade works which have been requested by the community. In the future these upgrades could include:

Spa and sauna

The facility will house a unisex spa, steam and sauna. It is proposed that the facility will be located adjacent to the mushroom pool, in close proximity to the 50m pool, program pool 2 and gym. The facility will include hallway access from the lift, sound proofing to walls and air lock doors to reduce any noise from the mushroom pool and showers.

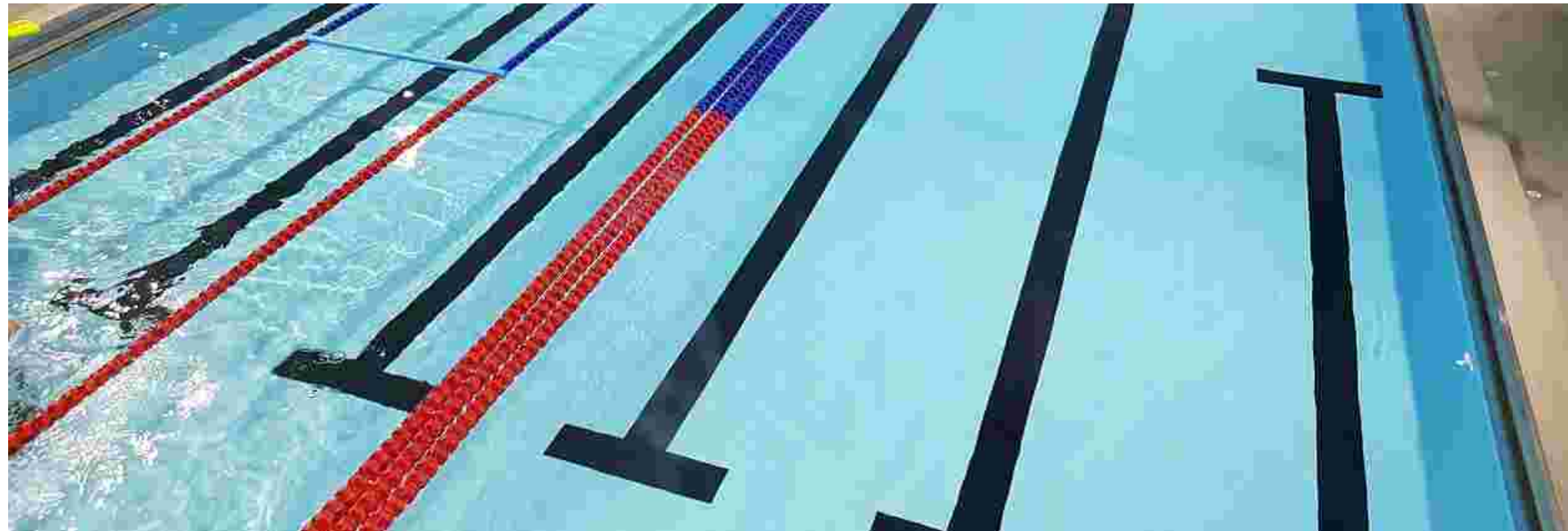
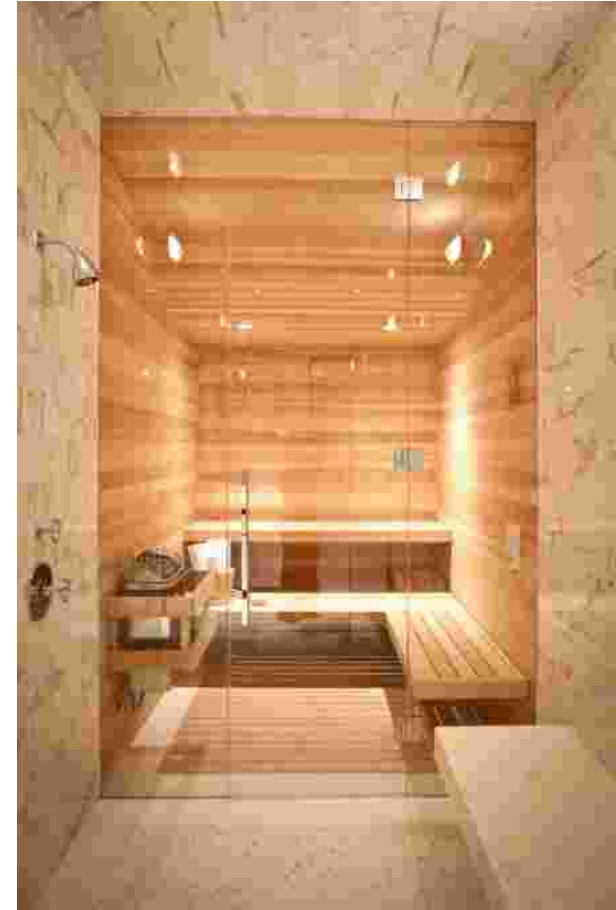
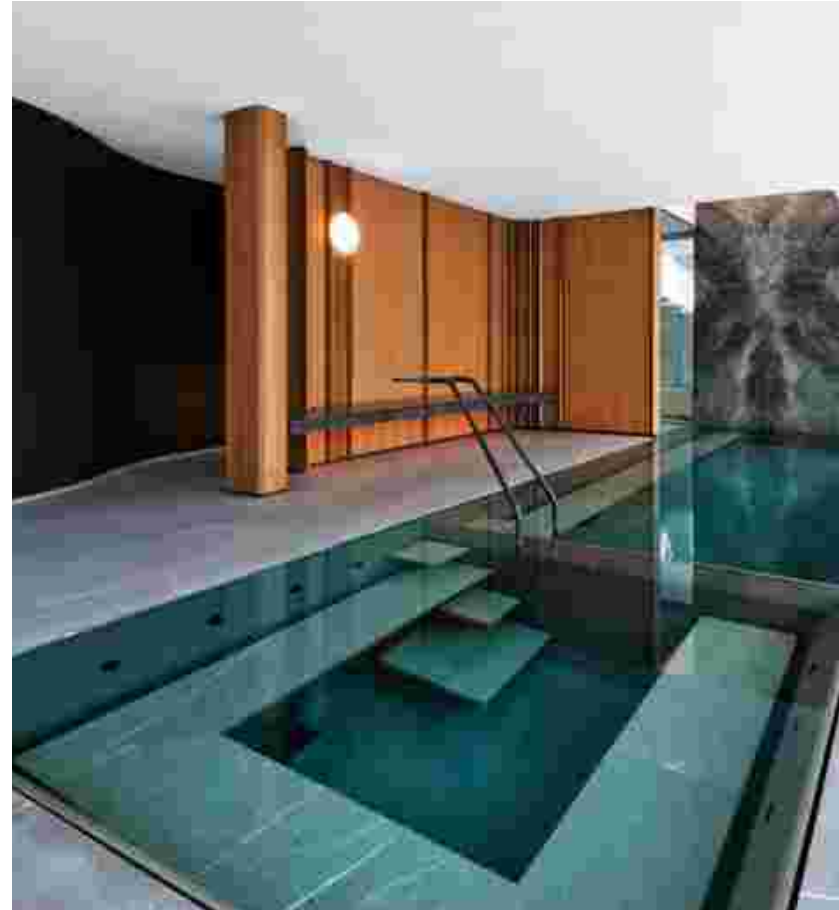
The facility will also include stackable sliding doors facing east. This will allow for views through biodiversity planting on the adjacent embankment and to Iron Cove beyond. The doors may be open on occasion to allow users to relax in a private outdoor setting.

Expansion of the gym

Expansion of the gym is proposed over the existing mushroom pool. The gym would allow for additional Cardio space and free up space in the existing gym for additional stretch and weights areas. The gym expansion also proposes an outdoor work out area for yoga classes, stretching and individual work outs. This space would overlook the planted embankment and Iron Cove.

Expansion of Program Pool 1

Removal of the existing indoor splash pool to allow for the expansion of Program Pool 1 to a 25m pool is proposed. The additional length will allow for more programming opportunities including expansion of the current Learn to Swim program offerings.



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12

Implementation Plan



Introduction

The implementation plan is to guide the preferred implementation and staging of upgrades for the Leichhardt Park Aquatic Centre Master plan. The implementation plan has been used to influence the Long term Financial Plan.

Below which, each project item is listed with all the elements that require costing e.g. aquatic facilities, pathways, trees or furniture. Each listed item has a quantity provides, a unit rate, a cost rate and total costs. At the end of each subsection, a project subtotal is provided. The implementation of each project has been prioritised according to community engagement asset quality and funding available. Each project costing has been broken down into financial year spending.

External and/or grant funding

Several projects will require external or grant funding from alternate sources and strong collaboration with stakeholders.

This document is to be used to secure this funding and help deliver the additional projects.

Financial Summary

A summary of the cost implications include:

TOTAL 2019/20:	\$ 760,000
TOTAL 2020/21:	\$ 695,000
TOTAL 2021/22:	\$ 3,128,125
TOTAL 2022/23:	\$ 8,614,875
TOTAL 2023/24:	\$ 2,365,750
TOTAL:	\$ 15,563,750

Exclusions and Assumptions

A series of exclusions and assumptions have been made within the costing.

Exclusions

> All site preparation and management activities including site management and safety plans, meetings, inspections, certifications, incidents register, traffic control measures, location of services, setout, service authority approvals, make good, environmental management including erosion control and dust suppression, portaloos and make good.

- > Site safety and tree protection fencing.
- > Completion documentation including as built drawings, certifications and warranties.
- > Geotechnical testing
- > Soil testing and removal of contaminated soil from site

- > Detailed site survey costs not included
- > Review of fire safety and upgrade of fire safety systems
- > Latent conditions – e.g. Rock, services, unknown
- > Site safety and tree protection fencing.
- > Completion documentation including as built drawings, certifications and warranties.
- > Geotechnical testing
- > Soil testing and removal of contaminated soil from site
- > Detailed site survey costs not included
- > Review of fire safety and upgrade of fire safety systems
- > Latent conditions – e.g. Rock, services, unknown underground, etc.
- > Regulatory approvals and DA costs excluded
- > Allowance for night and weekend work

Assumptions

- > All costing is excluding GST
- > Asset maintenance of the existing facility is not part of the capital works expenditure
- > Works will be staged to ensure clear construction access
- > No cranes will be required for works to be undertaken.

LPAC Capital Works Programme – High Level Estimated Costs 17 May 2019

1.00 Relocate Air Conditioning Equipment to Hydrotherapy Pool	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
Supply and Installation of new Air Cooled Package Units to provide cooling and heating to the Hydrotherapy pool environment - with up to date refrigerant					
The equipment should be located externally in a concrete footing in close proximity to the building					
New ductwork should be used to connect the existing internal ductwork to the new external units					
Power supply for the new units should be run from the existing switchboard located within the plant space adjacent the building					
Old units would be removed and disposed due to the redundant refrigerant					
Sound attenuation/screening should be constructed around the new units					
Cost breakdown:					
New units 2 No. @ 30kw each	\$80,000				
Installation and ductwork	\$25,000				
Power supply submains	\$20,000				
Supervision, overheads, margin	\$15,000				
Screening and builders works	\$25,000				
Consultants fees	\$15,000				
Total cost	\$180,000	\$180,000			

2.00 Upgrade building for BCA compliance	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
After a recent review of the fire safety and BCA compliance an independent consultant has advised a scope of works required in order to receive an annual fire safety certificate. This work includes fire services, air conditioning fire trip and alarm system, paths of egress alteration and other minor works.					
Cost breakdown:					
Estimate based on consultants advice plus contingency	\$250,000				
Additional consulting fees	\$10,000				
Total cost	\$260,000	\$260,000			

4.00 Removal of Dive Tower	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
Provide protective scaffolding to structure and fencing - 16 weeks	\$75,000				
Dismantle tower by hand	\$150,000				
Make good site - new slab	\$15,000				
Refurbish (make good) dive pool	\$10,000				
Preliminaries, fees and margin	\$50,000				
Consultants fees	\$20,000				
Total cost	\$320,000	\$20,000	\$300,000		

3.00 50m pool and Dive Pool Replacement	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
Demolition of existing main 50m pool and dive pool, construct new 8 lane 50m pool with adjacent program pool, suitable also for water polo - assumes entirely new structure, constructed in the same location					
Cost breakdown:					
Complete demolition and replacement of 50m swimming pool with new 8 lane pool - this assumes retention of existing heating equipment and pool plant	\$7,878,750		\$787,875	\$5,515,125	\$1,575,750
Complete demolition and replacement of dive pool with new 25m pool	\$2,050,000		\$205,000	\$1,435,000	\$410,000
Preliminaries, consultants fees	\$1,500,000	\$300,000	\$375,000	\$300,000	\$150,000
Total cost	\$11,428,750	\$300,000	\$375,000	\$300,000	\$150,000

5.00 Landscaping and water play area	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
Construct new waterplay area including landscaping, picnic facilities, water play creek bed and general play equipment, as well as integration with the existing LPAC facilities, boundary fencing, lighting and sheltered areas.					
Cost breakdown:					
Waterplay creek bed	\$250,000		\$62,500	\$187,500	
Play equipment and softfall	\$125,000		\$31,250	\$93,750	
Landscaping	\$200,000		\$50,000	\$150,000	
Picnic shelters and buildings	\$100,000		\$25,000	\$75,000	
Amenities	\$125,000		\$31,250	\$93,750	
Lighting	\$75,000		\$18,750	\$56,250	
Sun shades	\$150,000		\$37,500	\$112,500	
Consultants fees and preliminaries	\$200,000		\$50,000	\$150,000	
Total cost	\$1,225,000		\$50,000	\$150,000	

6.00 Enclosure of the Mushroom Pool and remove steps to hydrotherapy pool	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
To construct new roof and wall structures to enclose the mushroom pool and integrate the structure into the adjacent buildings including services, air conditioning, fire services, etc, with airport style door for fresh air circulation. Also remove steps at the southern edge of the hydrotherapy pool to create more capacity.					
Cost breakdown:					
New structure (Steel frame, lightweight cladding) - 800m2 @ \$1200/sqm	\$960,000		\$768,000	\$192,000	
Services integration and door 800m2 @ \$650/sqm	\$520,000		\$416,000	\$104,000	
Demolition of existing hydrotherapy steps and make good	\$220,000		\$220,000		
Consultants fees	\$1000,000	\$20,000	\$50,000	\$30,000	
Total cost	\$1,800,000				

7.00 Amendments to building layout	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Scope:					
Refurbish reception area including new reception counter, floor finishes, security turnstiles and general furnishings					
Cost breakdown:					
Reception area refurbishment	\$125,000			\$37,500	\$87,500
New change room upgrade	\$100,000			\$30,000	\$70,000
General signage upgrade	\$50,000			\$15,000	\$35,000
Consultants fees and preliminaries	\$75,000			\$37,500	\$37,500
Total cost	\$350,000				

Total cost of entire capital works programme	\$15,563,750	\$760,000	\$695,000	\$3,128,125	\$8,614,875	\$2,365,750
Year of capex (all in 2019 dollars)		2019/2020	2020/2021	2021/2022	2022/2023	2023/2024

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A

Benchmarking Study

Appendix A



- Process and findings
- History of the aquatic centre
- Case Study Location Map
- Benchmarking Study 1 - Des Renford Leisure Centre, Randwick
- Benchmarking Study 2 - Angelo Anestis Aquatic Centre, Bexley
- Benchmarking Study 3 -Victoria Park Pool, Camperdown
- Benchmarking Study 4 -Prince Alfred Park Pool, Surry Hills
- Benchmarking Study 5 -National Centre of Indigenous Excellence

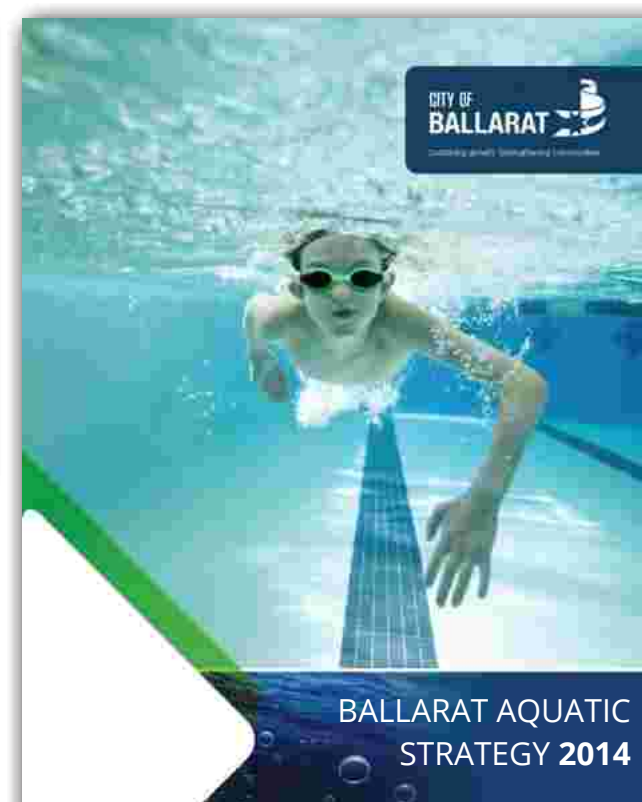
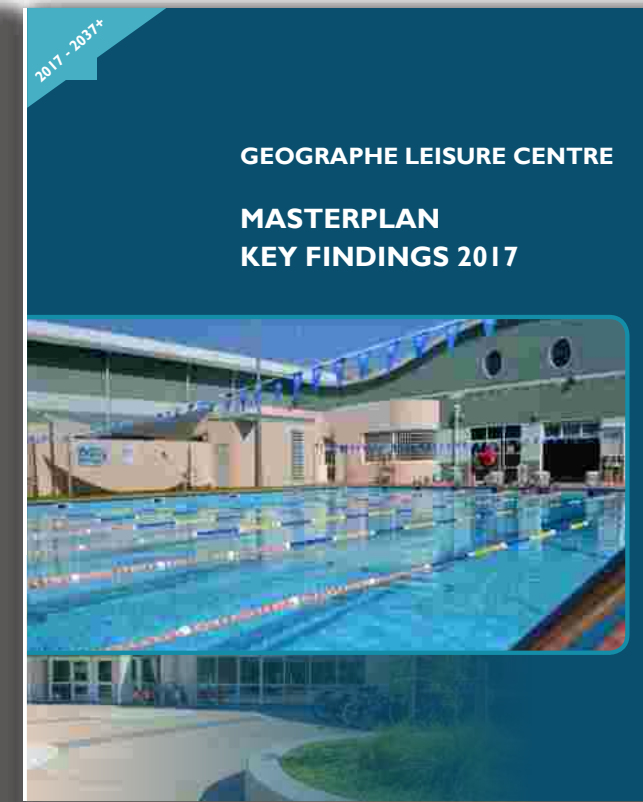
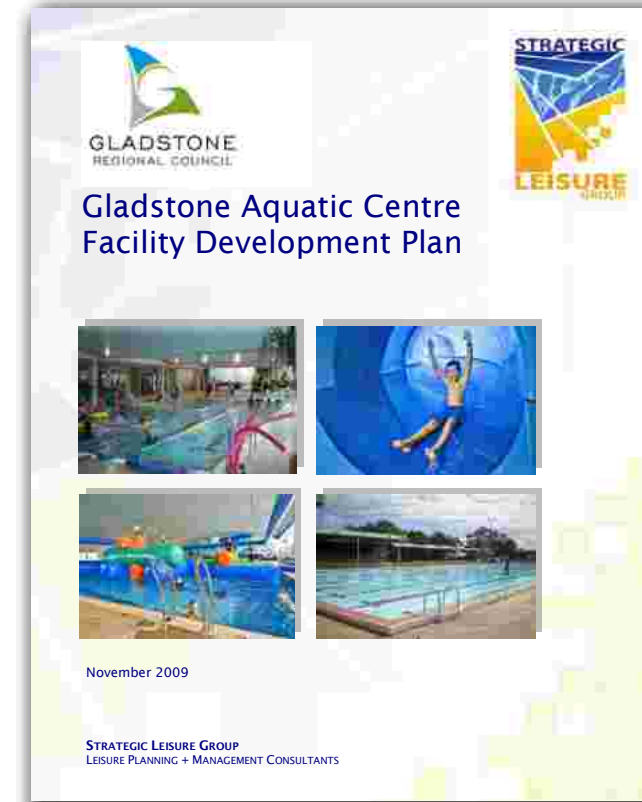
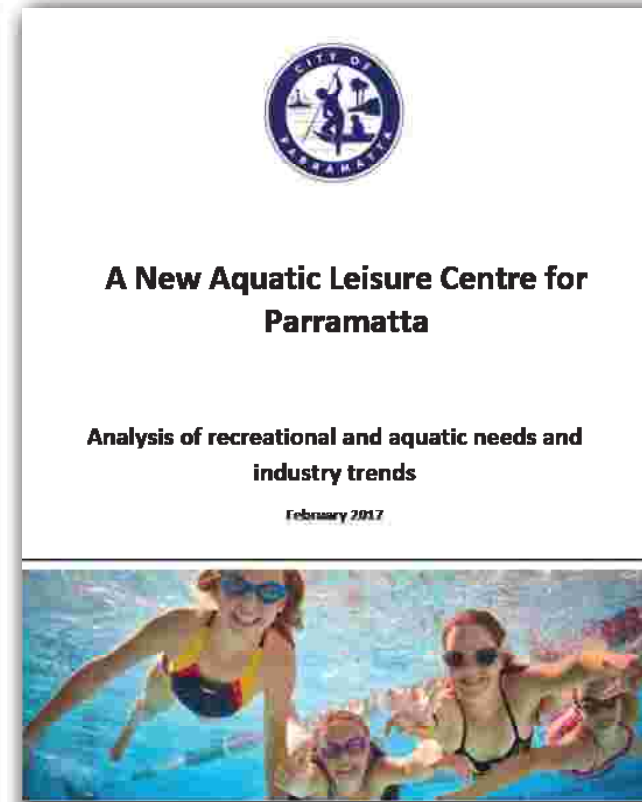
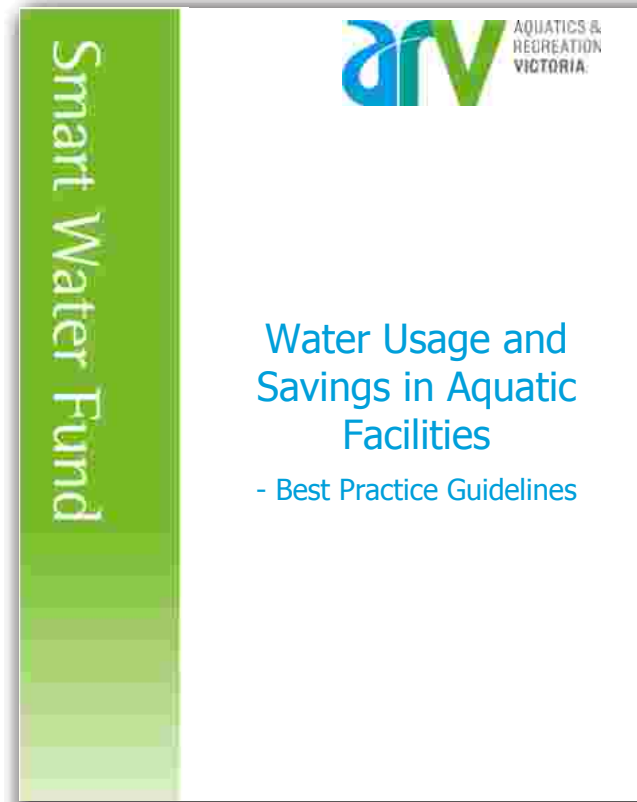
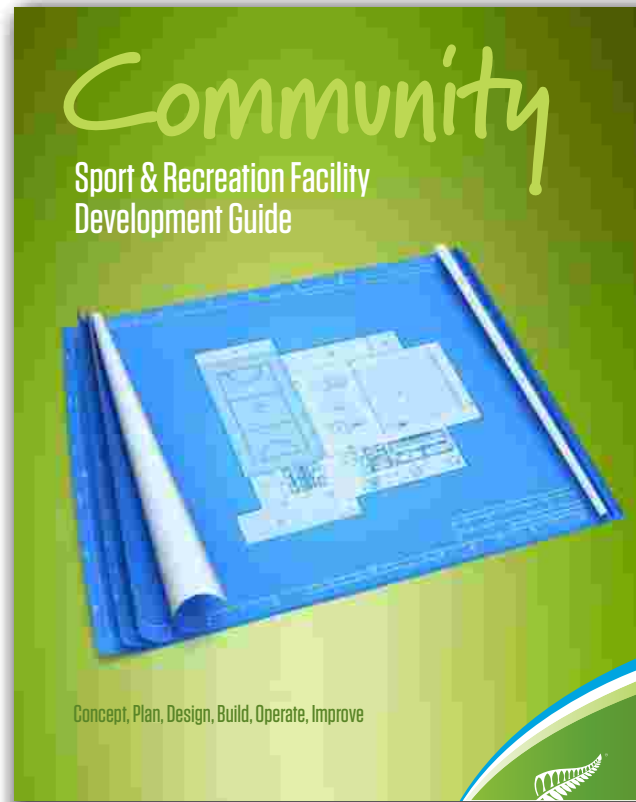


Overview

Council completed a detailed benchmarking study to understand current trends in facilities, best practice design and potential future demands.

The benchmarking study was conducted in 3 main parts;
 1. Desktop review: the desktop review was a study of relevant strategies from a variety of sources including sporting organisations, government bodies and other aquatic facility master plans.
 2. Historical understanding: research on the historical context of aquatic facilities was completed to better understand past trends and existing situation.
 3. Site visits: site visits to other regional aquatic centres were conducted to understand how recent upgrades, previous works function and what lessons can be learnt.

This thorough investigation developed a set of conclusions on best practice designs and outcomes which have informed the master plan design.



A desktop study reviewed the following Aquatic Centre strategies and guidelines.

The outcomes from the desktop review can be broken into three main parts:

Trends in recreation facilities

- Provide flexible recreation facilities including group and individual fitness and recreation facilities.
- More time is spent out of the water than in the water. Ensure recreation area service supervision of recreation out of the pool along with spaces for both individual and groups to gather.
- Provide a recreation venue with multiple functions that meet a diverse set of needs.
- There is an increase in participation levels of females and the disabled in physical activity. There are indications for a growing desire for families to share recreational activities or pursue related activities at one venue rather than different activities at different locations.
- People undertake physical activity at varying times, with daytime and night-time participation rates increasing. Residents, therefore, expect and require use of facilities at hours that suit them.

Facility requirements

- Entrance Lobby and Foyer
- Reception, Administration and Staff Facilities
- Meeting Room (25 persons)
- Café/Food and Beverage Area
- Retail
- Public Toilets - at foyer
- Wet change room - if facilities are shared between the pool and reception area, including both a wet entrance and dry entrance is desirable.
- Dry change room
- Cleaners' Stores
- First Aid Room
- Staff Room
- Spectator seating
- Pool Control
- Pool Storage - 5% of the pool area
- Accessibility - Sport wheelchairs are wider than normal wheelchairs and are not able to fit through 760mm clear door openings. All accessible routes should therefore provide 920mm minimum clear openings. Sliding doors are preferred to swing doors.

Design outcomes

- Move away from traditional 50m lap pool to recreation activities
- Inclusive and accessible
- Flexible recreation options
- Cater for a diversity in user groups
- Quality public active and passive recreation areas
- Provision of shade - sun safe movement
- Ease of surveillance

01 Benchmarking Study

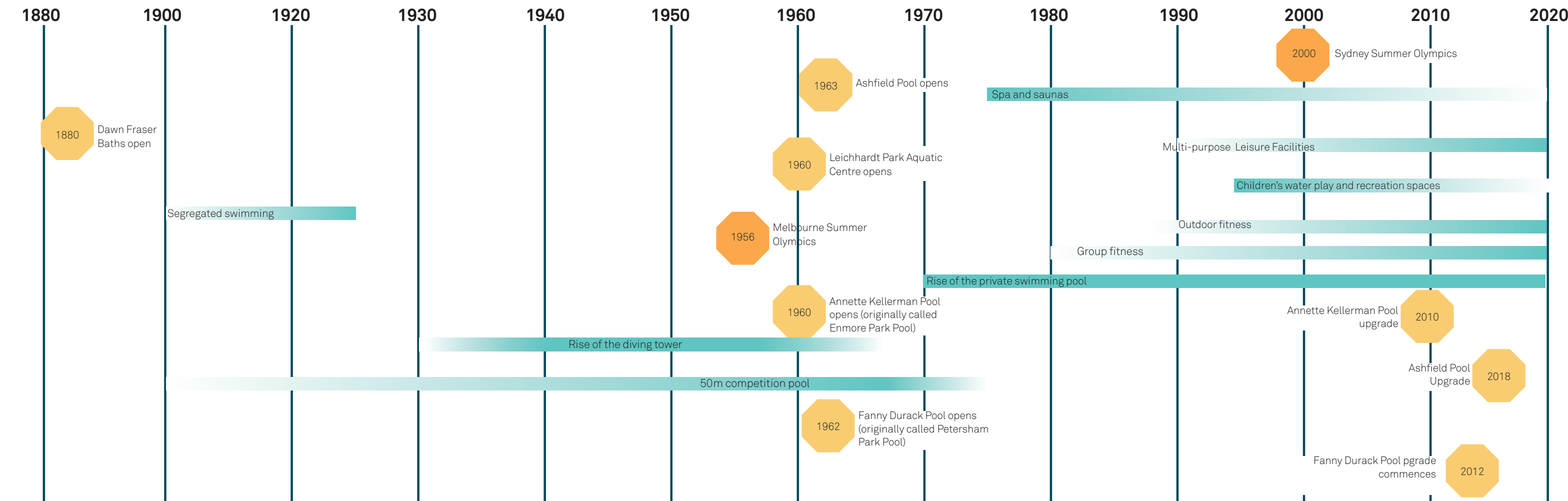
The history of aquatic facilities in the inner west

Aquatic recreation has changed its form and importance over time. In the past, aquatic facilities were limited to rock pools and the beach. The early 1900s saw the rise of Australian Olympic swimming with Frederick Lane winning two gold medals in the 1900 Olympics. In 1912 Women's events were added at the Olympic Games in Stockholm, with Fanny Durack and Whilhelmina 'Mina' Wylie being Australia's first female representatives, winning gold and silver in the 100m freestyle. From the early 1900s, popularity in the 50m pool began to rise with the peak seen in the 1950s and 1960s. This is seen in the construction of Ashfield Pool, Leichhardt Park Aquatic Centre, Annette Kellerman Pool, Enmore and Fanny Durack Pool, Petersham. In the 1940s, the rise of the diving tower encouraged more diversity within Aquatics recreation. Additional recreation facilities including spas and saunas became popular within facilities in the 1970s. Multipurpose facilities with gym and sporting facilities are a relatively new phenomenon and have grown in popularity over recent years.

With the densification of our cities and smaller backyards, the community swimming pool is re-establishing its importance.

There is also a current trend away from the tradition 50m lap pool with a move towards multi-purpose recreation facilities. These facilities often include, gym, group fitness, indoor and outdoor team sport facilities, athletics, community rooms, swimming and childrens water play. They have become the community centre with water.

With our densifying city, now is the critical time for high quality public recreation, including aquatic recreation.



01 Benchmarking Study

Location of visited aquatic facilities



Council completed site visits to various Aquatic Facilities within Sydney. The sites were chosen for their recent upgrade works, tight urban lot sizes, connection to wider recreation facilities and densifying surrounding populations.

- During our site visits we met with staff, operations managers and facility managers to understand what worked well in the new upgraded facilities and areas which could have been improved. We developed an understanding of:
- > Connectivity to the site
 - > Foyer and reception layout and circulation
 - > Administration area design
 - > Learn to swim and program pool requirements
 - > Outdoor pool facilities
 - > Layout and circulation of change facilities
 - > Location, materiality and layout of gym facilities
 - > Crèche location and requirements
 - > Cafe and retail location and design

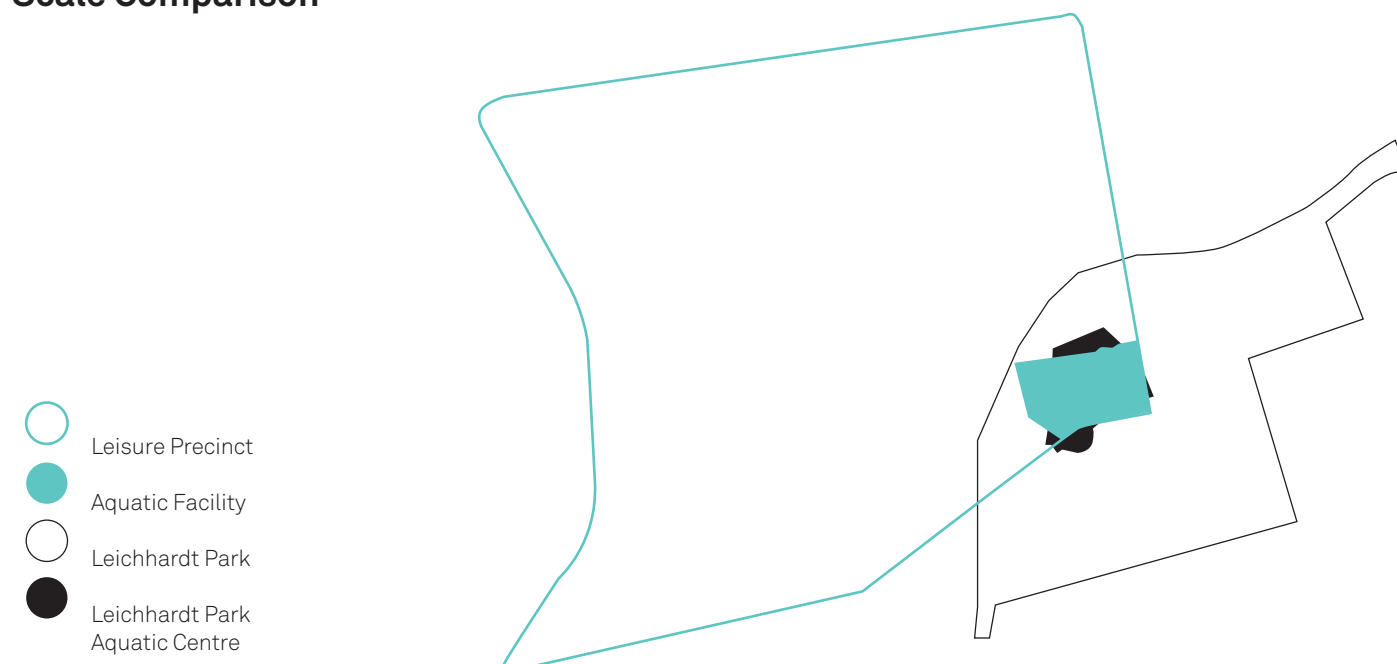
A summary of each facility are on the following pages.

- Legend**
- 1 Des Renford Leisure Centre, Randwick
 - 2 Angelo Anestis Aquatic Centre, Bexley
 - 3 Victoria Park Pool, Camperdown
 - 4 Prince Alfred Park Pool, Surry Hills
 - 5 National Centre of Indigenous Excellence, Redfern

Context

SUBURB	Maroubra
ADDRESS	Jersey Rd & Robey Street, Maroubra NSW 2035
SITE DESCRIPTION	The Des Renford Leisure Centre is located within Heffron Park, Maroubra. The facility is serviced by bus routes 200m from the site. The facility is 1.5km from Westfield Eastgardens and Maroubra Beach. It is 800m from Pacific Square Shopping Centre. The Leisure Centre is part of a larger active precinct which includes; 28 Netball courts, Rugby fields, cycling, gymnastics facility, tennis courts and soccer fields, including one synthetic soccer field.
FACILITY DESCRIPTION	A new facility was built to replace the existing 1960's facility. The upgrade was completed in October 2013. It included a new fitness and health facility, cafe, reception area, foyer and offices. Landscaping works, BBQ area and shade structures were also upgraded.

Scale Comparison



OPENING HOURS	MON - 5.30AM - 10.00PM
	TUES - 5.30AM - 10.00PM
	WED - 5.30AM - 10.00PM
	THU - 5.30AM - 10.00PM
	FRI - 5.30AM - 8.30PM
	SAT - 7.00AM - 6.00PM
	SUN - 7.00AM - 6.00PM

OPERATIONS TYPE: Operated by Randwick City Council



Facilities

50m outdoor heated pool	50m indoor heated pool	Heated indoor programs pool	Heated indoor 25-metre pool	Heated children's play area/pool	Spa	Steam room	Aquatics inflatables	Wave Ryder	Wave pool	Waterslide	Gym - weights and cardio room	Group fitness studio	Creche	Retail	Cafe/kiosk	Massage Therapist	Nutritionist	BBQ area and picnic facilities	Access friendly - ramp access, pool hoist	Birthday Parties	Group sporting facility	
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Works well —————> Requires improvement

Connectivity to the site
 ● The aquatic centre complements additional recreation and sporting facilities within the park.
 ● Car park location dissects connection with the park
 ● Facility entrance and pool does not connect with the larger park context.

Foyer/Reception
 ● Previously empty area adjacent to the foyer now used for informal table tennis. Very popular with visitors.
 ● Raw concrete and dark tinted windows create a dark, uninviting entry space.
 ● Design of staircase allows for children to hide. On busy days and during carnivals the facility has to barricade under the stairs.
 ● Round foyer allows for clients to see behind the desks. Appears messy and causes concern regarding safe transfer of money.

Staff office/meeting rooms/lunch area
 ● Casual staff room and lunch area is a good size for casual staff
 ● Offices are disconnected from reception area. Sight lines are important to manage staff safety and peak period staffing levels.

Learn to swim/program pool
 ● Stairs into pool cause accessibility issues
 ● Raised edge on pool allows children to sit and wait for their class.

Outdoor pool facilities
 ● Large open space for recreation and picnic tables
 ● Grandstand attracts school and sporting carnivals and other income streams.

Change room Facilities
 ● External and internal change facility access points allows for dry and wet access into the change rooms

Gym/group classes
 ● Gym floor material hard wearing and preferable.
 ● Group fitness studio not co-located leading to potential confusion for new users
 ● Gym and fitness classes does not have a dry change facility. This has become a frequent complaint from users

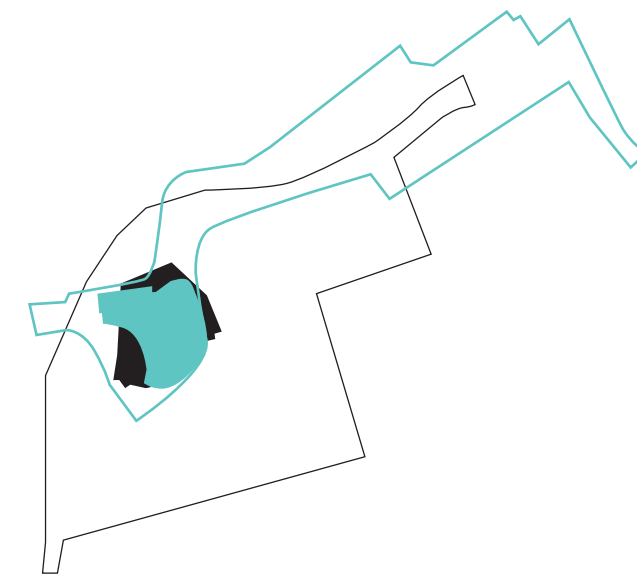
Crèche
 ● Crèche location easily accessible from the entrance, gym and pool

Cafe/retail
 ● Cafe location does not connect to other facilities.
 ● Location requires dedicated staff member at all times.

Context

SUBURB	Bexley
ADDRESS	98C Preddys Rd, Bexley North
CONTEXT	The facility is located within a suburban context. It sits adjacent to Bardwell Valley Parklands and is accessed from a dedicated aquatic centre car park or by bus on Preddys Road. The facility does not address Bardwell Valley Parklands and Bardwell Creek.
FACILITY DESCRIPTION	The facility was upgraded extensively in early 2017 and includes pool facilities, retail, cafe and gym facility.

Scale Comparison



- Leisure Precinct
- Aquatic Facility
- Leichhardt Park
- Leichhardt Park Aquatic Centre

OPENING HOURS	MON - 5.30AM- 9.00PM
	TUES - 5.30AM- 9.00PM
	WED - 5.30AM- 9.00PM
	THU - 5.30AM- 9.00PM
	FRI - 5.30AM- 9.00PM
	SAT - 6.00AM- 8.00PM
	SUN - 6.00AM- 8.00PM

OPERATIONS TYPE Operated by Blue Fit/Owned by Randwick Council



Available facilities

50m outdoor heated pool	50m indoor heated pool	Heated indoor programs pool/hydrotherapy pool	Heated indoor 25-metre pool	Heated indoor children's play area/pool	Spa	Steam/steam room	Aquatics inflatables	Wave Rider	Wave pool	Water slide	Gym - weights and cardio room	Group fitness studio	Creche	Retail	Cafe	Massage Therapist	Nutritionist	BBQ area and picnic facilities	Access friendly - ramp access, pool hoist	Birthday Parties	Indoor group sporting facility	
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Works well → Requires improvement

Connectivity to the site

- Facility sits back from the road and behind a large carpark. It does not connect to its context and is a destination facility.
- Aquatic Centre does not connect with Bardwell Valley Parklands.

Foyer/Reception

- Round foyer allows for clients to see behind the desks. Appears messy and causes concern regarding safe transfer of money.
- Polished concrete entrance floor becomes slippery when wet. Resurfacing of the floor was required following the opening.

Staff office/meeting rooms/lunch area

- Staff Office close to reception. Solid wall causes disconnection.

Learn to swim/program pool

- Baby change tables adjacent to pool create a sense of poor hygiene

Outdoor pool facilities

- Movable seating options is a good outcome for the space.
- Grass open space important for recreation. Busy with families picnicing during summer.

Change room Facilities

- Male/female change facilities are co-located.
- Family change facilities not appropriate for use levels.

Gym/group classes

- Group fitness studio well located.
- Gym outlook over pool favourable.

Crèche

- Crèche also has function of community meeting room. This does not work as it often gets double booked or was not packed away properly prior to meetings.

Cafe/retail

- Retail facility is located near the reception area.
- Reception staff often have their back to retail area causing a greater risk of shoplifting and missed sale opportunities.

Context

SUBURB	Camperdown
ADDRESS	City Road (Corner of Parramatta Road) Camperdown, Camperdown
CONTEXT	The facility is located within a high density location in close proximity to Broadway shopping centre a regional shopping facility and adjacent to Sydney University's Camperdown Campus.
FACILITY DESCRIPTION	The facility includes retail, cafe and gym facility. It sits at the centre of Victoria Park and is accessed by foot from a small car park at City Road or bus stops at Parramatta Road or City Road. The facility takes full advantage of its park setting by positioning the building at the high side of the facility, focussing view out to the park.



Scale Comparison



OPENING HOURS	MON - 6.00AM - 8.00PM
	TUES - 6.00AM - 8.00PM
	WED - 6.00AM - 8.00PM
	THU - 6.00AM - 8.00PM
	FRI - 6.00AM - 8.00PM
	SAT - 7.00AM - 8.00PM
	SUN - 7.00AM - 8.00PM
OPERATIONS TYPE	Operated by Belgravia Leisure owned by City of Sydney

Available facilities

50m outdoor heated pool	●
50m indoor heated pool	●
Heated indoor programs pool/hydrotherapy pool	●
Heated indoor 25-metre pool	●
Heated indoor children's play area/pool	●
Spa	●
Steam/steam room	●
Aquatics inflatable	●
Wave Ryder	●
Wave pool	●
Water slide	●
Gym - weights and cardio room	●
Group fitness studio	●
Crèche	●
Retail	●
Cafe	●
Massage Therapist	●
Nutritionist	●
BBQ area and picnic facilities	●
Access friendly - ramp access, pool hoist	●
Birthday Parties	●
Indoor group sporting facility	●

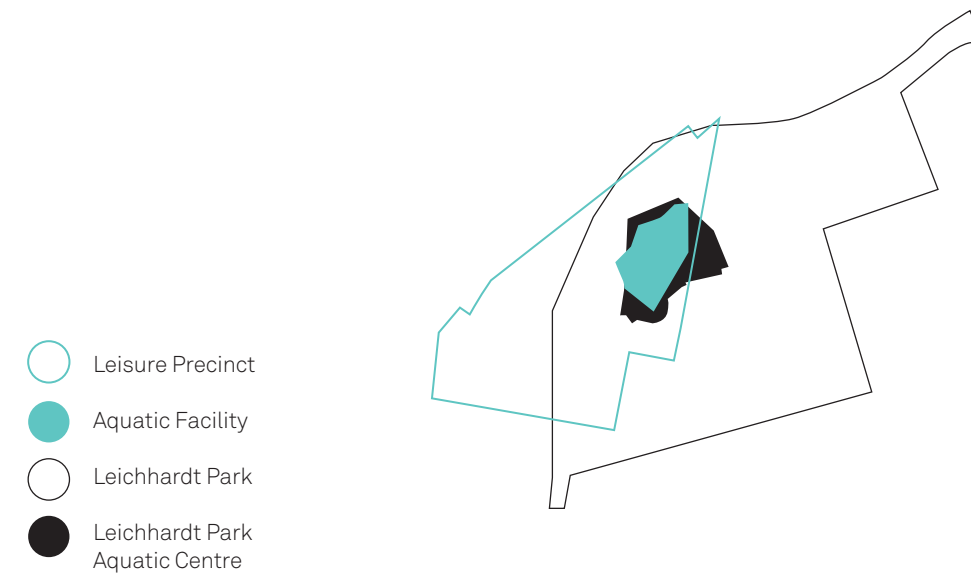
Works well ————— **Requires improvement**

Connectivity to the site	● Pool Facilities connect well with its park context. Park feels like an extension of the pool.	● Facility connects well to public transport.
Foyer/Reception	● Round foyer allows for clients to see behind the desks. Appears messy and causes concern regarding safe transfer of money.	
Staff office/meeting rooms/lunch area	● Staff Office close to reception. It has the potential for good natural surveillance, however a solid wall causes disconnection.	
Learn to swim/program pool (N/A)		
Outdoor pool facilities	● Movable seating options is a good outcome for the space.	● Grass open space for recreation. Not considered large enough for the use.
Change room Facilities	● Male/female change facilities not co-located and causes confusion amongst users. ● Family change facilities not appropriate for use levels.	
Gym/group classes	● Gym outlook over pool favourable. ● Group fitness studio well located at the end of the building.	● Gym and fitness classes does not have a dry change facility.
Crèche	● Crèche location at end and rear of building. Approach to the crèche is unwelcoming.	
Cafe/retail	● Retail facility is located near the reception area.	● Reception staff often have their back to retail area causing a greater risk of shoplifting and missed sale opportunities. ● Location of cafe requires dedicated staff member at all times. Cafe misses essential passing trade as it is at the end of the building and does not address park or facility foyer.

Context

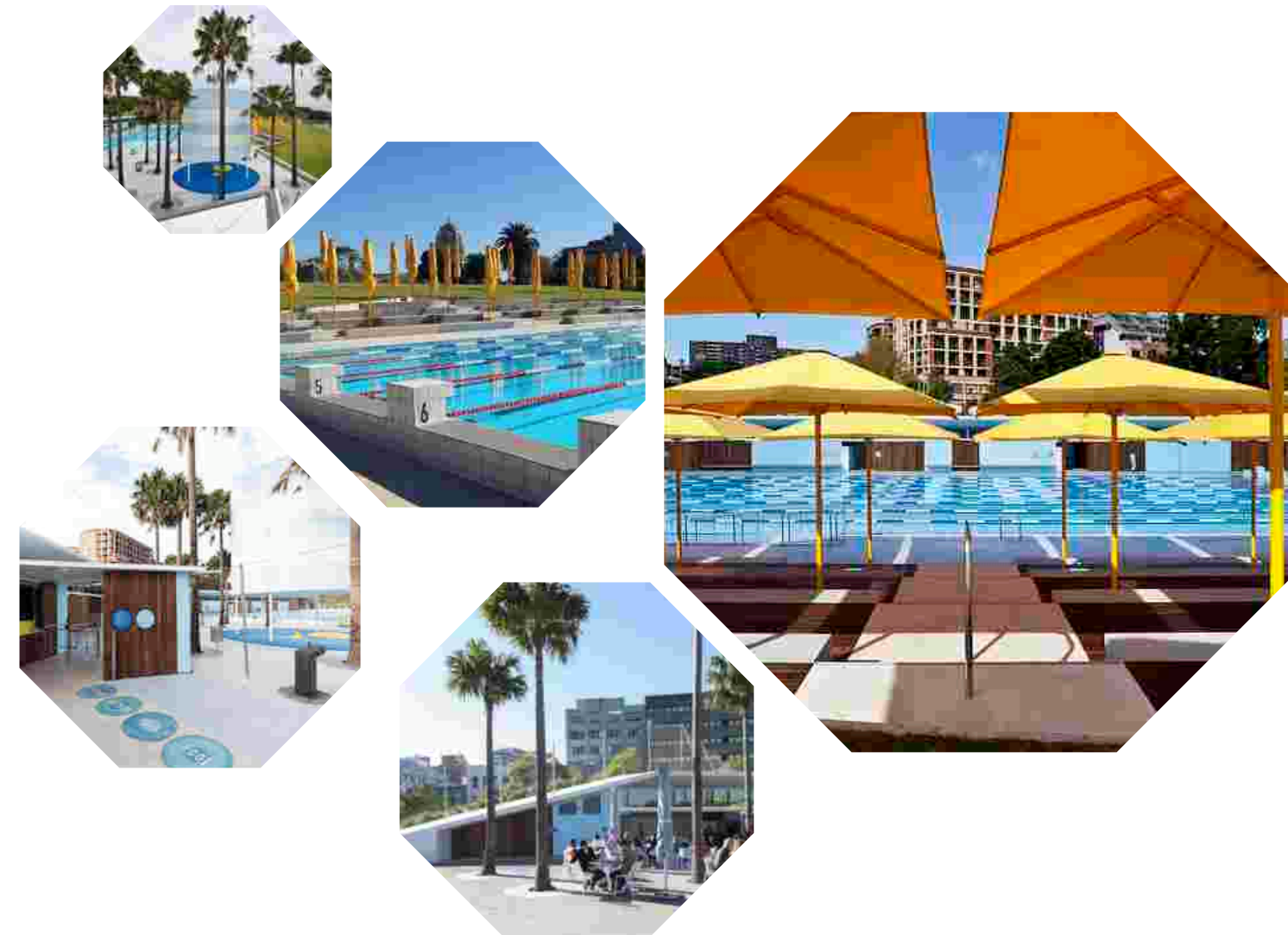
SUBURB	Surry Hills
ADDRESS	105 Chalmers St, Surry Hills
CONTEXT	The facility is located within Prince Alfred Park and adjacent to a high density residential and commercial location. The facility is in close proximity to Central Train Station and major bus routes.
FACILITY DESCRIPTION	The facility includes a 50m heated outdoor pool, children's splash pad, retail and cafe servicing the park. The facility was upgraded in 2013 and the new facility was awarded the 2014 AIA National Architecture Awards: Walter Burley Griffin Award for Urban Design, 2014 AIA NSW Sulman Medal for Public Architecture, 2014 AIA NSW Lloyd Rees Award for Urban Design 2014 City of Sydney Lord Mayor's Prize, 2014 Australia Award for Urban Design, 2014 Good Design Awards (Best In Architecture + Interiors) 2013 AILA Award, 2013 Sydney Design Awards (Architecture Mixed use) 2013 WAF High Commendation (Landscape), 2013 CCAA State Award 2013 CIA NSW High Commendation NSW medal at the Australian Institute of Landscape Architects state awards in December 2013.

Scale Comparison



OPENING HOURS	MON - 6.00AM-9.00PM
	TUES - 6.00AM-9.00PM
	WED - 6.00AM-9.00PM
	THU - 6.00AM-9.00PM
	FRI - 6.00AM-9.00PM
	SAT - 8.00AM-6.00PM
	SUN - 10.00AM-6.00PM

OPERATIONS TYPE: Operated by National Centre of Indigenous Excellence



Available facilities

50m outdoor heated pool	50m indoor heated pool	Heated indoor programs pool/Program Pool 2	Heated indoor 25-metre pool	Heated indoor children's play area/pool	Spa	Steam/steam room	Aquatics inflatables	Wave Ryder	Wave pool	Water slide	Gym - weights and cardio room	Group fitness studio	Crèche	Retail	Cafe	Massage Therapist	Nutritionist	BBQ area and picnic facilities	Access friendly - ramp access, pool hoist	Birthday Parties	Indoor group sporting facility
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Works well → **Requires improvement**

Connectivity to the site

- Pool Facilities connect well to public transport.
- Connects well with its park context whilst still providing privacy to patrons.

Foyer/Reception

- Queuing for entry is simple and member access is operated on a swipe card system.
- Foyer and reception area often has a wind tunnel effect and is unpleasant for staff.

Staff office/meeting rooms/lunch area

- Staff Office close to reception for good natural surveillance.

Learn to swim/program pool (N/A)

Outdoor pool facilities

- Movable seating options is a good outcome for the space.
- Shaded tiered spectator seating and mounded grass area highly used.
- Additional flat turfed area required for picnicing

Change room Facilities

- Male and female change facilities are located adjacent to each other.
- Two entrances allow for toilets and showers to be accessed separately
- Change facilities are open to the elements above showers. Allows for natural ventilation.
- Concrete surface within showers is hard to clean and maintain.

Gym/group classes (N/A)

Crèche (N/A)

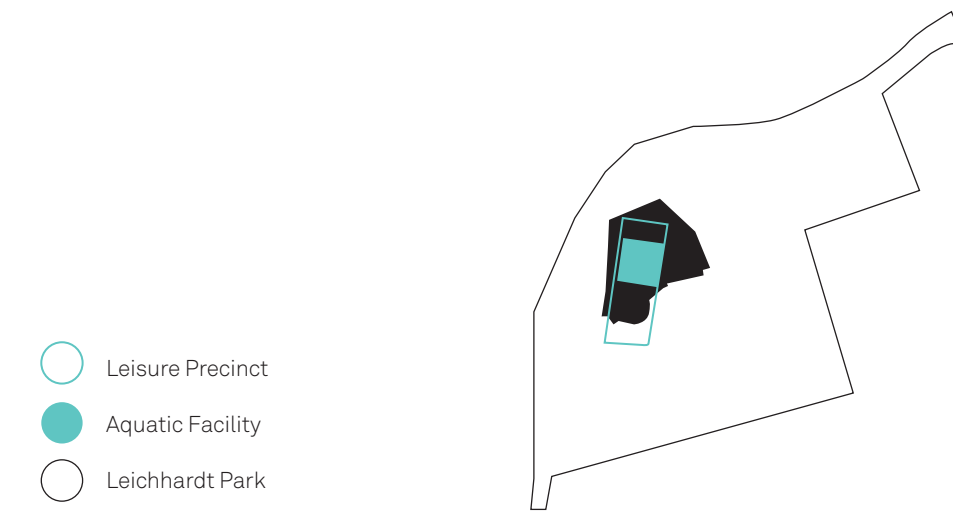
Cafe/retail

- Cafe is rarely open. Cafe is located at the entrance to the pool and services the park rather than the pool.

Context

SUBURB	Redfern
ADDRESS	166-180 George St, Redfern
CONTEXT	The facility is located on a tight small site within a high density location in close proximity to Redfern Town Centre. The site is well serviced by public transport. The aquatic facility is part of a larger program of social enterprise including youth support and training services, hospitality services, conferences and social sporting events.
FACILITY DESCRIPTION	The facility includes community facilities, a 25m indoor heated pool, indoor basketball court facility, retail, cafe and gym. It sits at the centre of Victoria Park and is accessed by foot from a small car park at City Road or bus stops at Parramatta Road or City Road. The facility takes full advantage of its park setting by positioning the building at the high side of the facility, focussing view out to the park.

Scale Comparison



- Leisure Precinct
- Aquatic Facility
- Leichhardt Park
- Leichhardt Park Aquatic Centre

OPENING HOURS	MON - 6.00AM-9.00PM
	TUES - 6.00AM-9.00PM
	WED - 6.00AM-9.00PM
	THU - 6.00AM-9.00PM
	FRI - 6.00AM-9.00PM
	SAT - 8.00AM-6.00PM
	SUN - 10.00AM-6.00PM

OPERATIONS TYPE Operated by National Centre of Indigenous Excellence



Available facilities

50m outdoor heated pool	●
50m indoor heated pool	●
Heated indoor programs pool/Program Pool 2	●
Heated indoor 25-metre pool	●
Heated indoor childrens play area/pool	●
Spa	●
Steam/steam room	●
Aquatics inflatables	●
Wave Ryder	●
Wave pool	●
Water slide	●
Gym - weights and cardio room	●
Group fitness studio	●
Crèche	●
Retail	●
Cafe	●
Massage Therapist	●
Nutritionist	●
BBQ area and picnic facilities	●
Access friendly - ramp access, pool hoist	●
Birthday Parties	●
Indoor group sporting facility	●

Works well

Requires improvement

Connectivity to the site

- Pool Facilities connect well with other community facilities on site.
- Connects well with the street and its high density residential and commercial surrounds.

Foyer/Reception

- Foyer and reception area flow from street entrance.
- Entrance protected from wind tunnel and adverse weather.
- Reception desks sits against the wall meaning that staff never have their back to customers.

Staff office/meeting rooms/lunch area

- Staff Office close to reception for good natural surveillance.

Learn to swim/program pool /indoor pool

- Movable seating options is a good outcome for the space.
- Concrete ledge onto turf area creates informal seating along with outdoor space in a tight urban setting.
- Indoor pool used for 'learn to swim programs'. Spectator seating around pool works well.

Outdoor pool facilities

- Bench seating opening onto small turf area for recreation. Good use of space.

Change room Facilities

- Change room facilities downstairs are not easily accessible

Gym/group classes

- Gym split between two sections of the building. Weights located in the basement of the facility and cardio machines above the basketball courts.

Crèche

- Crèche located adjacent to reception and is easily accessible.

Cafe/retail

- Cafe is co-located with the reception area. Reducing staffing levels in quiet periods.