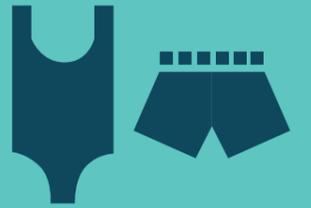
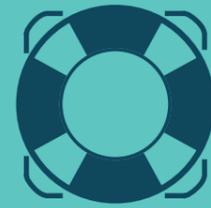


Master Plan

Leichhardt Park Aquatic Centre

DRAFT - AUGUST 2018





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

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The Leichhardt Park Aquatic Centre (LPAC) 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. 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 and recommends increasing capacity at existing facilities to meet future population needs, 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

Both the 50m lap pool and the diving pool (program pool 3) are past their life expectancy and require construction work 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 fully costed to understand budget requirements and integrated with Council's Forward Financial and Asset Plans.

The report is divided into ten sections for easy reading:

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

02 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.

03 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.

04 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.

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

06 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.

07 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.

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

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

10 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 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.

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
- > Refurbished existing building (lower terrace) with community function room and hire space with outdoor seating and harbour views
- > Picnic areas with BBQs, picnic settings and turf recreation spaces
- > New unisex family change rooms
- > New 50m, 10 lane lap pool with movable boom
- > Refurbished diving pool and tower
- > Enclosing of the 'mushroom' children's water play pool area with new operable roof and sliding doors – so the facilities can be used in winter as a closed area and opened for fresh air and breezes in summer
- > 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 with expanded outdoor covered seating area
- > 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.



Aboriginal and Torres Strait Island Statement

Inner West Council acknowledges the Gadigal and Wangal people of the Eora Nation, who are the traditional custodians of the land on which the Inner West Local Government Area is situated.



Leichhardt Park Aquatic Centre, 50m swimming pool

Photo by Inner West Council

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Appendix A	Benchmarking study	

01

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

Aquatic Facilities across the Inner West

Inner West Council operates the following public aquatic facilities:

- Annette Kellerman Aquatic Centre, Enmore
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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.

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.

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. At least 37% of people consulted for Recreation Needs Study 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. 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.

The research into existing use highlighted the facility received over 700,000 visits in the 2016/2017 financial year.

Business operations review

The review of the existing aquatic facilities across the Inner West, in combination with the Recreation Needs Study highlights gaps in the user experience at Leichhardt Park Aquatic Centre.

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 and generate an additional \$20,000 in income after labour and operation costs.
- The inclusions of nature based water play and recreation spaces could expect to generate an additional 31,000 visits to the site and generate an additional income of about \$100,000 per 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 - 2121

The Inner West Council Inclusion Action Plan (for People with a Disability) 2017-2121 (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 merges, 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

<p>Our Inner West 2036 A community strategic plan for the Inner West community</p>	<p>ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN</p>
---	--

<p>STRATEGIC DIRECTIONS These are the big picture results which the community would like Council and its many partners to focus on achieving</p>	<p>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.</p>
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<p>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</p>	<p>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</p>
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<p>Our Inner West 2036 A community strategic plan for the Inner West community</p>	<p>ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN</p>
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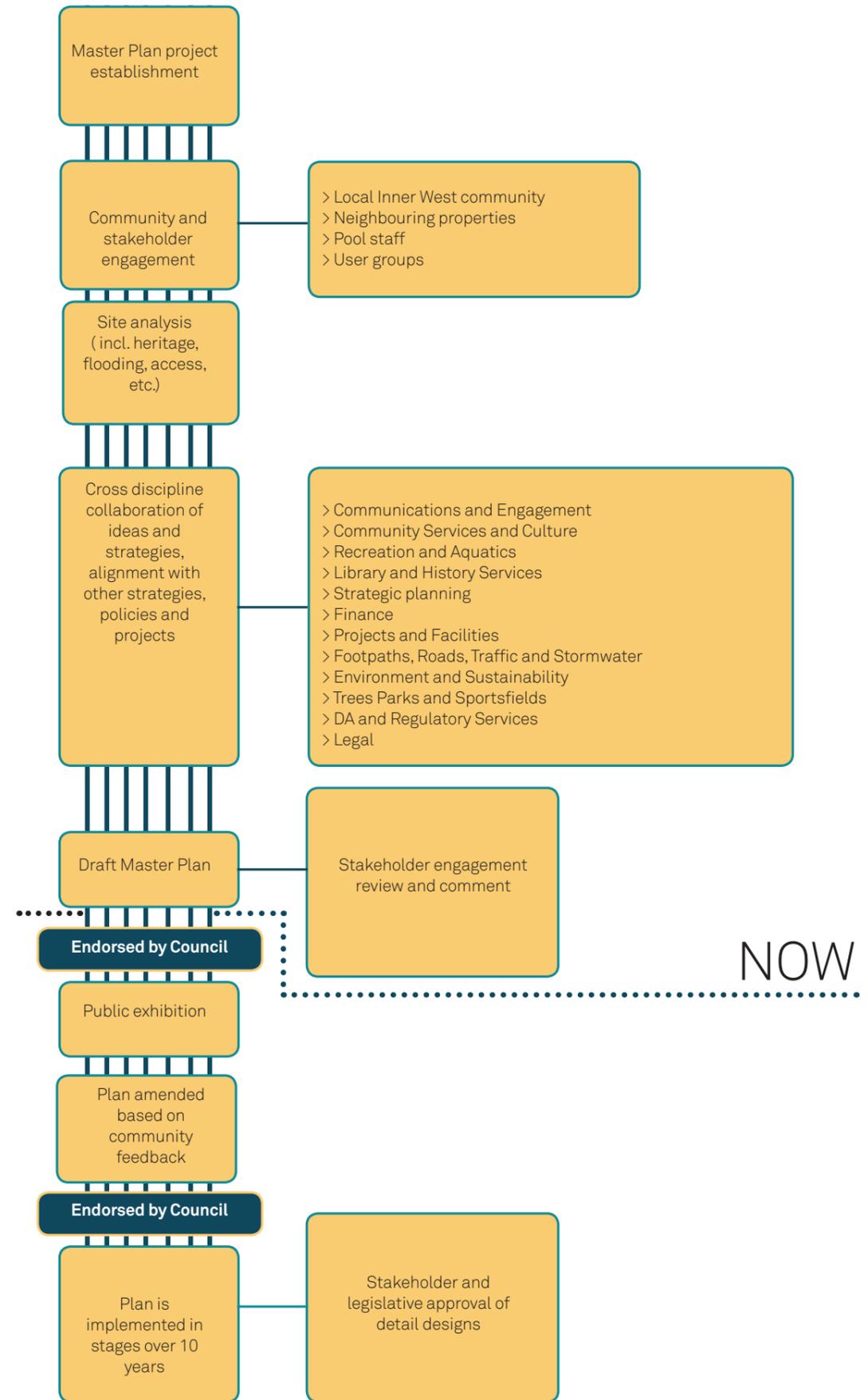
<p>STRATEGIES These guide the specific strategies related to this plan and define how to achieve outcomes</p>	<p>STRATEGIC OBJECTIVES 1.1.1. Provide the support needed for people to live sustainably 1.1.2. Reduce urban heat and manage its impact 1.1.5. Provide green infrastructure that supports increased 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</p>
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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**
- 3.4.2. 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 low diagram

Project Methodology

The project methodology was undertaken in eight phases, with some occurring concurrently to meet project deadlines. The methodology produced a process that ensure 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 will be used for community comment through an exhibition period. The feedback obtained will be 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 Project Context

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

02 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.

03 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.

04 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.

05 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.

06 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.

07 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.

08 Precinct Planning

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

09 Proposed Design Outcomes

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

10 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.

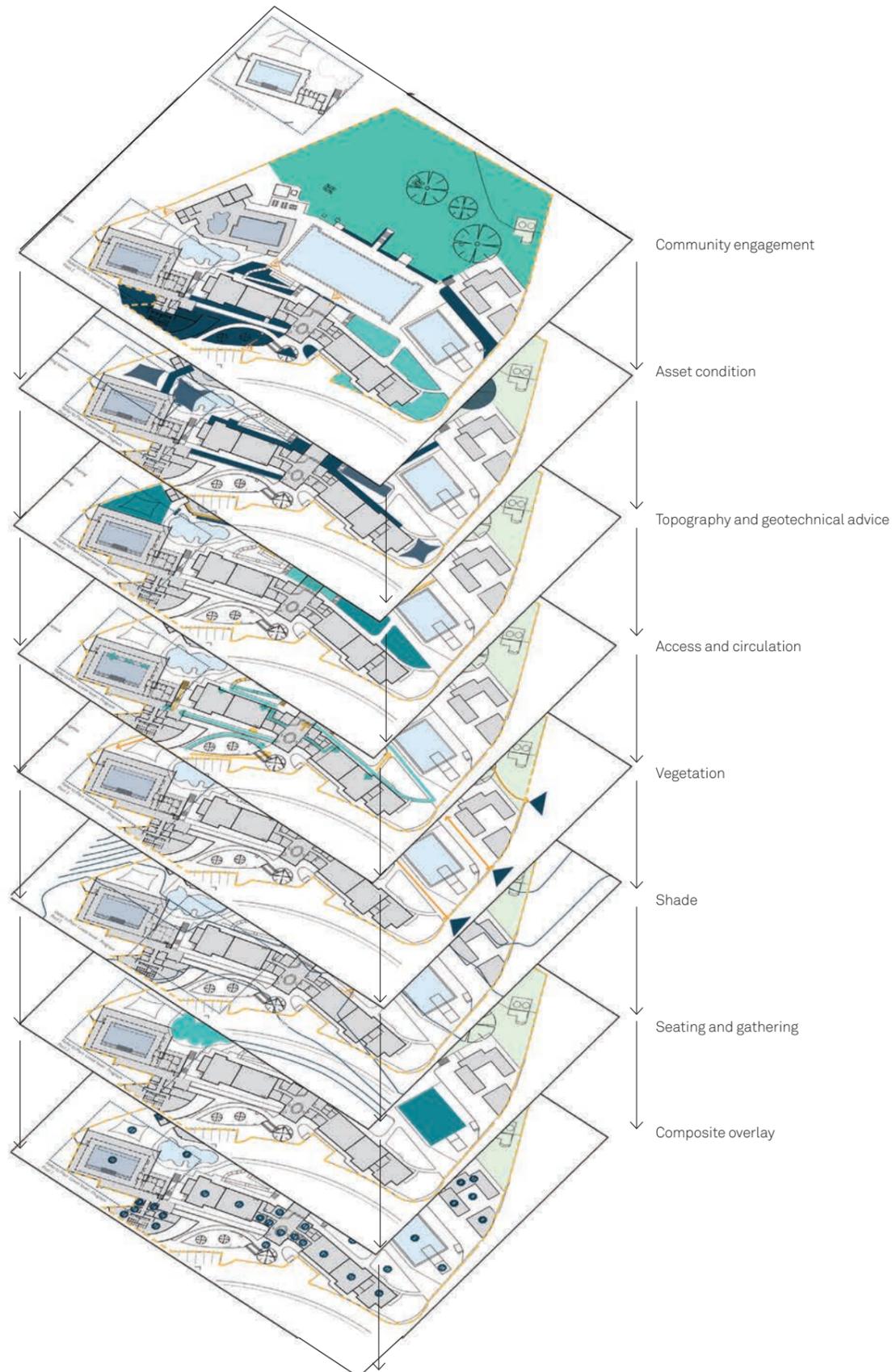


Diagram of how design outcomes are influenced by Community engagement and site analysis

02

Regional context

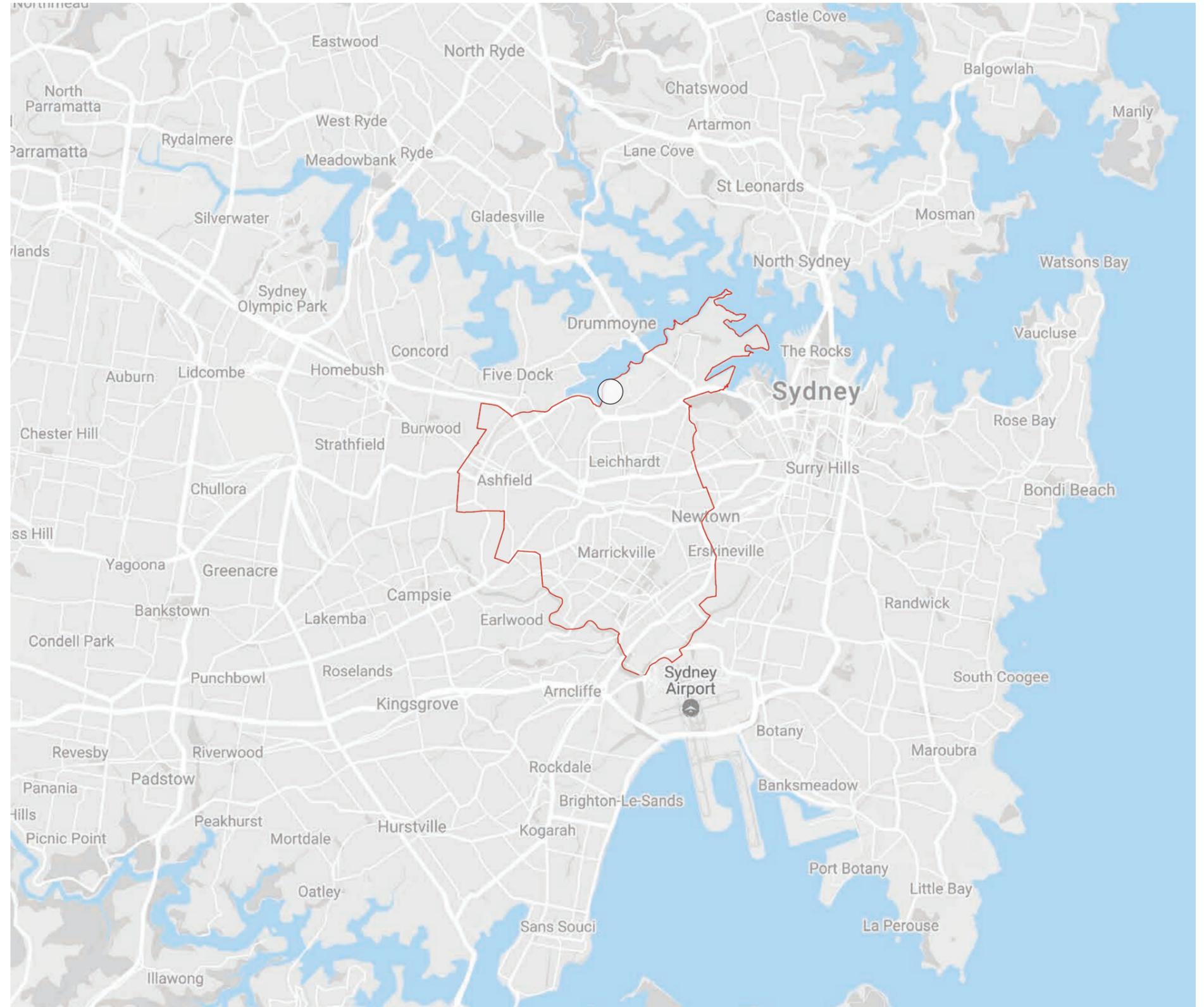


Location
Regional context of aquatic facilities



02 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.

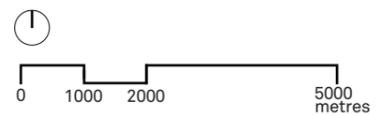


Legend

Leichhardt Park Aquatic Centre



Inner West LGA Boundary



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

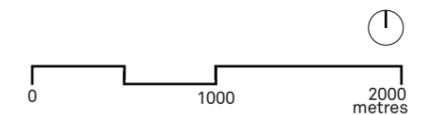
The study area is located to the north-west of the LGA, adjacent to Iron Cove in the suburb of Lilyfield. The site is located within Leichhardt Park. Nearby areas include Callan Park to the north east, City West Link/M4 and Leichhardt North Light Rail Station to the south.



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

Legend

-  Inner West LGA Boundary
-  Leichhardt Park Aquatic Centre
-  Residential Area
-  Industrial Area
-  Parkland



02 Regional Context

Regional context of public aquatic facilities

The adjacent plan shows the spread of publicly 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.

Legend

-  Outdoor pool facility/outdoor indoor mix
-  Indoor only facility
-  Leichhardt Park Aquatic Centre



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

03

Precinct Site analysis



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



03 Site analysis

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.

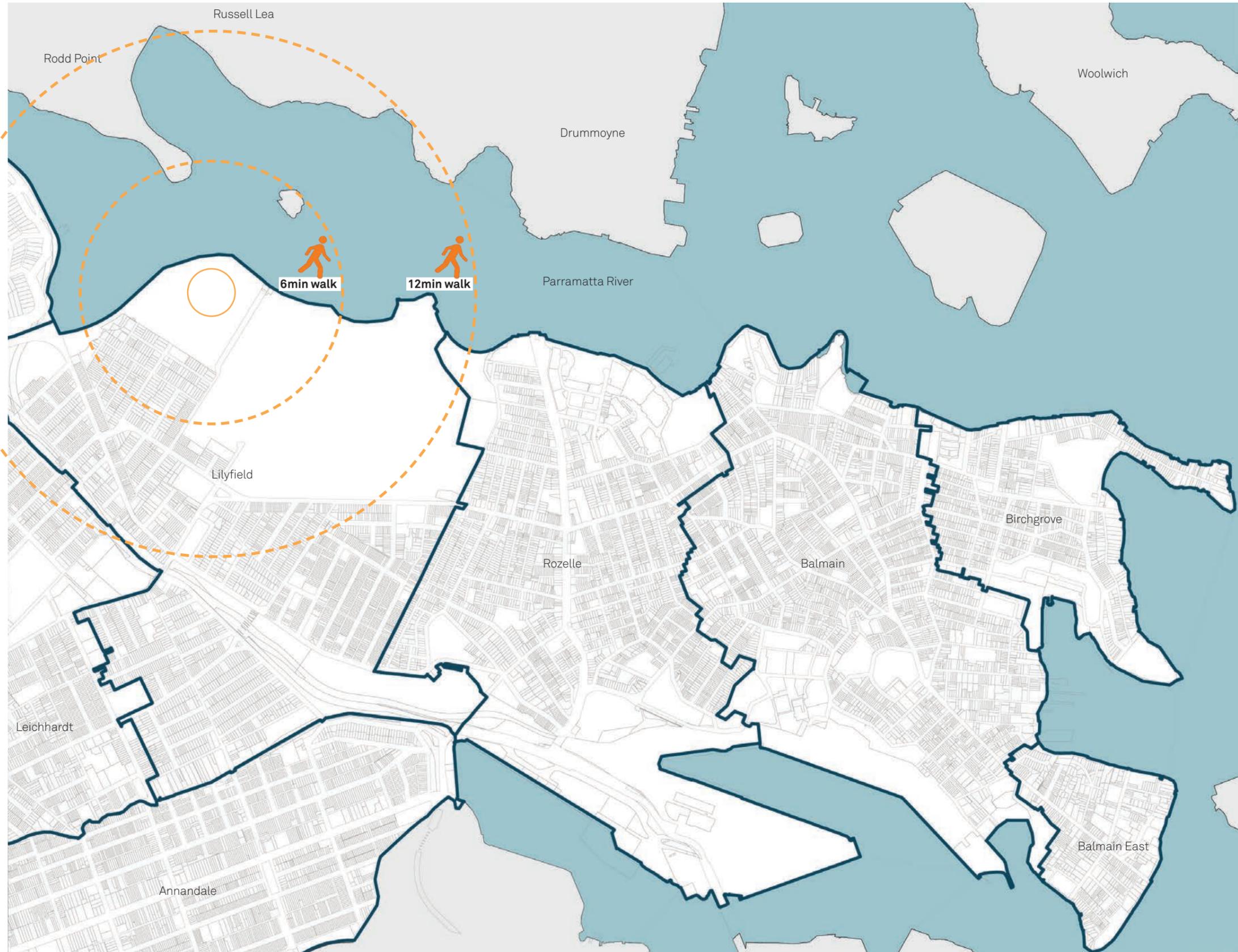
The analysis has been used to inform the design decisions that have been used in the proposed Leichhardt Park Aquatic Centre Master Plan.



Leichhardt Park Aquatic Centre, 50m swimming pool

Photo by Inner West Council

Balmain Peninsula - Suburbs and context



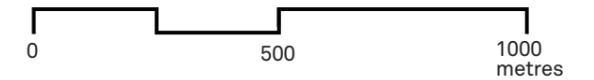
The site is located on the Balmain Peninsula in the suburb of Lilyfield adjacent to the Parramatta River.

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

Legend

Leichhardt Park Aquatic Centre 

Suburb extent 





03

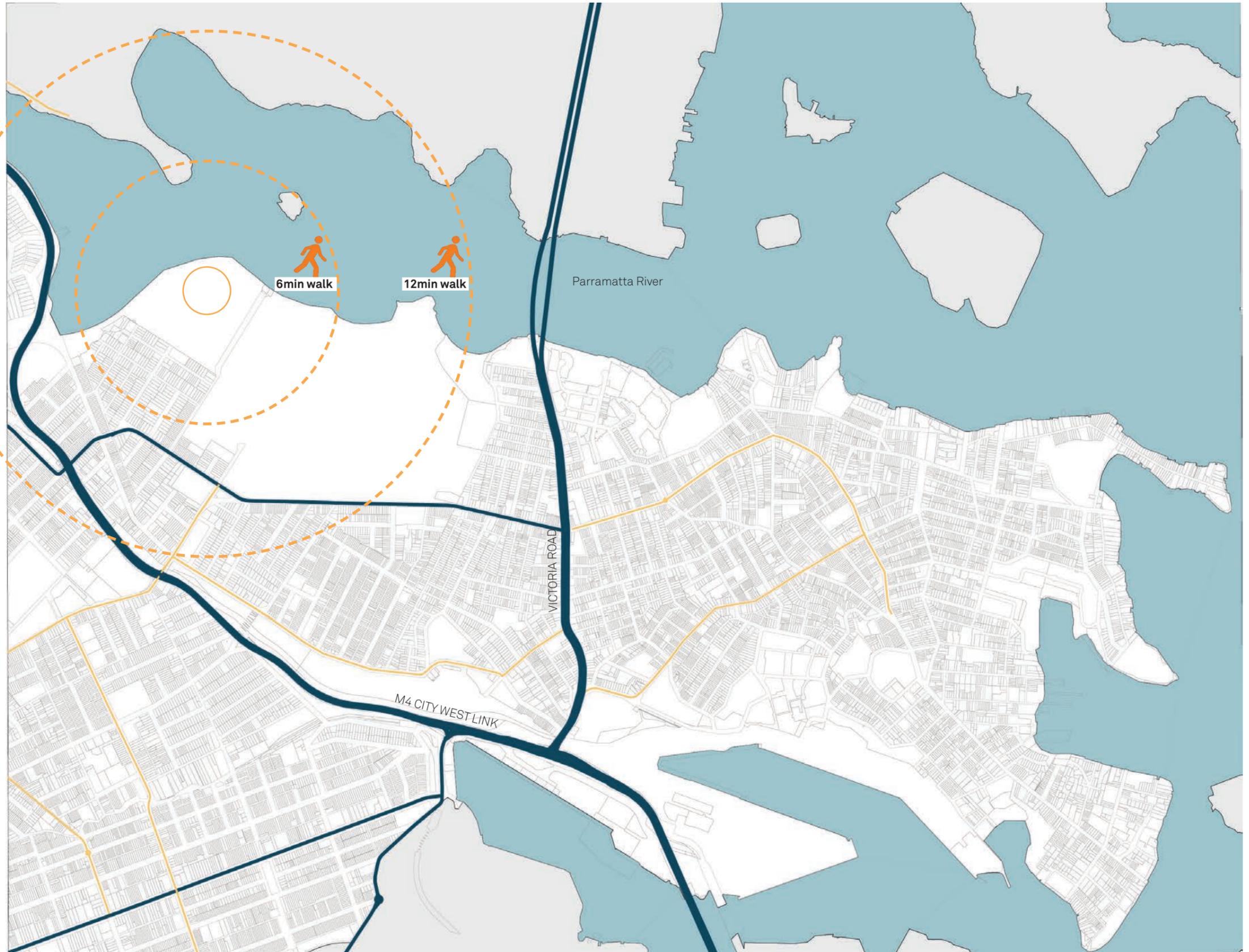
Site analysis

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



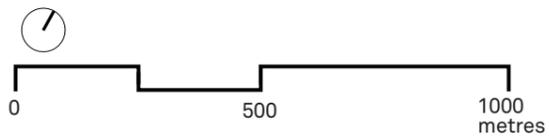
Arterial Roads



Major Roads



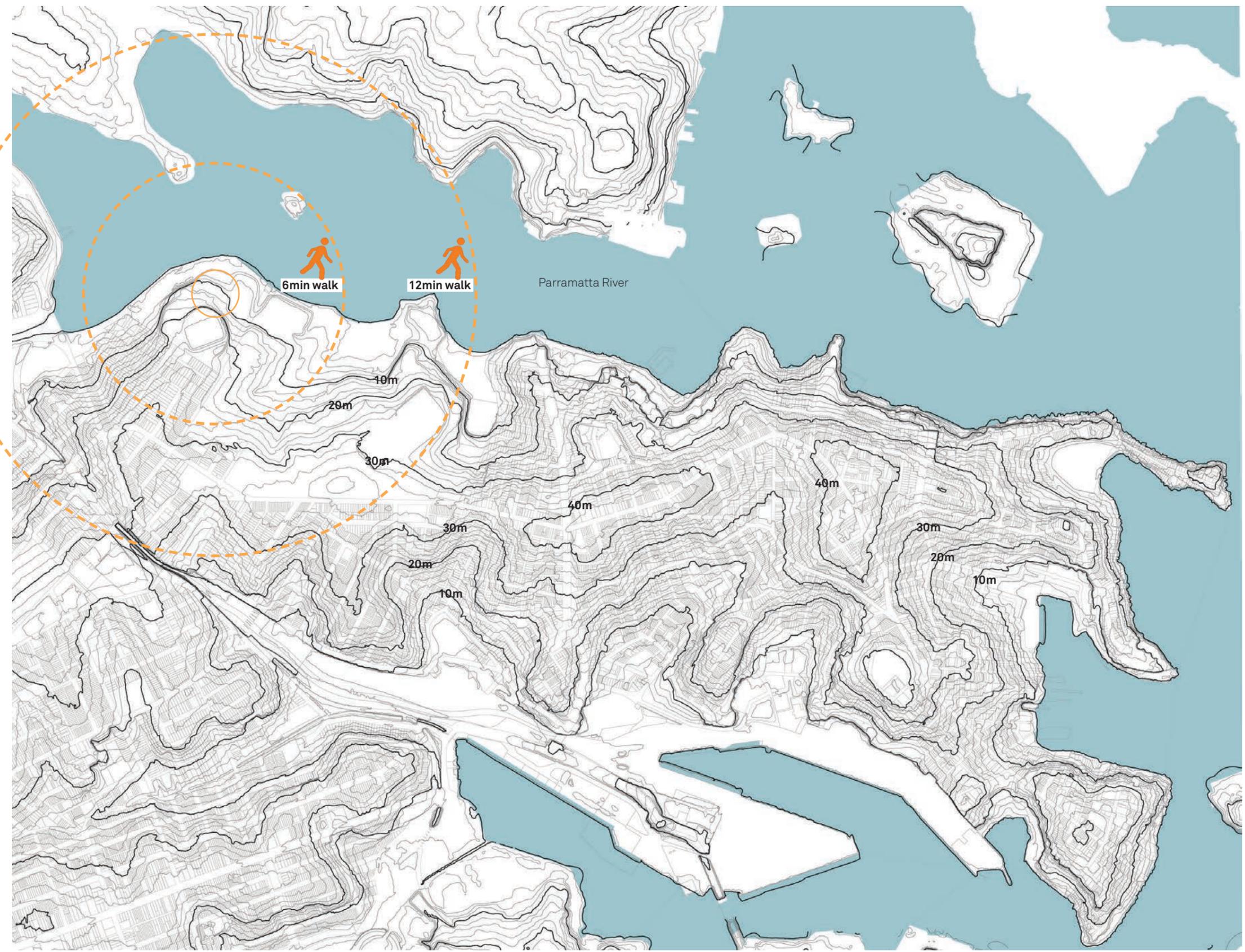
Main Neighbourhood roads



Balmain Peninsula - Topography and landform

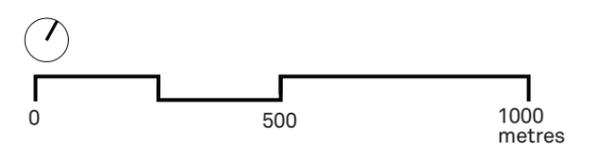
The site lies at the bottom of a ridge, adjacent to the Parramatta River and is characterised by steep embankments and a small sandstone escarpment running the length of the site.

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



Legend

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





03

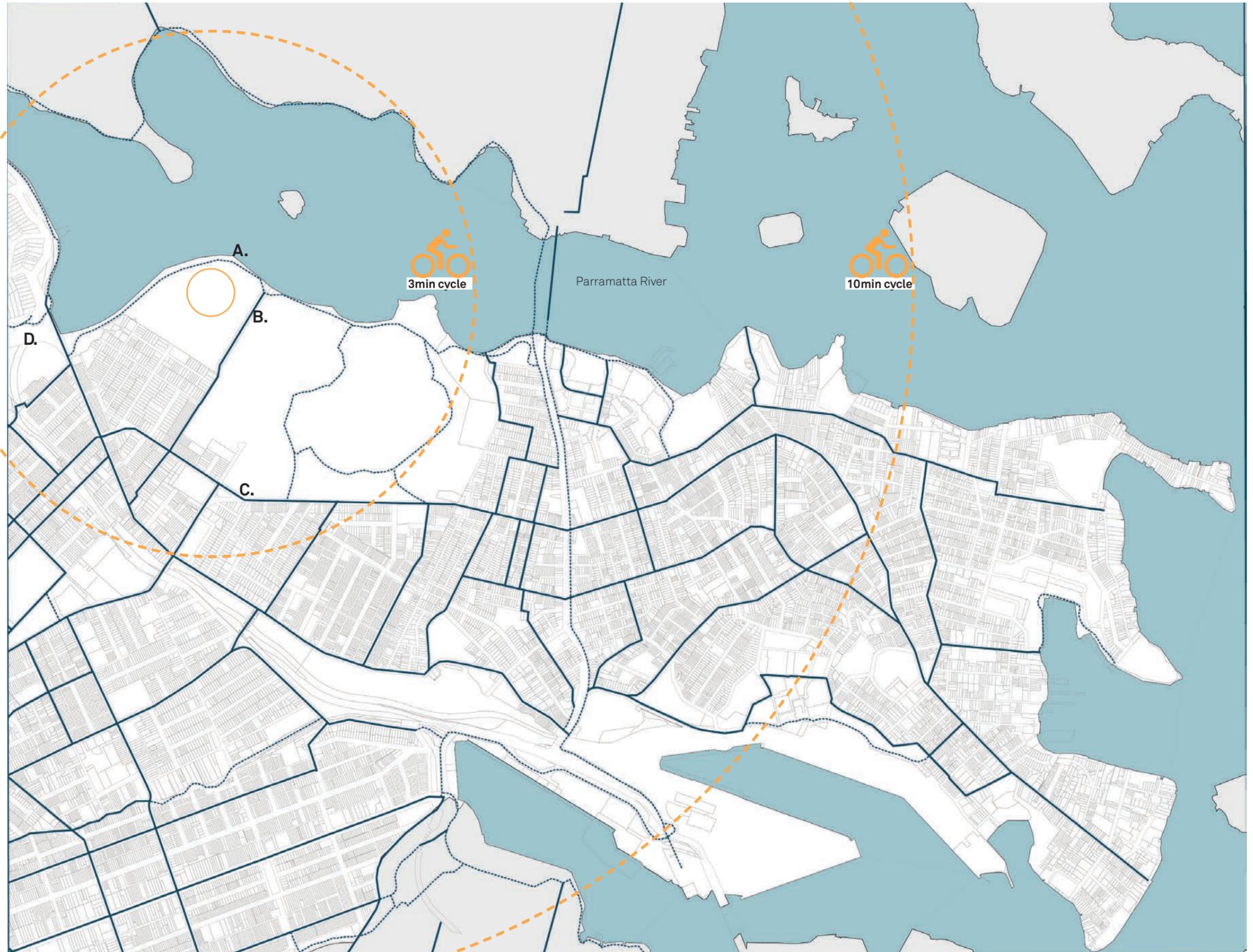
Site analysis

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 generally 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

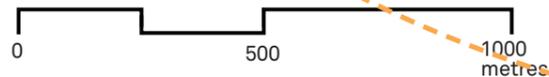
B

Lilyfield Road

C

The GreenWay

D



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.

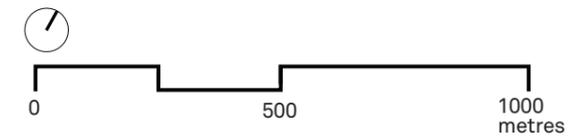
The lack of public transport options means that other than walking or cycling, the only method of transport to the site is via private car.

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 





03 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 kilometres or a 20 minute walk from the site.

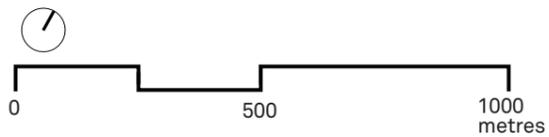
The Leichhardt Park Aquatic Centre is a destination recreation facility which is not directly influenced by other commercial facilities.

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



Legend

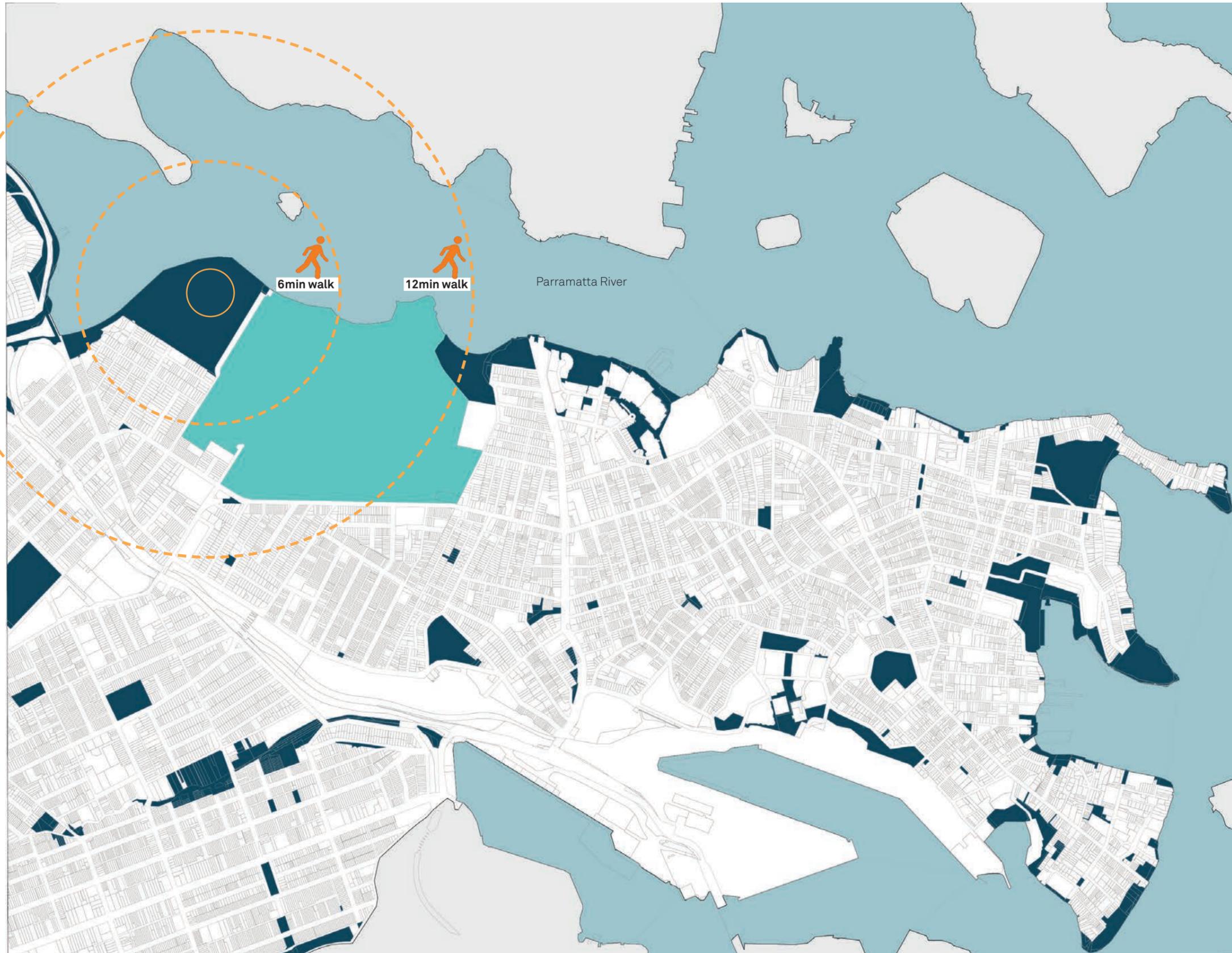
- Leichhardt Park Aquatic Centre 
- Town Centres 
- Orange Grove Plaza A
- Rozelle Town Centre B
- Lilyfield Town Centre C



Balmain Peninsula - Parklands

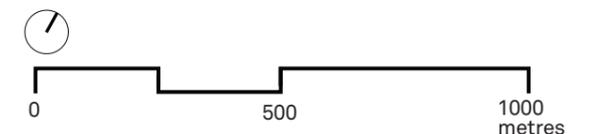
The site sits within the larger recreation precinct of Leichhardt Park and adjacent to Callan Park. The facility is adjacent to the Bay Run and part of the green ribbon lacing much of the harbour foreshore. Connections to adjacent recreation facilities and open space is essential for the future success 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) 



03
Site analysis

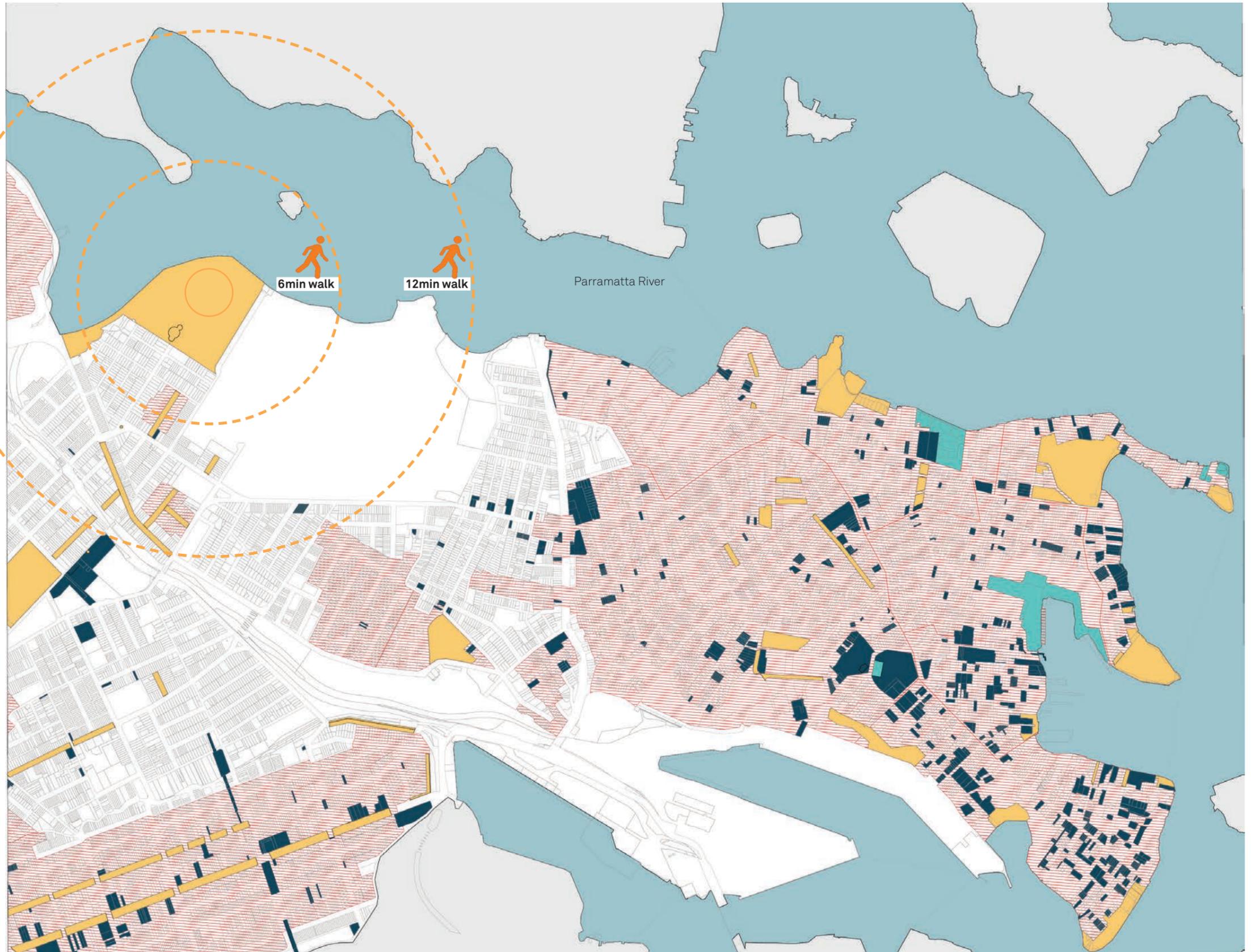
Balmain Peninsula - Heritage Items

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).

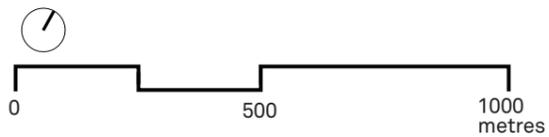
Four mature fig trees (two *Ficus rubiginosa* and two *Ficus macrophylla*) at the entry to Leichhardt Park and oval from Mary Street, are the only listed items of heritage interest in the Leichhardt Municipal Heritage Study Report (1990). The trees are listed of local interest as remnants of the nineteenth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

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



Legend

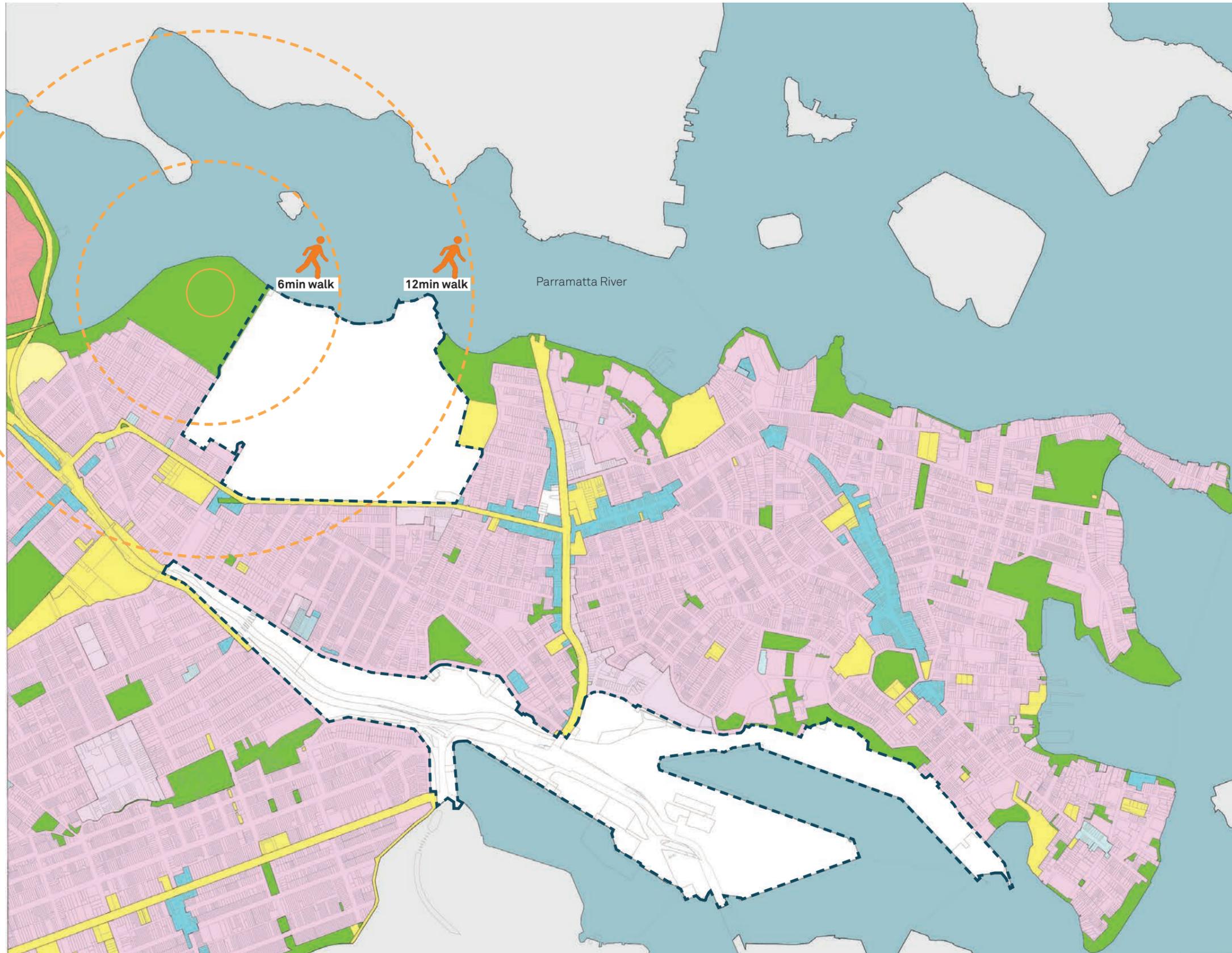
- Leichhardt Park Aquatic Centre 
- Heritage Item (General) incl. buildings 
- Landscape Heritage Item 
- Archaeological Heritage Item 
- Heritage conservation areas 



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.

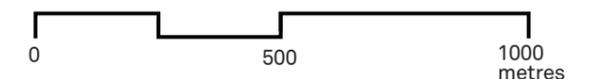
The plans have been rotated to show the whole peninsula on one page.



 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)



03
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

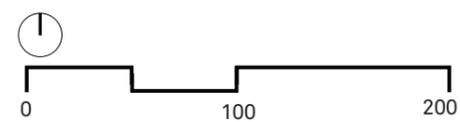


Adjacent to the Bay Run on Sydney Harbour

- The Bay Run
- Leichhardt Oval 2
- Hippo Playground
- Leichhardt Oval 3
- "We Help Ourselves" Facility
- Leichhardt Oval
- Child care centre
- Orange Grove Primary School
- Le Montage Function Centre

Legend

- Leichhardt Park Aquatic Centre 
- Community/health buildings 
- Commercial Buildings 
- Residential Housing 
- Education/Child care Buildings 
- Recreation facilities 





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.



Legend

Leichhardt Park Aquatic Centre



10m Contour



2m Contour



0 100 200 metres



Turf embankment at the rear of Leichhardt Park Aquatic Centre



Leichhardt Oval 2



Embankment of Leichhardt Oval

03 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



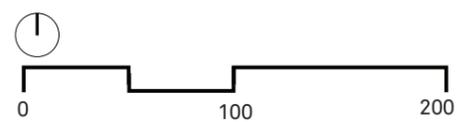
C. Car park pedestrian footpath



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 angle parking 





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.



Legend

Leichhardt Park Aquatic Centre



Formalised pedestrian footpaths



Informal footpath



Footpath disconnection and potential future formalisation



Main cycle ways



0 100 200 metres



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

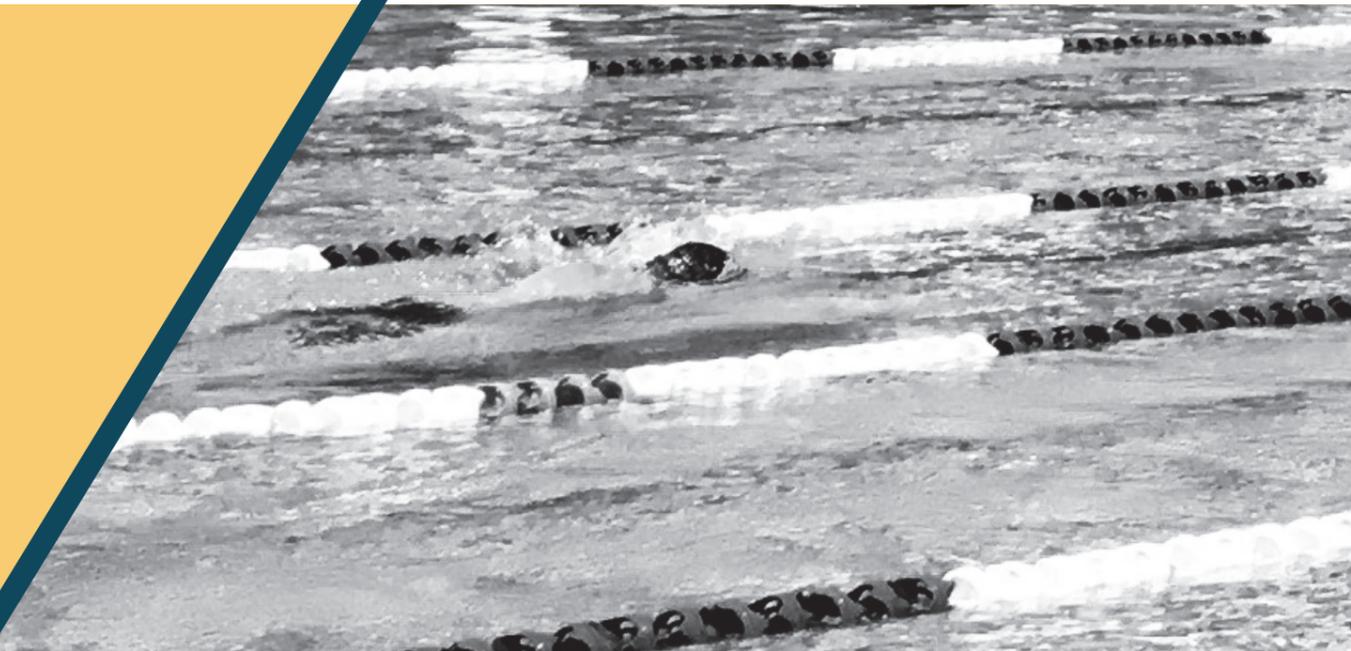


0 100 200 metres

04

Project Site site analysis

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



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04 Site Analysis

Recreation usage

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



Legend

- | | | | |
|----|------------------------|----|------------------------------|
| 1 | 50m Pool | 13 | First Aid Room |
| 2 | Program Pool 3 | 14 | Lifeguard room |
| 3 | Program Pool 1 | 15 | Cafe |
| 4 | Storage | 16 | Office |
| 5 | Program pool 2 | 17 | Crèche |
| 6 | Children's 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 |
| | | 25 | Entry |
| | | 26 | Diving platform |
-
- Internal building space
 - Water body
 - Turf

Lower level - Program Pool 2

Refer to Plan: Lower level - Program Pool 2

04
Site Analysis
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 water play picnic area. However most views are interrupted by dense weed vegetation.



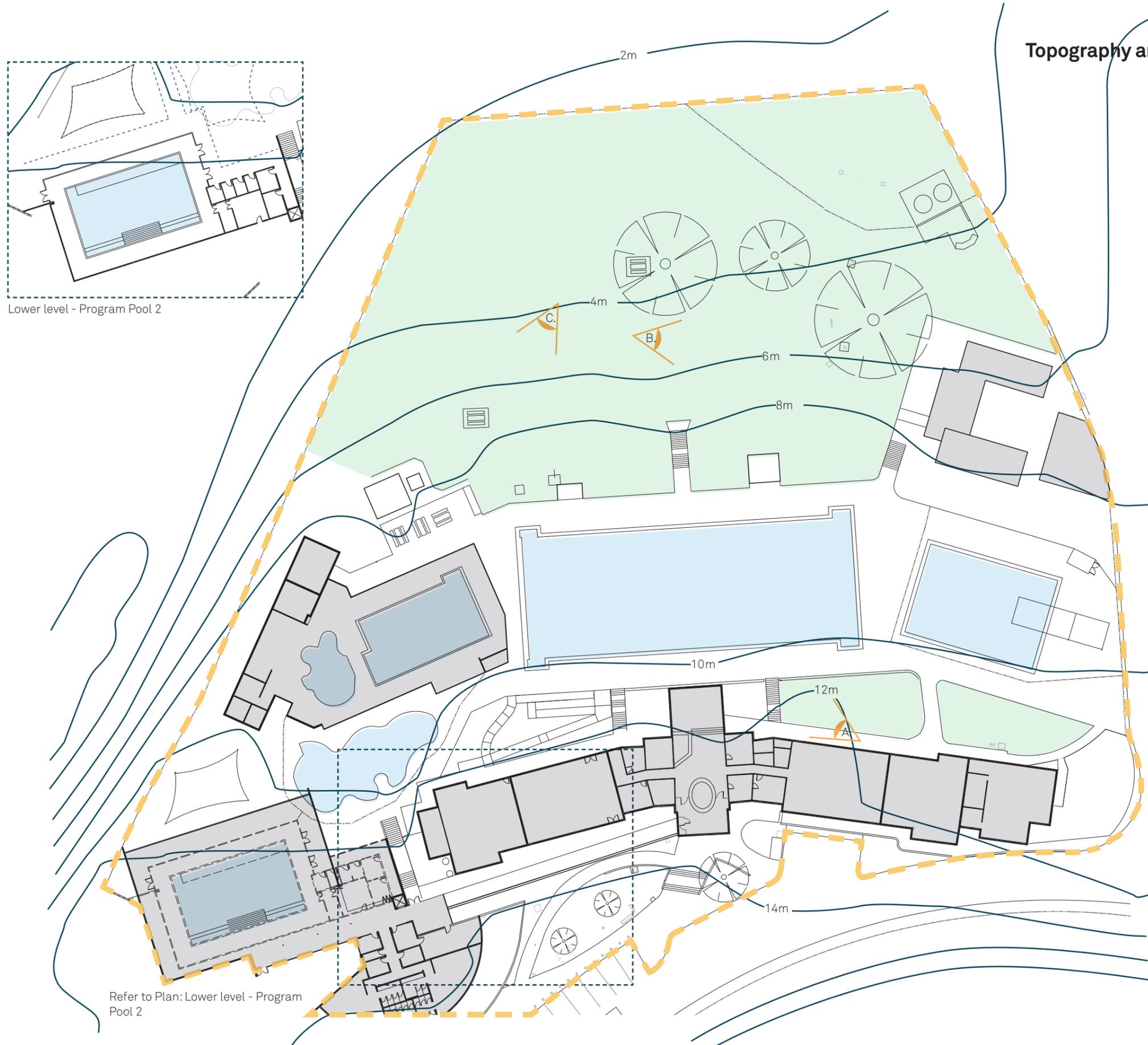
Topography and geotechnical investigation

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.



A. Topography terracing from building level to 50m pool



B. Turf embankment looking east



C. Turf embankment looking west

04 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



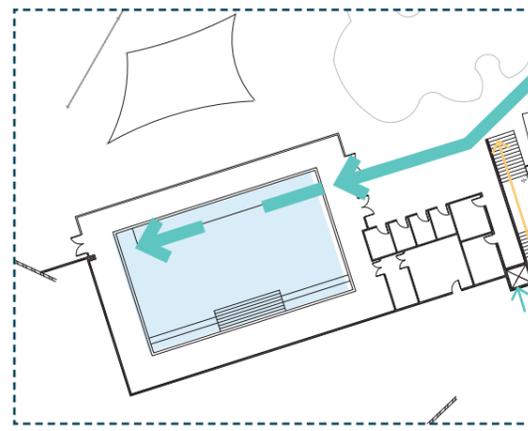
B. Ramp access to 50m and program pool



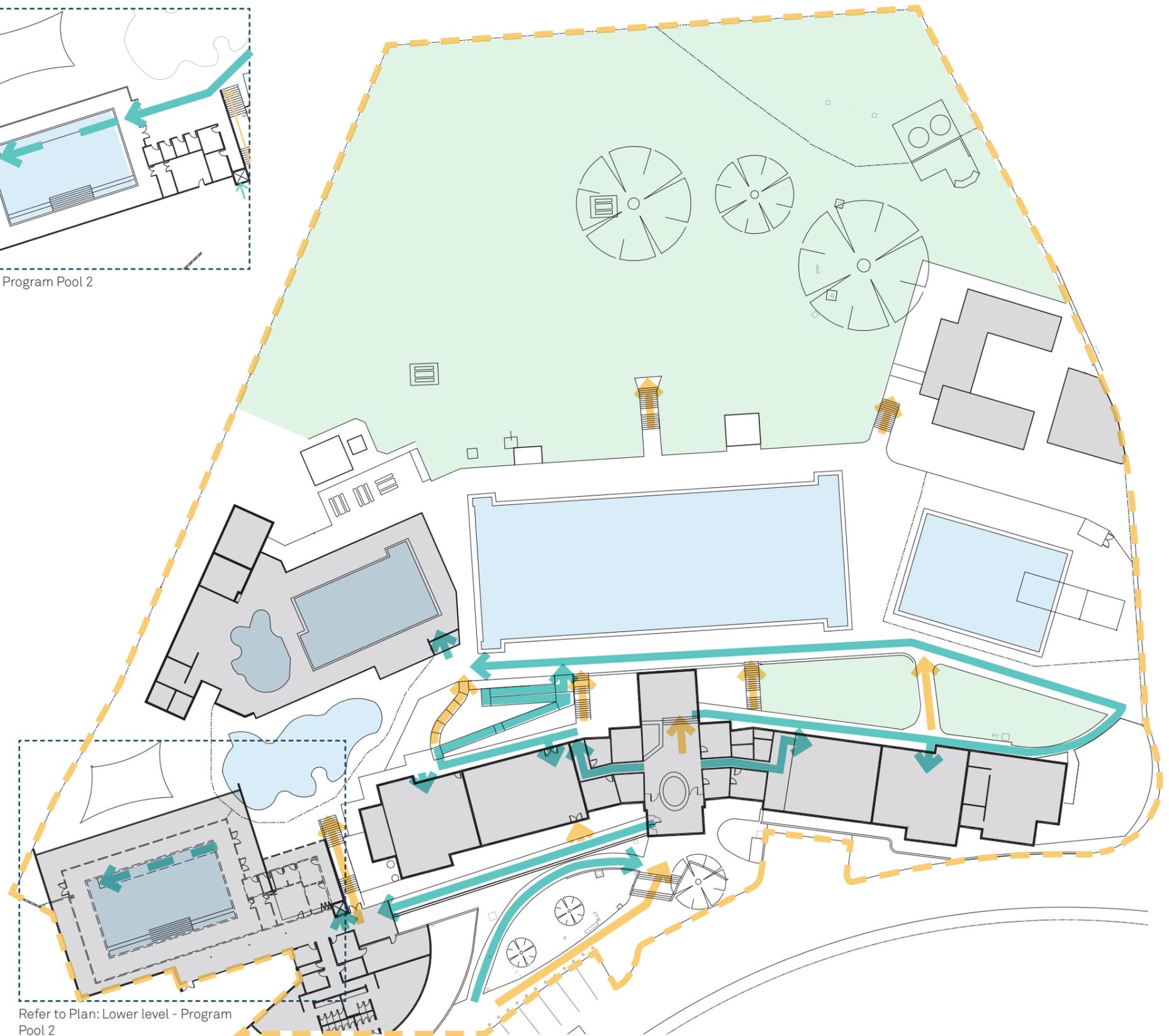
C. Covered walkway to crèche



D. 50m pool concourse



Lower level - Program Pool 2



Refer to Plan: Lower level - Program Pool 2

LEGEND

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

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 cogeneration plant. Entrance Gate 3 accesses the Program Pool 2 and plant equipment adjacent to the program pool.



A. Vehicle entrance adjacent to dive pool



B. Vehicle access to plant room



04 Site Analysis

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



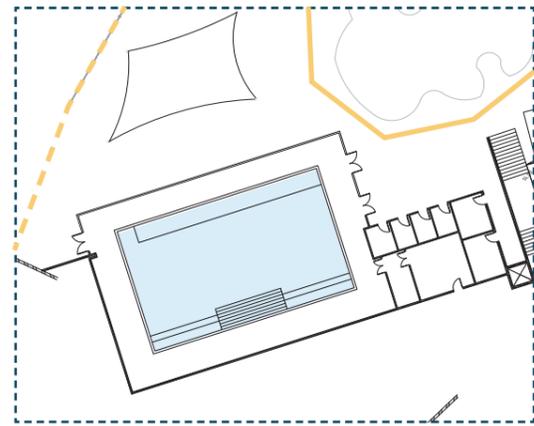
White horizontal handrail



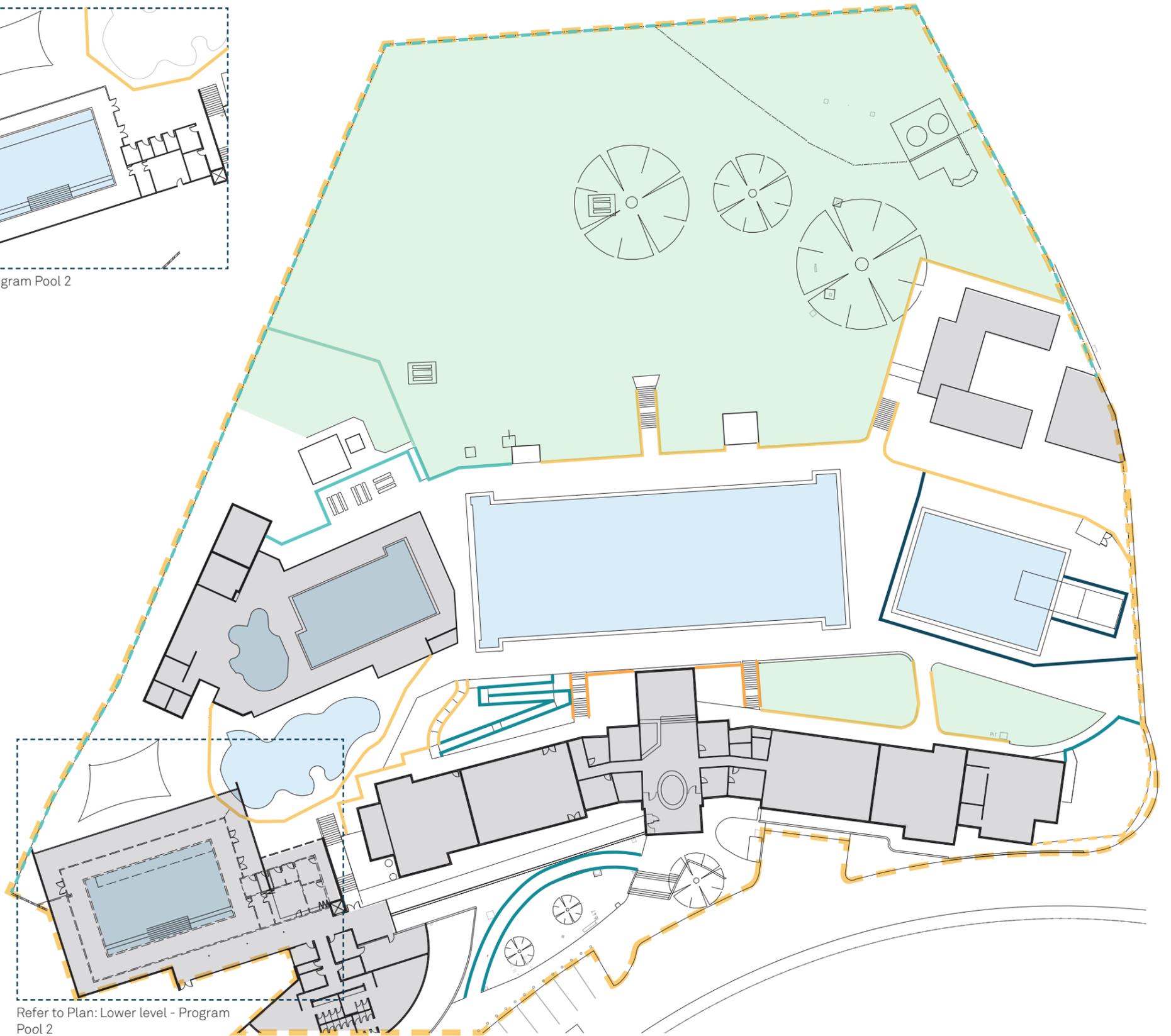
Chainwire mesh fencing



White round top pool fencing



Lower level - Program Pool 2



Refer to Plan: Lower level - Program Pool 2

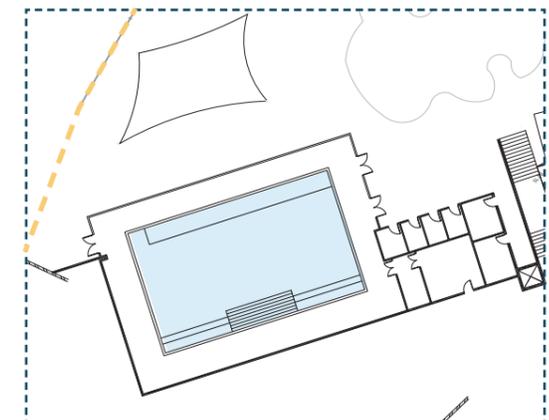
LEGEND

-  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

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 picnicking 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

Refer to Plan: Lower level - Program Pool 2



Picnic table seating



Bench seating adjacent 50m pool



Informal recreation space

04
Site Analysis
Shade analysis

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



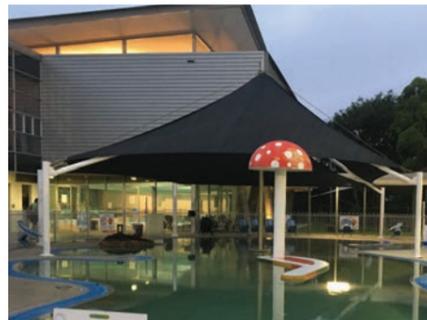
Mature trees



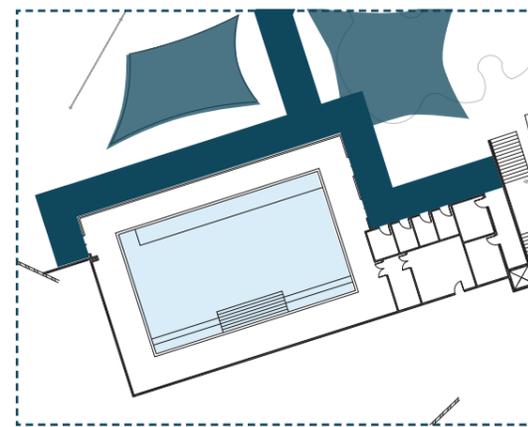
Awning to pool surrounds



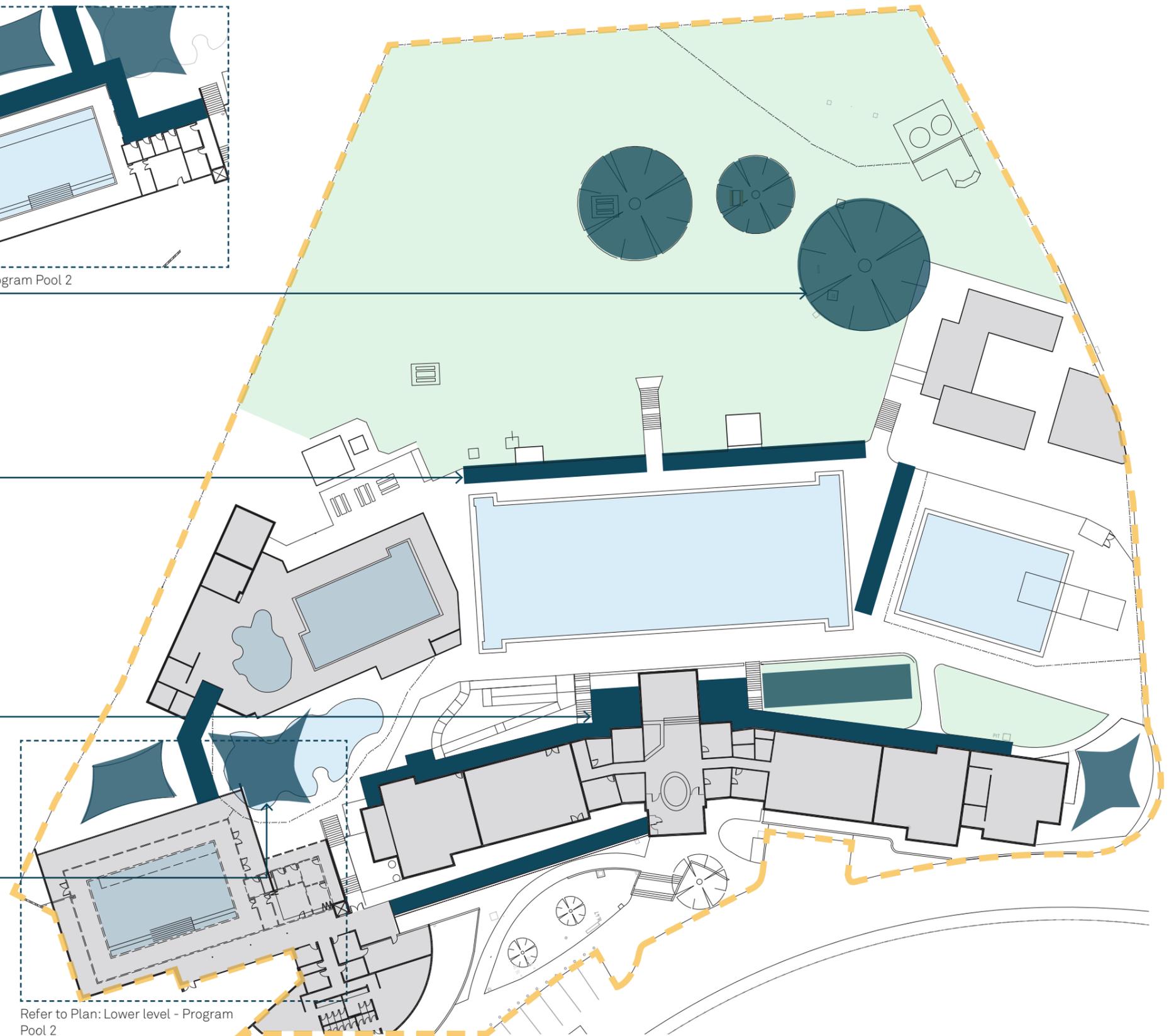
Awning to main building



Shade structure to Children's Pool



Lower level - Program Pool 2



LEGEND

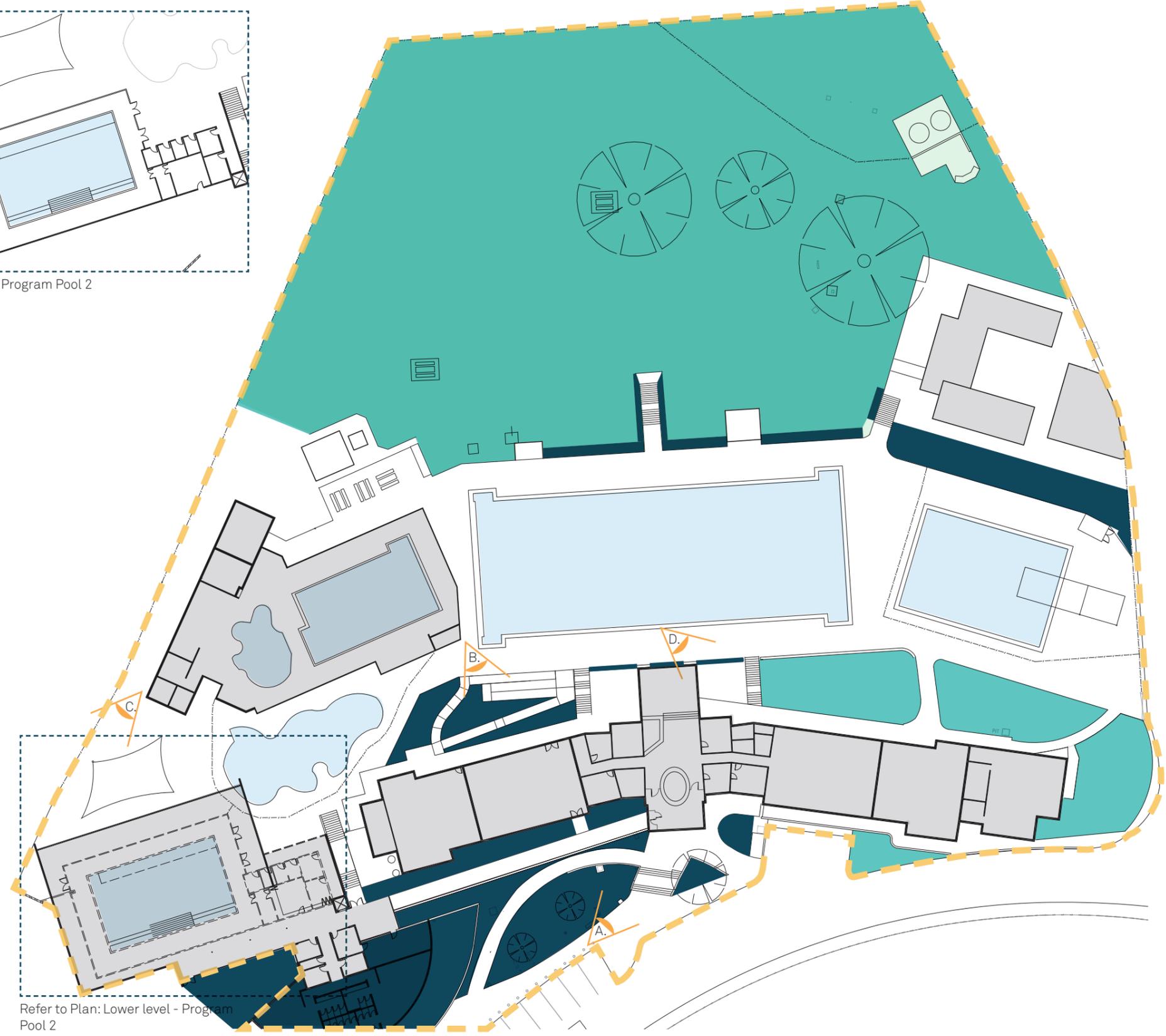
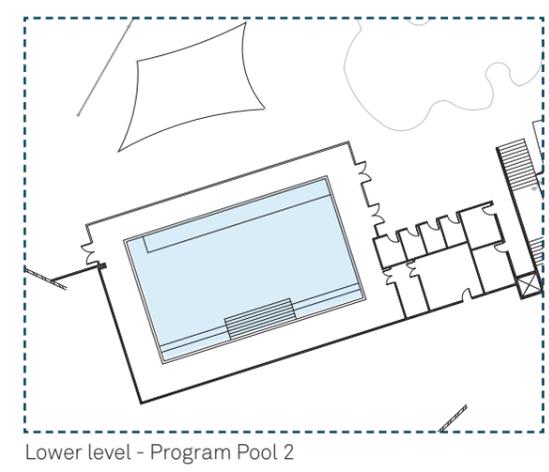
-  All weather protection
-  Shade structure
-  Internal building space
-  Water body
-  Turf

Refer to Plan: Lower level - Program Pool 2

04 Site Analysis

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.



- LEGEND
-  Turf
 -  Garden bed
 -  Internal building space
 -  Water body
 -  Turf

Refer to Plan: Lower level - Program Pool 2



A. Entrance garden bed planting



B. Access ramp planting



C. Embankment planting



D. Planter box planting

05

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 a desktop investigation of best practice aquatic facility design and 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.

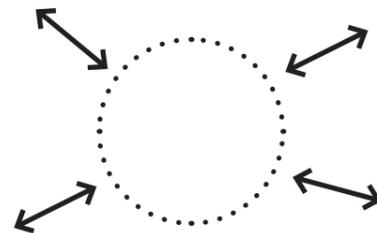
During the site visits Council Officers met with pool staff, operations managers and facility managers to gain an understanding of items including:

- > Facility layout
- > Circulation
- > Foyer and administration area design
- > Service access
- > Crèche 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.

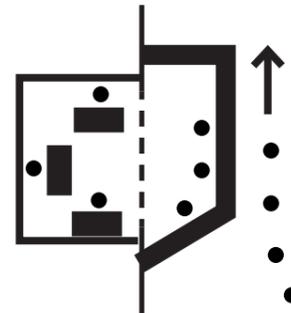
Connectivity to site

- 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.



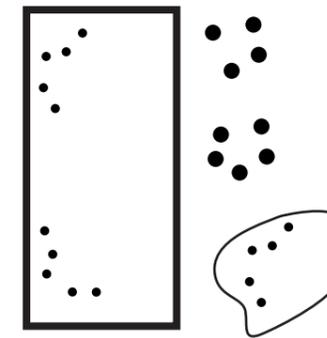
Foyer/Reception

- 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.



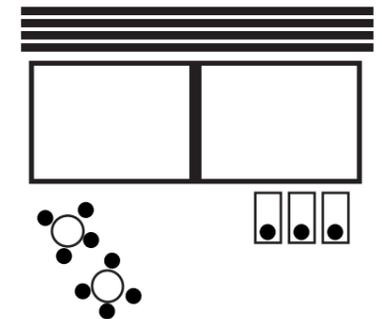
Learn to swim/program pool

- Comfortable spaces for parents and carer's 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.



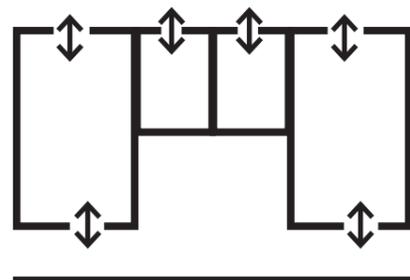
Outdoor pool

- 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.



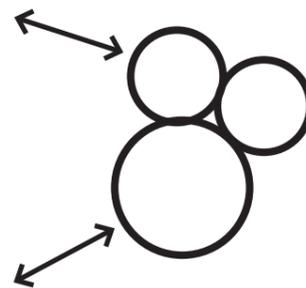
Change rooms

- 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.



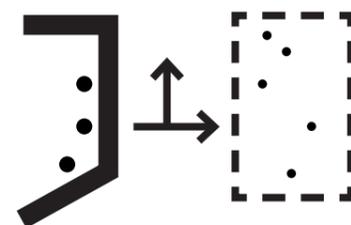
Gym and Group fitness

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



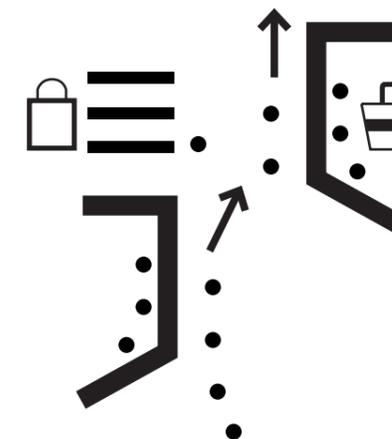
Crèche

- 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.



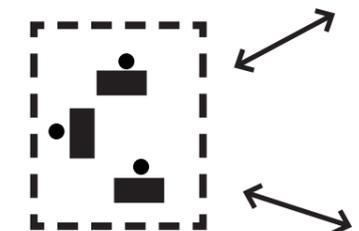
Cafe/retail

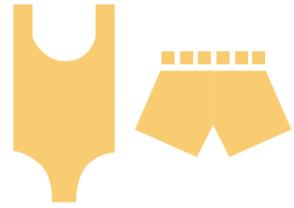
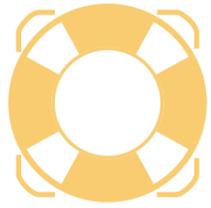
- Conflicting preference for cafe to be connected to the reception area to allow for reception staff to serve the cafe during quiet times.
- Cafe to connect with main thoroughfares to encourage passing trade
- Retail to be located near reception to allow for easy sale.



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.





06

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 lanes were needed
- Respondents often suggested an additional 50m pool within the facility.
- The diving pool was considered important for the use of deep water aqua aerobics.
- 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.

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 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

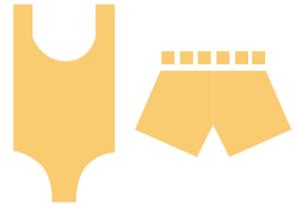
- Respondents requested covered walkways from the carpark to the facility and an awning over the entrance.
- Many respondents said the entrance was crowded with many people trying to do different things.
- Respondents mentioned that staff at the reception are often busy serving other people and do not 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.
- Respondents were generally unhappy with recent renovations undertaken in the pool

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.



07

Design principles



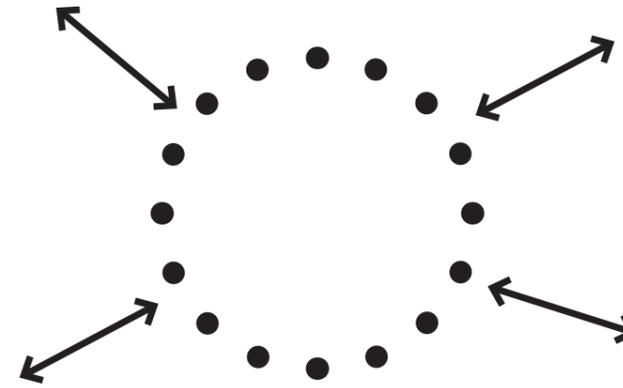
Design principles



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

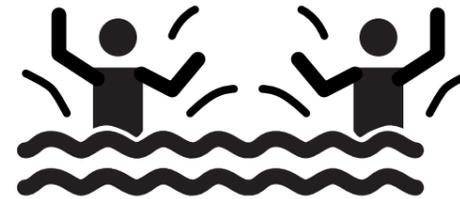
Connected to site

01 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.



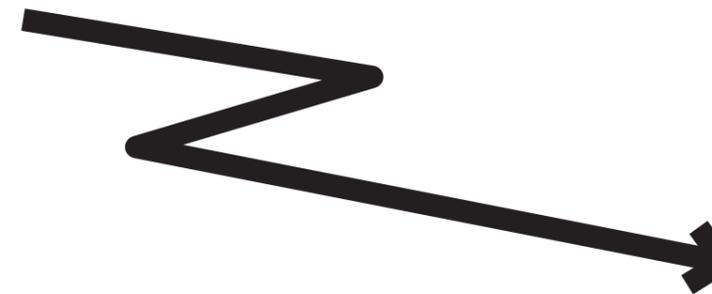
A place to play

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



Access

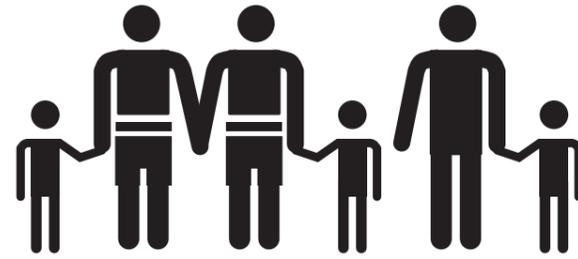
03 Ensure access to, from and throughout the site. Ensure way finding around the site is easy and inclusive.



A community place

04

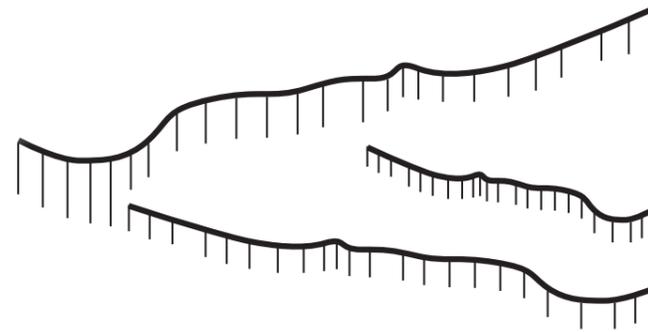
Create a space for the community to gather and recreate. Provide a diversity of spaces for a variety of community groups. Provide spaces for both informal and formal gathering and create a hub for the community to meet.



Within its landscape

05

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



Health, fitness and sport

06

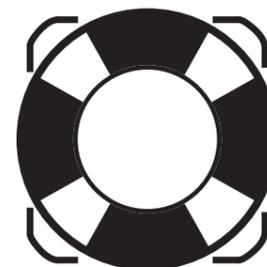
Support and maintain Leichhardt Park Aquatic Centres health, fitness and sport facilities so that all people can access high quality, inclusive sporting and health facilities.

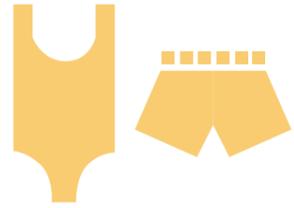
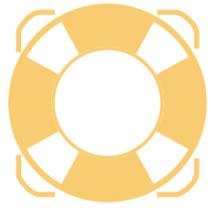


Safety FIRST

07

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





08

Precinct planning



Precinct planning



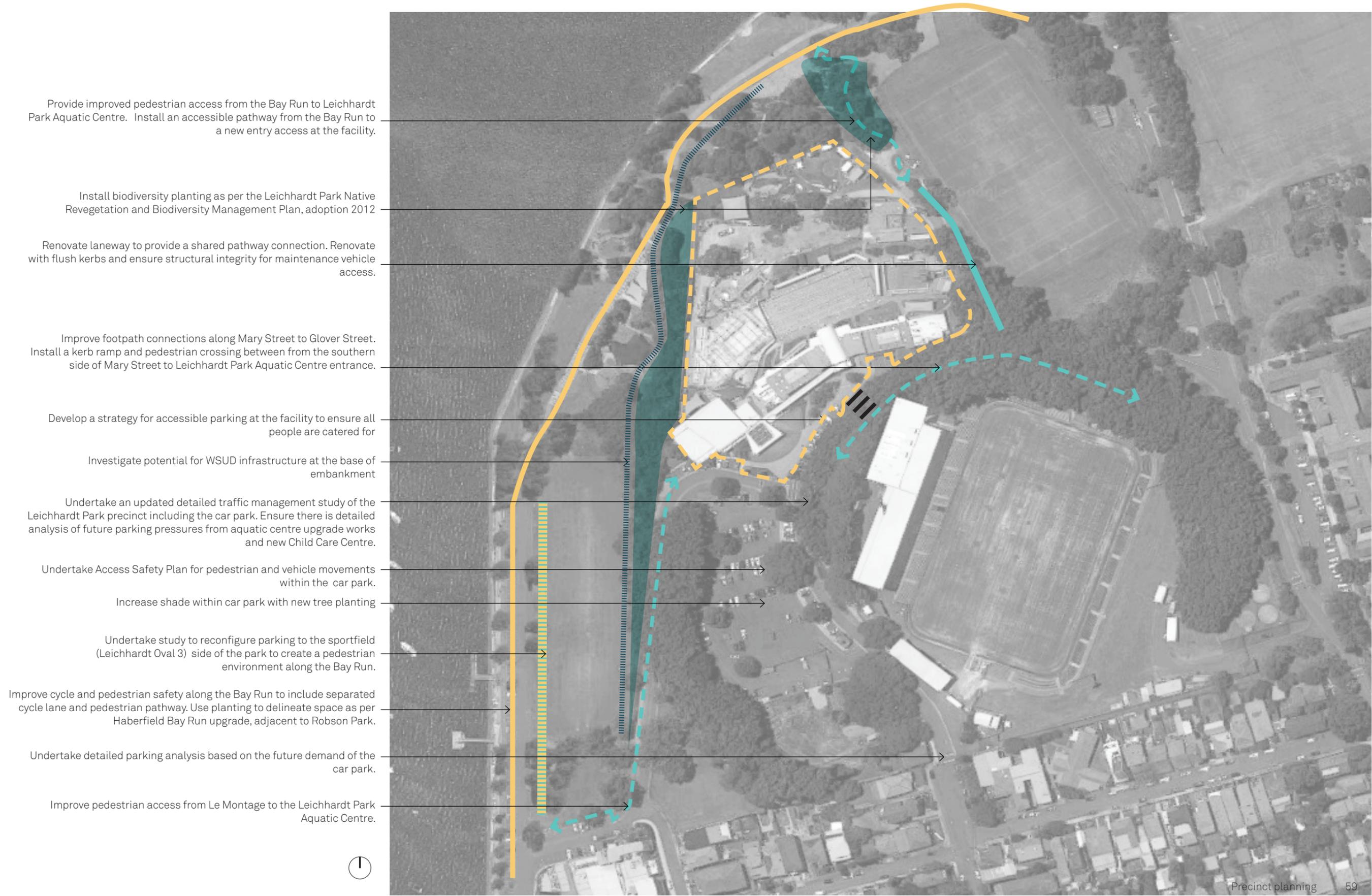
Precinct planning

Leichhardt Park Aquatic Centre is an integral part of a larger 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.

The master plan proposes the following works to be undertaken throughout the precinct to better connect the existing facilities and improve future access to the site.



Provide improved pedestrian access from the Bay Run to Leichhardt Park Aquatic Centre. Install an accessible pathway from the Bay Run to a new entry access at the facility.

Install biodiversity planting as per the Leichhardt Park Native Revegetation and Biodiversity Management Plan, adoption 2012

Renovate laneway to provide a shared pathway connection. Renovate with flush kerbs and ensure structural integrity for maintenance vehicle access.

Improve footpath connections along Mary Street to Glover Street. Install a kerb ramp and pedestrian crossing between from the southern side of Mary Street to Leichhardt Park Aquatic Centre entrance.

Develop a strategy for accessible parking at the facility to ensure all people are catered for

Investigate potential for WSUD infrastructure at the base of embankment

Undertake an updated detailed traffic management study of the Leichhardt Park precinct including the car park. Ensure there is detailed analysis of future parking pressures from aquatic centre upgrade works and new Child Care Centre.

Undertake Access Safety Plan for pedestrian and vehicle movements within the car park.

Increase shade within car park with new tree planting

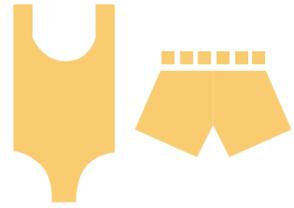
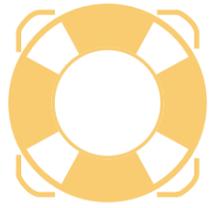
Undertake study to reconfigure parking to the sportfield (Leichhardt Oval 3) side of the park to create a pedestrian environment along the Bay Run.

Improve cycle and pedestrian safety along the Bay Run to include separated cycle lane and pedestrian pathway. Use planting to delineate space as per Haberfield Bay Run upgrade, adjacent to Robson Park.

Undertake detailed parking analysis based on the future demand of the car park.

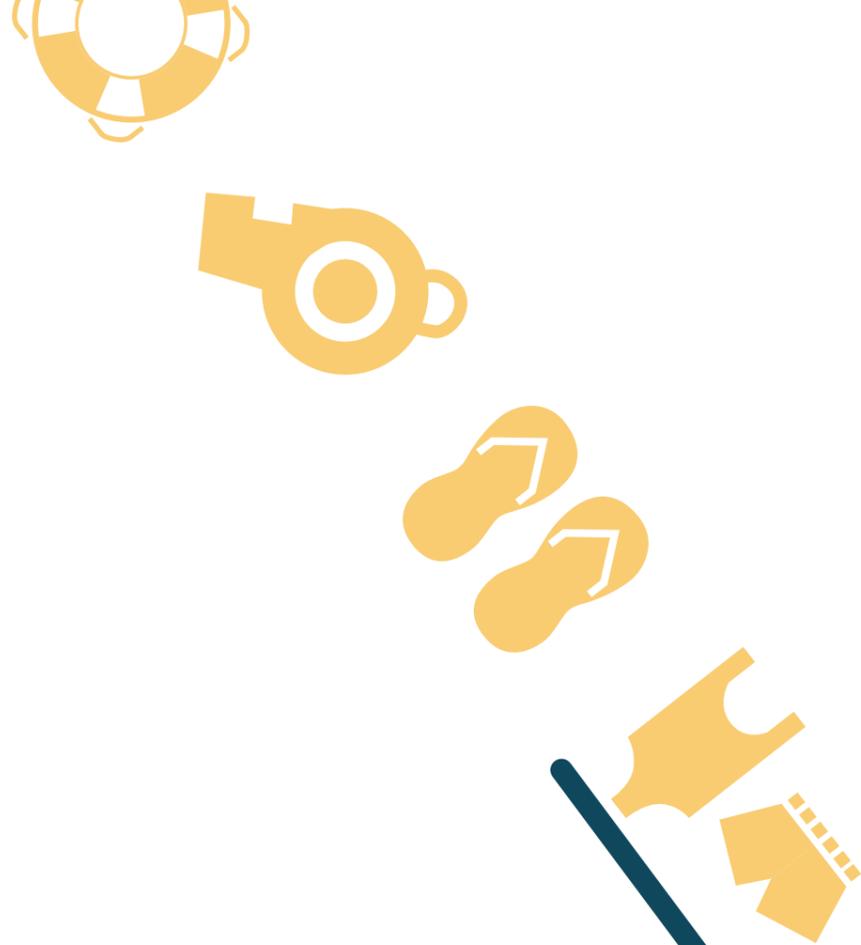
Improve pedestrian access from Le Montage to the Leichhardt Park Aquatic Centre.





09

the master plan



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

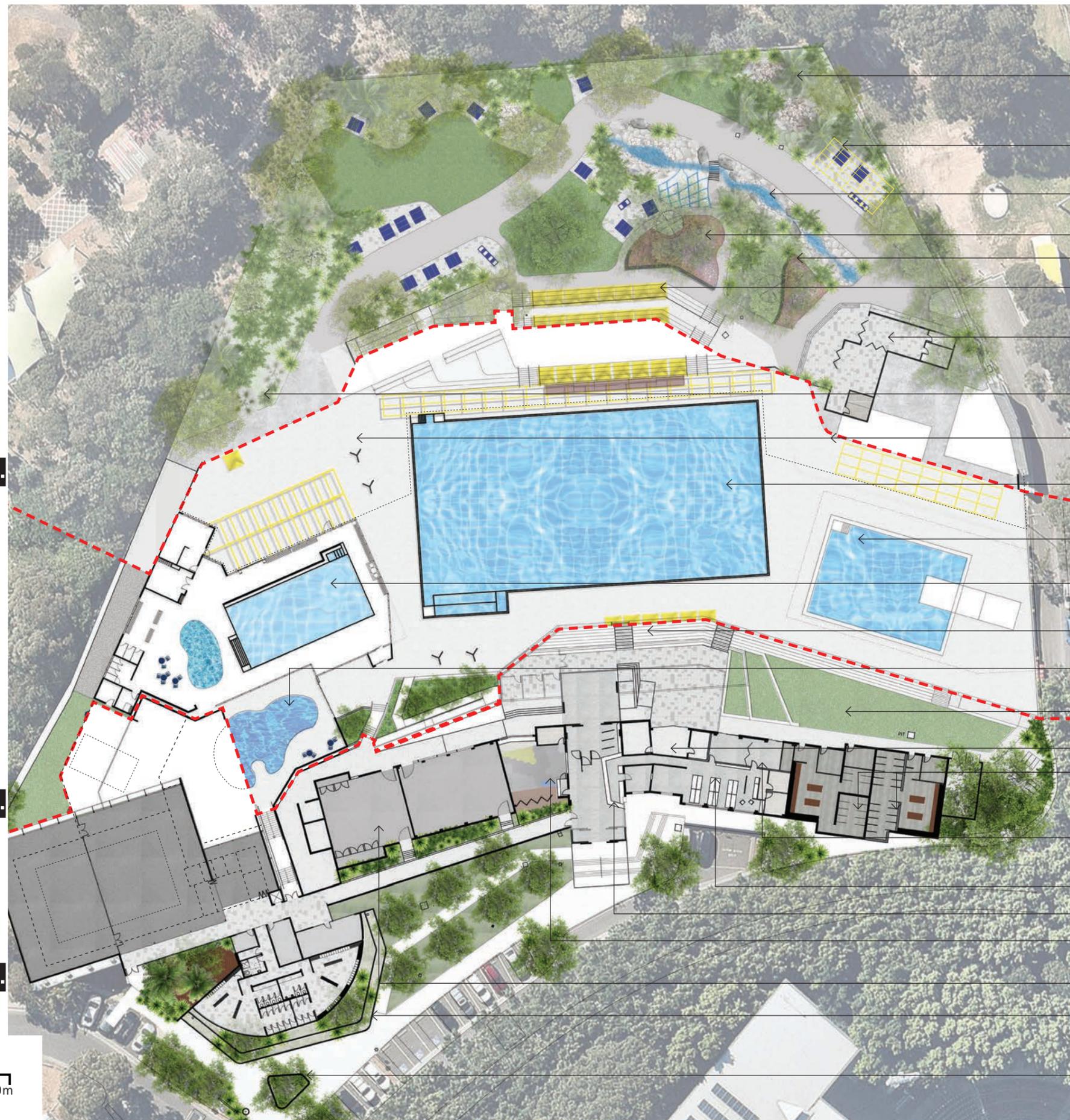


09 Master plan Overview plan

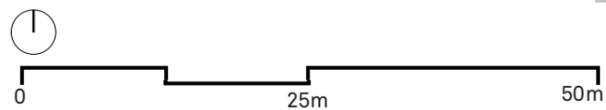
The illustrative overall master plan provides a holistic overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following pages of the report detail 3 distinct zones in more detail:

1. Water play
2. Water fit
3. Entrance, amenities, Health and Fitness

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



- ← 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, BBQ facility and shade structure surrounded by biodiversity
- ← Nature based water play feature
- ← Toddler water play
- ← Water jet play
- ← Spectator seating overlooking recreation space. Potential for small concerts and film viewings
- ← Community/function room with outdoor seating area. Potential artist in residence space in non-peak times
- ← Retain open space for future water slides and expanded water play
- ← New pool plant equipment installed under pool concourse
- ← New 50m Pool expanded to 10 lanes
- ← Existing dive pool with improved entry steps, refurbished diving boards and platform
- ← Retain existing program and splash pool
- ← New spectator seating with shade
- ← Existing childrens 'mushroom' pool to be enclosed and shortened to allow for additional circulation space.
- ← Informal grass picnic area
- ← 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 crèche facility
- ← Co-locate of fitness studios
- ← Renovate planting and entry garden areas
- ← Increase shade canopy with additional planting beds and seating wall



The master plan proposes 3 distinct areas of fitness and recreation which respond to the site topography and general length of stay at the facility. The 3 distinct zones are explored in more detail in the following pages.

1. 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 long stays at the facility. The zone includes biodiversity planting, referencing adjacent bush regeneration planting adjacent to the site.

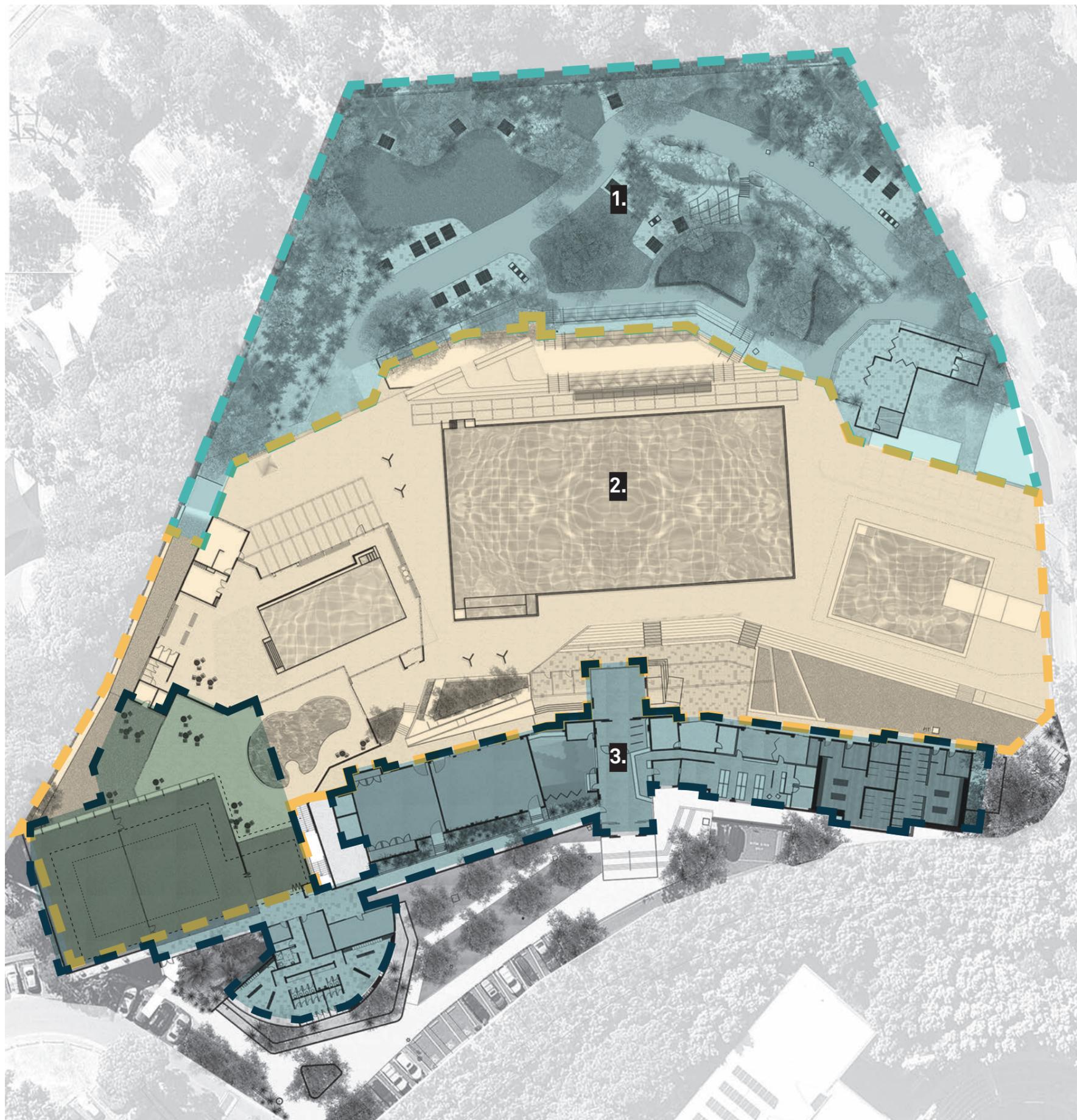
2. Water fit

This zone focuses on programmed and individual fitness in a water based environment. This zone includes Deep Water Aqua, 10 lane 50m pool, swim club and squads, and learn to swim school. The Program Pool 2 and Spa/Sauna/Steam room 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.

3. 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 an outdoor fitness area and potential therapy area for massage and physiotherapy.



LEGEND

- 1.**  Water play zone
- 2.**  Water fit zone
- 3.**  Entrance, amenities and Health and Fitness

09
1 - 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 north section or the recreation zone of the master plan.

Character Palette



Ian Potter's Wild Play Garden, Centennial Park, NSW - Informal grass picnic areas surrounded by planting



Turf



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



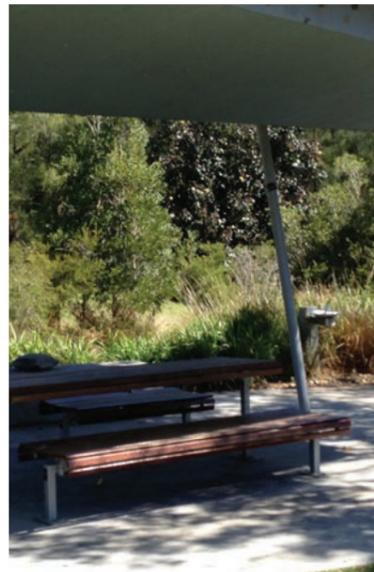
'Nature' based play



Water jet play



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



Picnic shelters surrounded by planting



Palm tree



Water maze



Yarrabilba Darlington Parklands, QLD - informal water play elements



Footpaths intersecting water play

Retain open space for future water slides

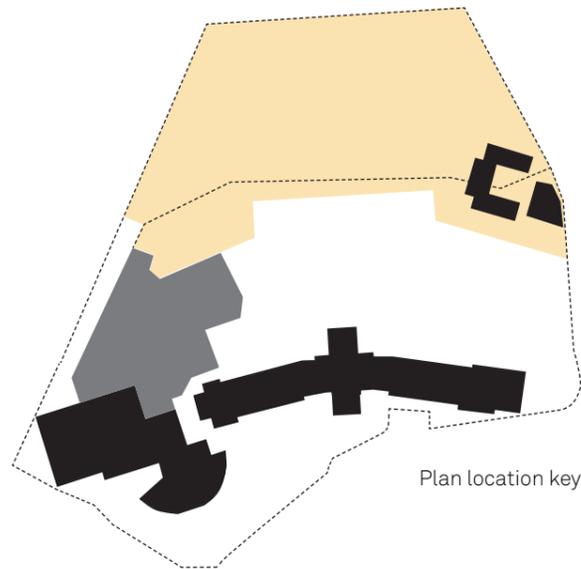
Stepping stones through garden bed

Vehicle pathway

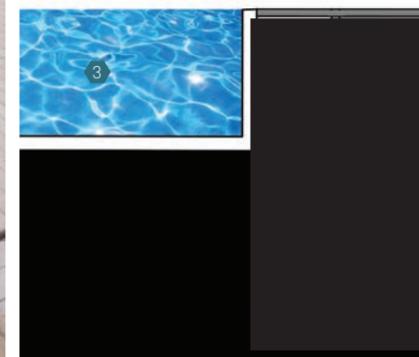
Lockers and outdoor shower area

Gate for service vehicle entrance

Service vehicle entrance to operation facilities



Plan location key



Section A
Section through 50m pool, family change fa



Picnic shelter
 New path access to the Bay Run
 New black chainwire mesh fencing
 Remove kerb at gutter along vehicle access

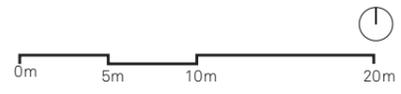


- Recreation
- 1 Spectator seating over recreation area
 - 2 Nature based play including water play
 - 3 Toddler water play area
 - 4 Water jet splash zone
 - 5 Water maze
 - 6 Community function room and potential off peak Artist in Residence space. Peak period coffee cart area and first aid room
 - 7 Turf picnic areas

- Operations
- 8 Maintenance vehicle entrance
 - 9 Peak period pedestrian entrance
 - 10 Service access/path for vehicles
 - 11 Plant room/operations facilities
 - 12 Peak period payment window
 - 13 Peak period first aid room

- Furniture
- 14 Low height seating wall
 - 15 Shade structure
 - 16 Bins
 - 17 Stair access
 - 18 Ramp access
 - 19 Outdoor showers
 - 20 Water station/drinking fountain
 - 21 Lockers
 - 22 Picnic table settings
 - 23 BBQ Facilities

- Uses
- 24 Accessible family change facility
 - 25 Accessible bathroom
 - 26 Pedestrian water crossing
 - 27 Rain garden (WSUD infrastructure). Catchment area from laneway and site run off. Install water education interactive signage with play elements.

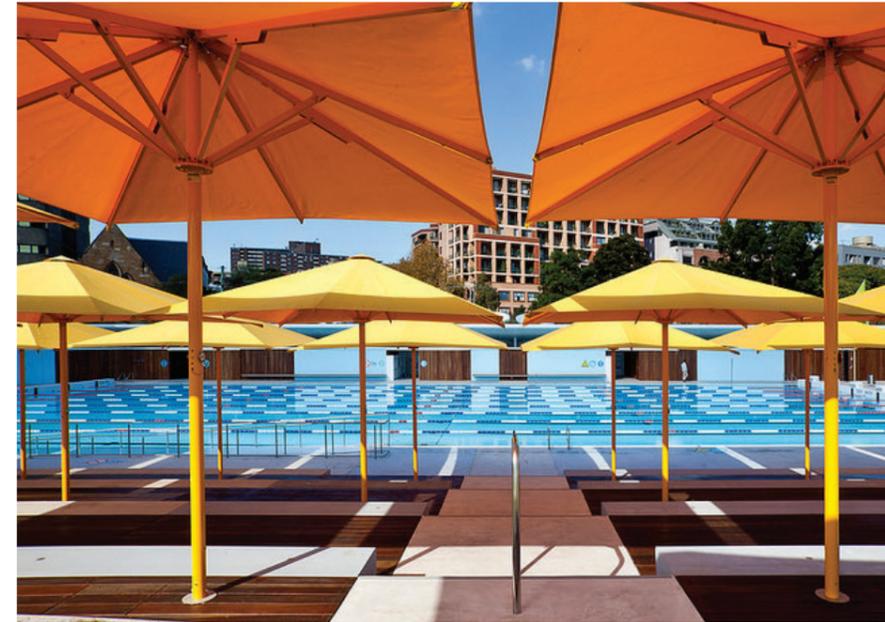


The adjacent illustrative master plan provides a more detailed overview of the proposed improvements at the Leichhardt Park Aquatic Centre. The following plan illustrates the central section of the aquatic fitness zone of the master plan.

Character Palette



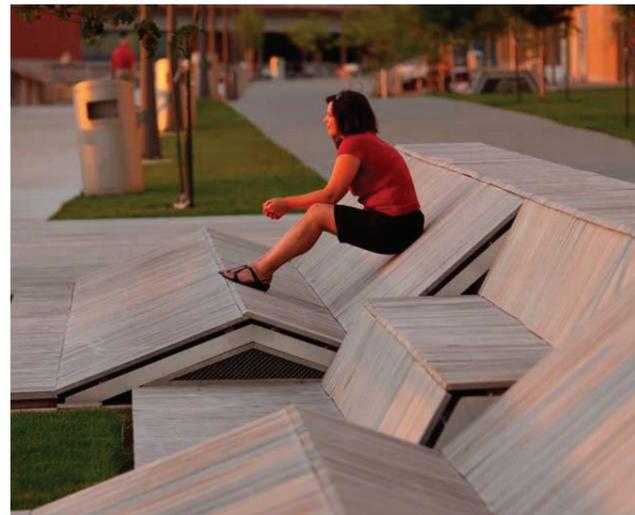
Concrete terrace stairs with turf gathering areas



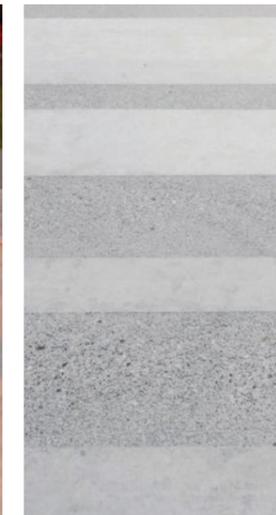
Spectator seating with shade



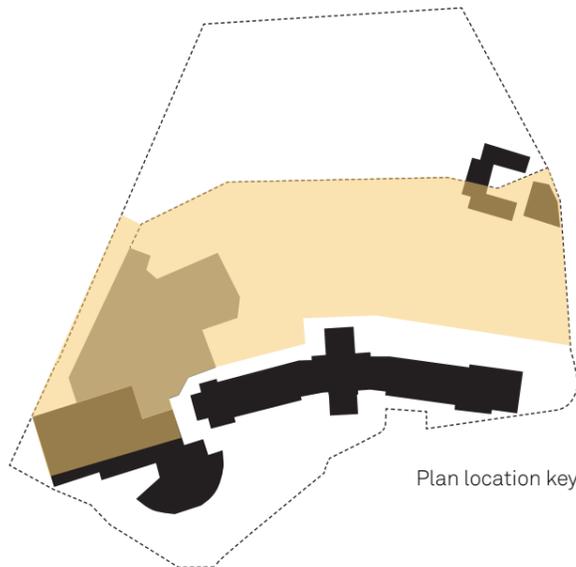
Shade awning and moveable seating



Concrete paving with pattern



Concrete pool concourse



Plan location key



10 lane 50m swimming pool

Ramp access to recreation space

Shade structure and marshalling area during school swimming carnivals and events

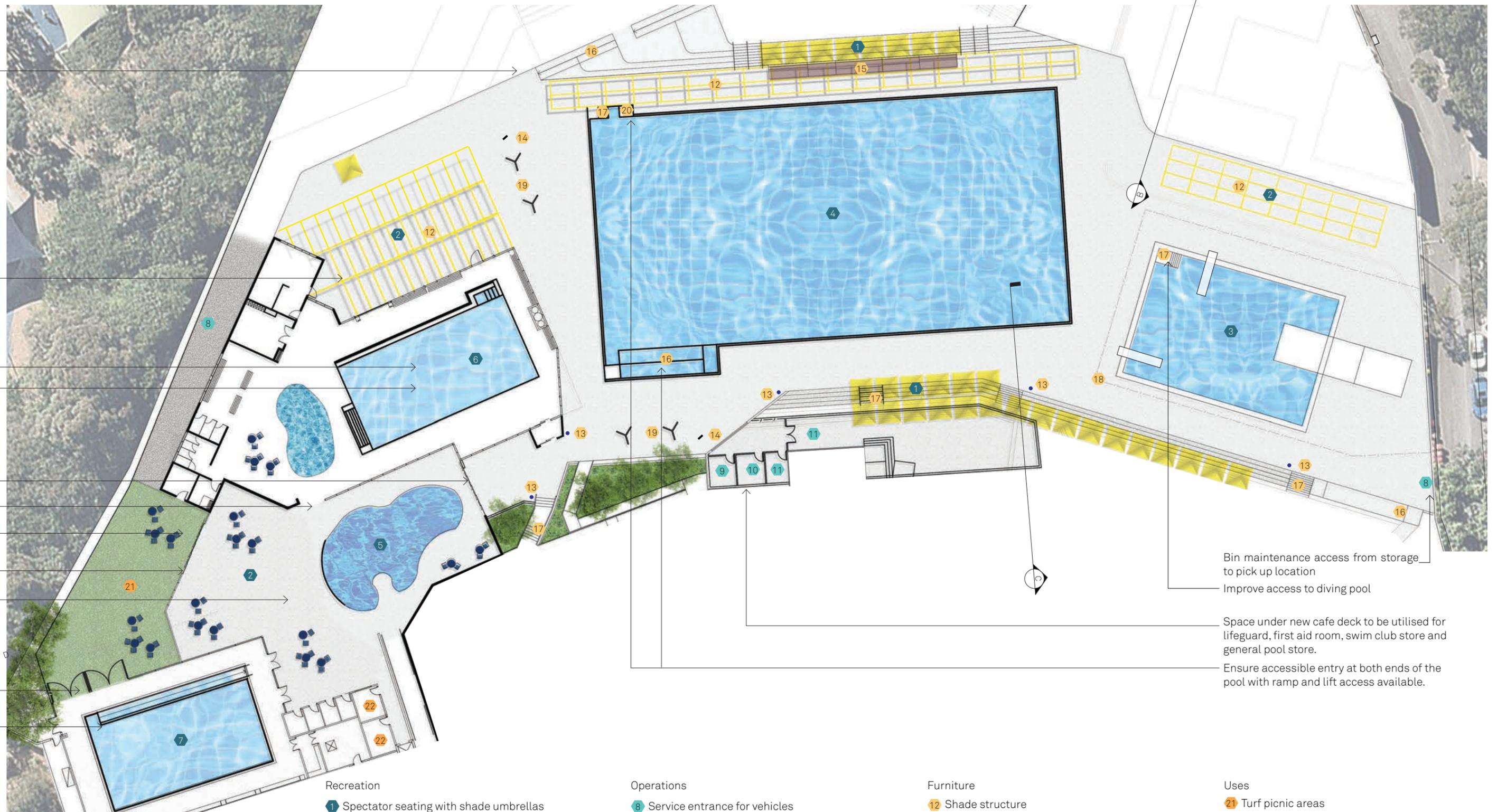
Existing Program Pool 1
Retain circulation space to provide space for future upgrade of pool to 25m in length

Enclosed mushroom pool with stackable sliding doors and partial louvered opening roof
Remove part of wall between pools

Retain space for future spa and sauna works
Glass stackable sliding doors
Reduce size of mushroom pool to allow for additional circulation space

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.



Bin maintenance access from storage to pick up location
 Improve access to diving pool

Space under new cafe deck to be utilised for lifeguard, first aid room, swim club store and general pool store.

Ensure accessible entry at both ends of the pool with ramp and lift access available.

Recreation

- 1 Spectator seating with shade umbrellas
- 2 Picnic areas with moveable tables and chairs
- 3 Upgraded program pool 3 with new entry steps, diving boards and upgraded diving platform
- 4 New 10 lane 50m Olympic swimming pool
- 5 Existing 'Mushroom' pool with reduced length to allow for additional circulation space. Reduce depth of pool. Enclose pool with louvered operable roof and stackable sliding doors.
- 6 Existing Program Pool 1 and Splash Pool
- 7 Upgraded Program Pool 2 with handrail installed and existing stairs removed

Operations

- 8 Service entrance for vehicles
- 9 Lifeguard room
- 10 First aid room
- 11 Storage room

Furniture

- 12 Shade structure
- 13 Bins
- 14 Drinking fountain
- 15 "Lounge" chairs
- 16 Ramp access
- 17 Stair access
- 18 Pool fence
- 19 Outdoor showers
- 20 Pool lift

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 crèche area



Indoor/outdoor blending of space in the crèche area

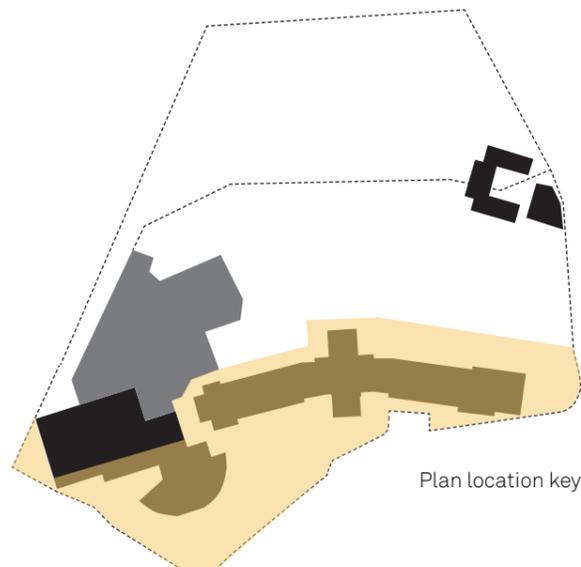


Entry with rationalised wayfinding signage

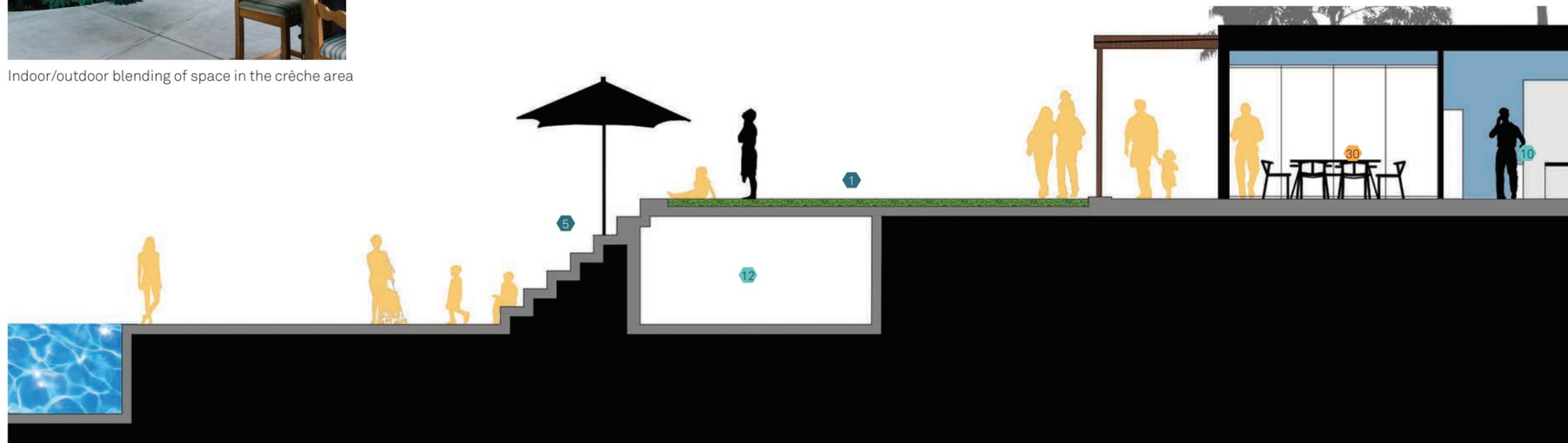
- Louvred roof over existing childrens pool
- Outdoor stretch area with shade structure over spa/sauna
- Gym extension with windows to bay and pool
- Allow for future expansion of the gym over the existing mushroom pool to include outdoor exercise spaces and additional Cardio spaces

— Retain existing stair access

- Gym pedestrian access
- Seating wall with central shade
- Stepped retaining wall to minimise steep incline of garden bed



Plan location key



Section C
Section through spectator seating, under deck storage, turf recreational area, meeting room and administration offices



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 Spectator seating with shade umbrellas
- 6 Picnic table settings
- 7 Seating wall garden bed with shade tree planting

Operations

- 8 Cleaners store
- 9 Staff bathroom
- 10 Open plan administration offices
- 11 Staff tearoom
- 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 Stair access
- 19 Ramp access

Uses

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

27 Physio/massage therapist

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





09
Artist impressions



Artist impression of the character of the 10 lane 50m pool and spectator seating



Artist impression of the character of nature based water play zone



09 Master plan

Shade

The master plan proposed 3 main types of shade;

- > All weather shade structures;
- > Umbrella shade structures
- > Tree Planting

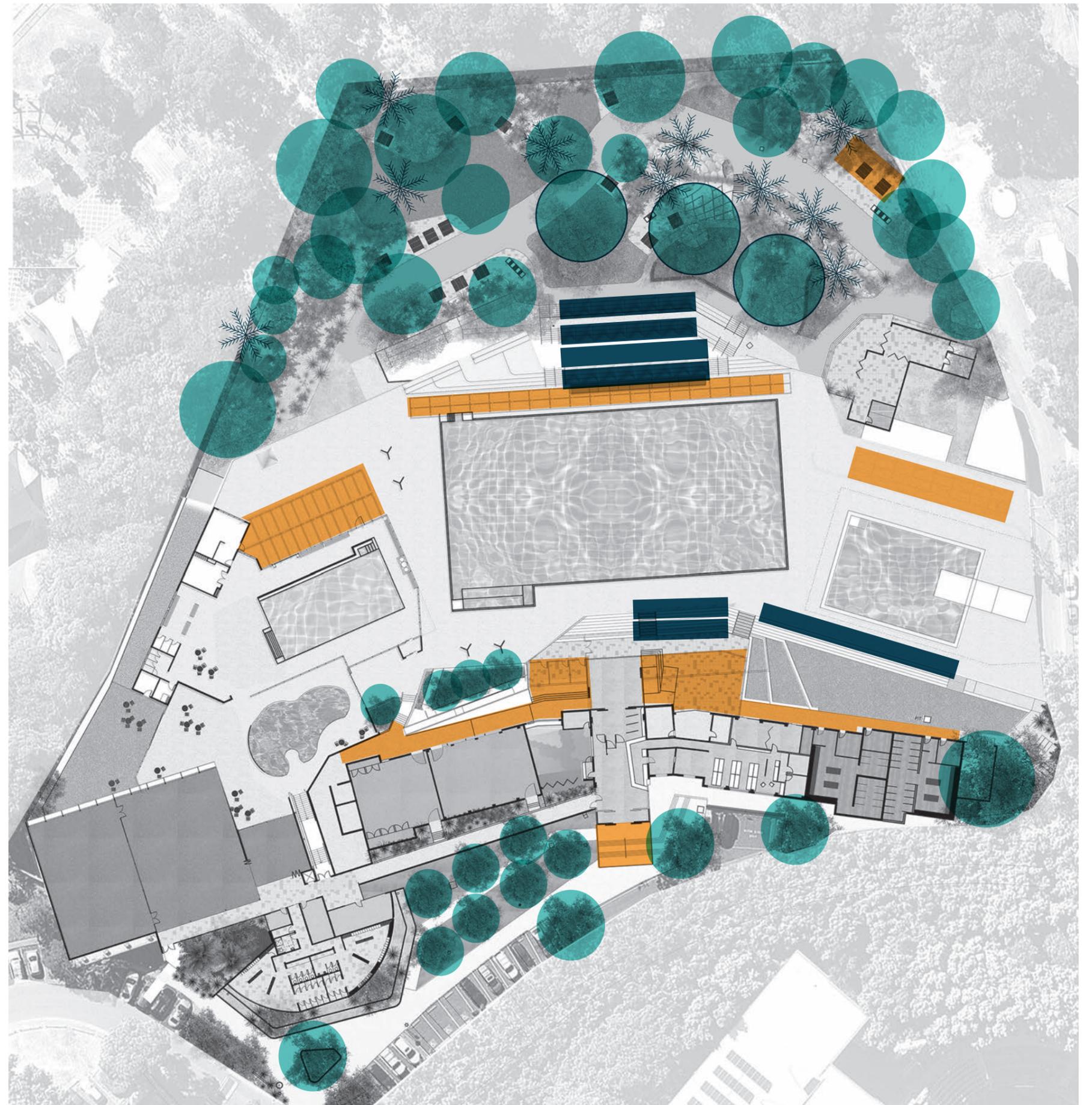
The main additional tree planting is located in the recreation zone, with biodiversity planting blending in with the adjacent bush regeneration site. A mix of native species will establish good shade over time. Planting of advanced stock is essential in ensuring sufficient shade earlier in the sites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

Umbrellas are generally located adjacent to the diving pool and on spectator seating. This allows for flexible shade and protection for peak periods of use and events.

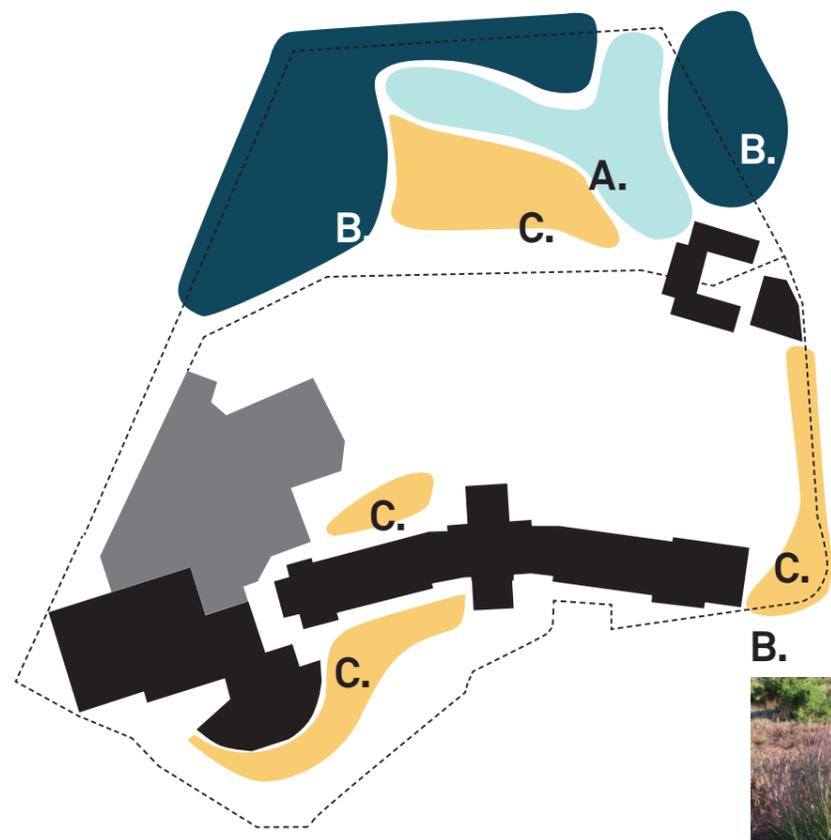
LEGEND

-  Shade umbrella
-  All weather protection (sun/rain)
-  Shade trees
-  Existing shade trees
-  Palm trees





Master Plan Planting palette



A.



- 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'*

B.



- Acacia terminalis*
- Aristida sp.*
- Bursaria spinosa*
- Ceratopetalum gummiferum*
- Cheilanthes sieberi*
- Chrysocephalum apiculatum*
- Corymbia gummifera*
- Cymbopogon refractus*
- Dianella sp.*
- Dichelachne crinita*
- Dillwynia retorta*
- Eriostemon australasius*
- Grevillea buxifolia*
- Grevillea sericea*
- Hakea dactyloides*
- Hakea sericea*
- Hardenbergia violacea 'Happy Wanderer'*
- Hibbertia scandens*
- Imperata cylindrica 'Rubra'*
- Isopogon anemonifolius*
- Kunzea ambigua*
- Leptospermum juniperinum*
- Leptospermum polygalifolium*
- Lomandra longifolia*
- Melalueca thymifolia*
- Olearia microphylla*
- Ozothamnus diosmifolius*
- Platycase lanceolata*
- Pteridium esculentum*
- Pultenaea daphnoides*
- Scaevola ramosissima*
- Themeda triandra*
- Viminaria juncea*
- Wahlenbergia gracilis*
- Zieria pilosa*
- Tristania laurina*
- Veronica plebeia*
- Zieria smithii*
- Dianella "Little Jess"*
- Lomandra hystrix 'Tropic Belles'*
- Lomandra 'Tanika'*
- Phormium tenax 'Bronze Baby'*

C.



- Ozothamnus diosmifolium*
- Westringia fruticosa*
- Indigofera australis*
- Dietes grandiflora*
- Chrysocephalum apiculatum*
- Themeda triandra*
- Dianella caerulea*
- Dianella "Little Jess"*
- Lomandra hystrix 'Tropic Belles'*
- Lomandra 'Tanika'*
- Lomandra longifolia*
- Phormium tenax 'Bronze Baby'*
- Kennedia coccinea*
- Grevillea gaudichaudi*
- Westringia fruticosa 'Mundi'*
- Banksia 'Birthday Candles'*

TREES



- Angophora costata*
- Angophora hispida*
- Acacia binervia*
- Banksia integrifolia*
- Banksia serrata*
- Eucalyptus gummiifera*
- Eucalyptus haemastoma*
- Eucalyptus oblonga*
- Eucalyptus racemosa*
- Livistona australis*
- Archontophoenix cunninghamiana*
- Howea forsteriana*



09 Master plan

Access and circulation

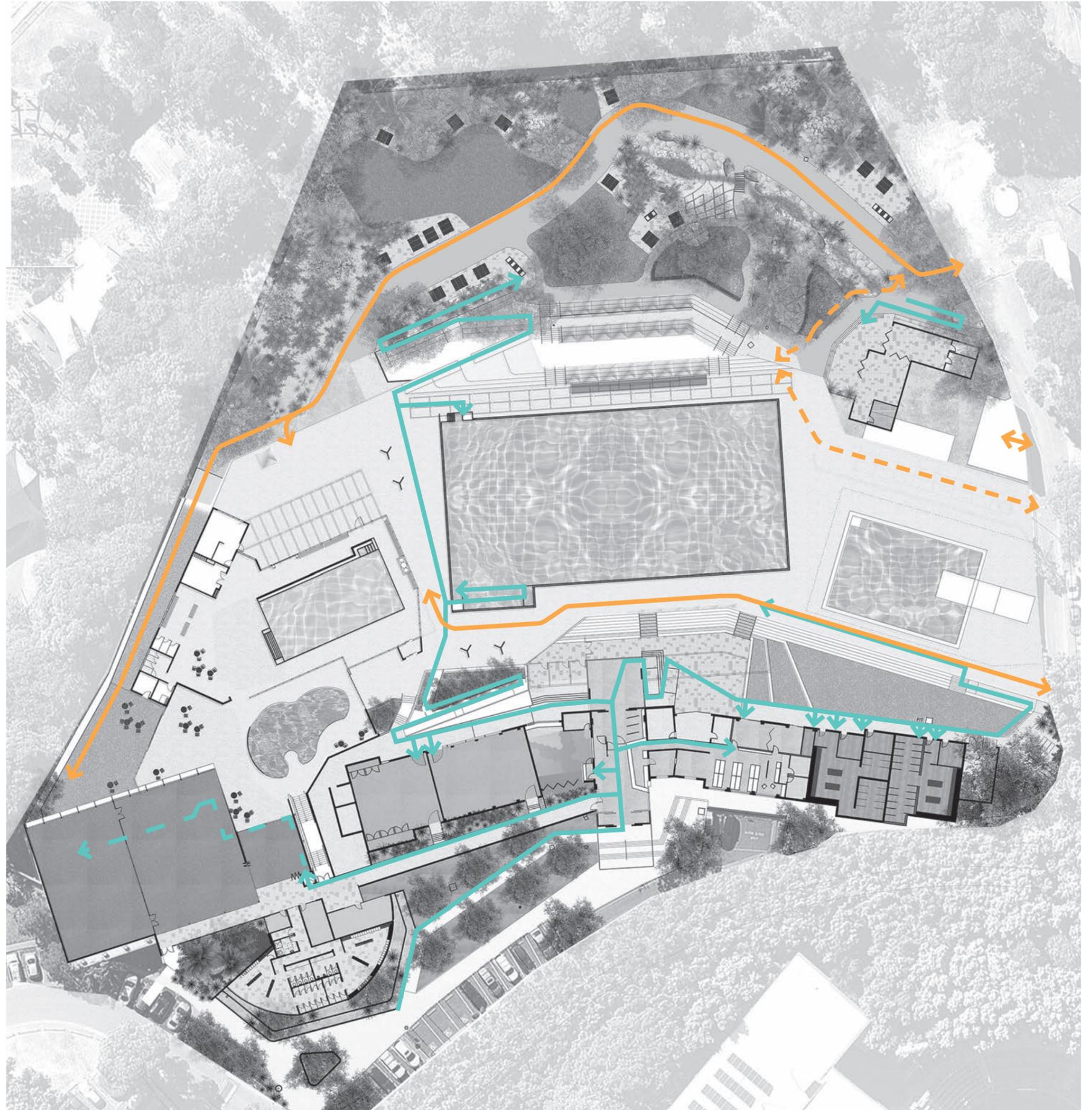
The proposed master plan rationalises access and circulation across the site.

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.
- > Increasing the number of accessible change rooms including 16 accessible family change rooms in the recreation space.
- > Ramp access from the pool concourse to the recreation zone.
- > Improved stair access into the diving pool for deep water aqua classes.
- > Proposing an accessible pathway from the Bay Run to secondary peak period entrance at the Recreation Zone.
- > Proposing improved access for pedestrians and cyclists from the Bay Run to the facility.

LEGEND

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



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.

Terraced seating and spectator seating: terraced and spectator seating to be poured concrete or precast concrete. Concrete to have a burnished finished. Finish must still achieve a P4 or R11 slip resistance rating.

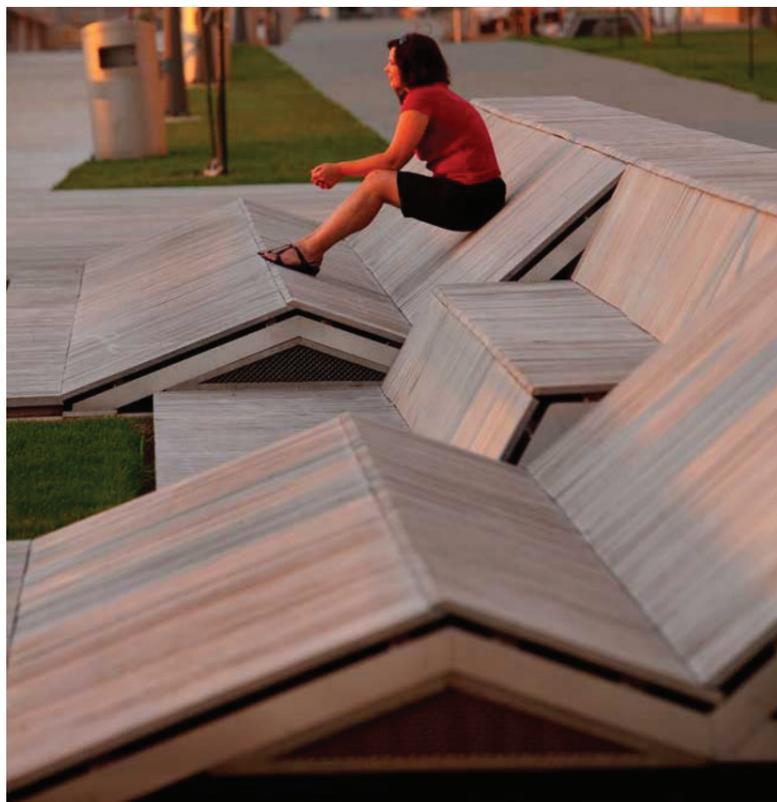
All timber used must be Forestry Stewardship Council certified. Ensure appropriate lead times are built into projects to source certified Australian hard wood.



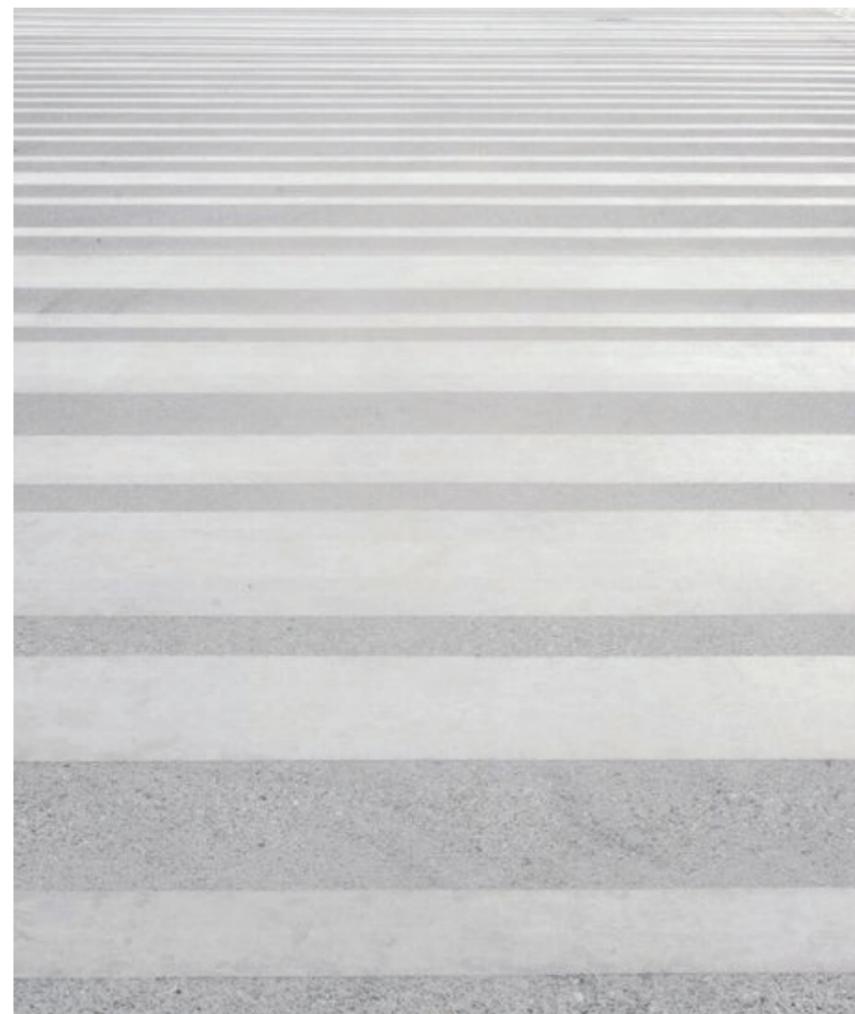
Vertically grooved cladding panels to main building



Concrete terraced seating



Timber decking and seating



Sandblasted poured concrete pavement to pool concourse



09 Master Plan

Furniture palette

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:

Permanent umbrellas: Install permanent umbrellas to the pool surrounds and spectator seating. Umbrella fixings anchor to concrete slab. Umbrellas to have wind ratings of minimum 100km/h. Umbrellas to have removable handles for raising and lowering shade canvas. The ability to open or close the umbrella must require one staff member only. Select umbrella colours that are sympathetic to the context and existing colour scheme of the facility.

Lounge seating: Provide sculptural lounge seating to increase passive recreation opportunities. Seating to be fixed to the concrete slab along the north end of the 50m pool and to provide light wells into the family change rooms below. The lounge seating must also act as a barrier between the pool concourse and spectator seating leading to the recreation zone.

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: Precast concrete seating with timber tops or recycled plastic slats 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 for the western end of the pool and at the entrances to the family change facilities at the recreation zone. Showers are to be cold water only and constructed of 316 marine grade stainless steel and suitable for the facilities harbour location.



Shade umbrella



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

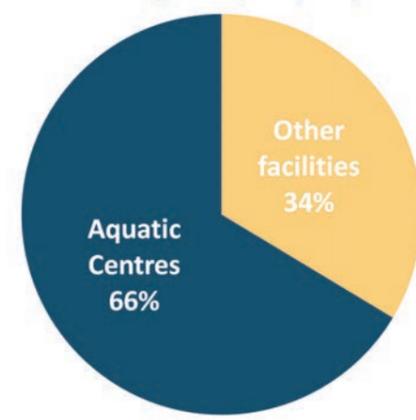
Leichhardt Park Aquatic Centre's design will align with 'A guide for Benchmarking Energy and the Indoor Environmental Quality of Aquatic Centres in Victoria' (Aquatic and Recreation Victoria 2016) or an updated/local equivalent.

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 adaptation



Inner West Council water consumption by facility



Inner West Council energy consumption by facility

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 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.

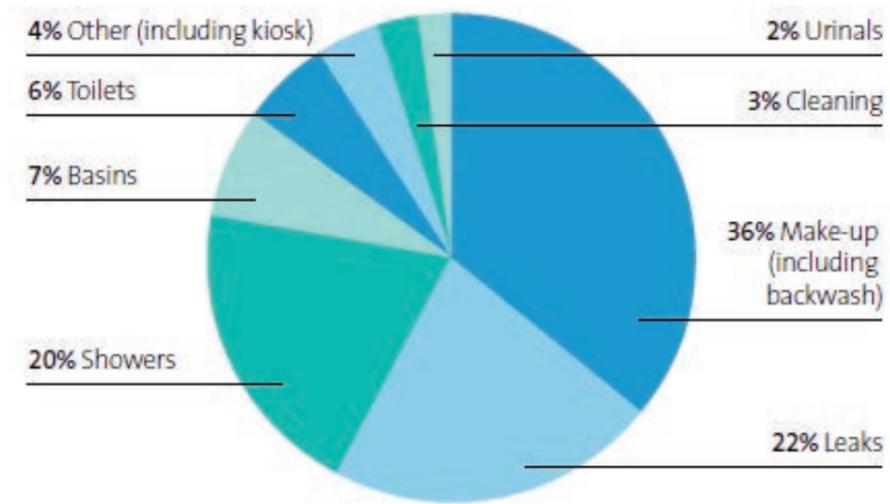
Zero Waste - Eliminating waste
Construction and demolition waste will be minimised during demolition and construction. Building materials will be salvaged for re-use where practical.

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.



Water use breakdown in average aquatic centre (Sydney Water 2011)



09

Future directions

The proposed master plan outlines priority works at Leichhardt Park Aquatic Centre over the next 10 years. It also makes allowances for future upgrade works which have been requested by the community. These 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.

Water slides

Two water slides are proposed to the north of program pool 1. The slide will commence at the pool concourse and end in the water play zone. Plant equipment for the water slides should be housed in the plant equipment area under the pool concourse.

The water slides will operate for 6 months of the year and require two additional staff to operate the facility.

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.



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10

Implementation Plan





10 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 has been given a rating of 1 – 3, with a 1 being implemented within 3 years; 2 being implemented 4 to 6 years and a 3 being implemented in 7+ years.

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 priority 1:	\$ 1,066,972.50
TOTAL priority 2:	\$ 12,658,946.22
TOTAL priority 3:	\$ 1,989,270.90
TOTAL:	\$ 15,715,189.62

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, portaloo 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 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.

ITEM	QUANTITY	UNIT	TOTAL	PRIORITY RATING
Actions: 1 ? 1?3 years 2 ? 4?6 years 3 ? 7+ years				
Reception area				
New reception area including reception desk, air-lock doors, reuse of turnstiles, new carpet, paint, relocated café	PC allowance	item	\$ 302,500.00	1
Sub-total			\$ 302,500.00	
15% design contingency	15%	Percentage	\$ 45,375.00	
20% contingency	20%	Percentage	\$ 60,500.00	
TOTAL			\$ 408,375.00	
Administration and meeting room fitout				
Colocation of office spaces, meeting rooms with internal bi-fold door and external entry doors, tea making facilities, two staff bathrooms, new floor and carpet, new lighting.	PC allowance	item	\$ 164,260.00	1
Sub-total			\$ 164,260.00	
15% design contingency	15%	Percentage	\$ 24,639.00	
20% contingency	20%	Percentage	\$ 32,852.00	
TOTAL			\$ 221,751.00	
1950 Building upgrade				
Upgrade of existing building to become a community/function room	PC allowance	item	\$ 323,590.00	1
Sub-total			\$ 323,590.00	
15% design contingency	15%	Percentage	\$ 48,538.50	
20% contingency	20%	Percentage	\$ 64,718.00	
TOTAL			\$ 436,846.50	
Recreation space				
Recreation space including picnic areas, paving, vehicle pathway, turf, planting, BBQ's, furniture, showers, bin enclosures, fencing, water fountains	PC allowance	item	\$ 860,665.00	2
Water play				
Natural 'creekbed', water play elements, planting, softfall, paving	PC allowance	item	\$ 2,115,215.00	2
Rain garden				
Rain garden including base material, drainage and planting	PC allowance	item	\$ 42,420.00	2
Tree planting				
Advanced tree planting	PC allowance	item	\$ 51,200.00	2
Sub-total			\$ 3,069,591.00	
15% design contingency	15%	Percentage	\$ 460,438.65	
20% contingency	20%	Percentage	\$ 613,918.20	
TOTAL			\$ 4,143,947.85	

Family change area spectator seating and operations zone				
2 x Family change rooms including all plumbing and fixtures. Spectator seating including shade umbrellas, handrails, balustrade. Operations space including concrete base, roller doors and retaining walls.	PC allowance	item	\$ 889,300.00	2
	Sub-total		\$ 889,300.00	
15% design contingency		15% Percentage	\$ 133,395.00	
20% contingency		20% Percentage	\$ 177,860.00	
	TOTAL		\$ 1,200,555.00	
Program pool 2				
Minor adjustments to hydrotherapy pool handrail and ventilation system	PC allowance	item	\$ 70,000.00	2
Pool area				
New 10 lane 50m pool with operations, new concourse, seating and shade structures	PC allowance	item	\$ 5,348,031.20	2
	Sub-total		\$ 5,418,106.20	
15% design contingency		15% Percentage	\$ 812,715.93	
20% contingency		20% Percentage	\$ 1,083,621.24	
	TOTAL		\$ 7,314,443.37	
Building and dry fitness upgrade				
Creche				
Creche fitout including demolition of walls, new floor, bathroom, kitchenette, bi-fold doors and reception desk entry	PC allowance	item	\$ 200,000.00	3
Fitness studio				
Demolition of existing female change rooms, make good of floors, walls and ceiling. New floor covering, mirrors, doors and windows	PC allowance	item	\$ 80,410.00	3
Co-location of bathrooms				
Demolition of existing creche, fitout of new bathrooms including reuse existing locker system, bench seats, shower fittings. New tiling, ceiling and walls	PC allowance	item	\$ 260,040.00	3
External building updated				
Upgrade to exterior of building including new insulated cladding of original building, new awning and planting to entrance. New insulated winged roof to reception area.	PC allowance	item	\$ 933,000.00	3
	Sub-total		\$ 1,473,534.00	
15% design contingency		15% Percentage	\$ 221,030.10	
20% contingency		20% Percentage	\$ 294,706.80	
	TOTAL		\$ 1,989,270.90	
	TOTAL		\$ 15,715,189.62	

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



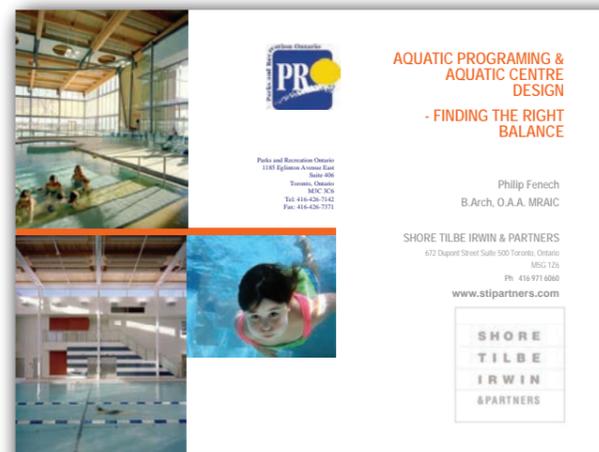
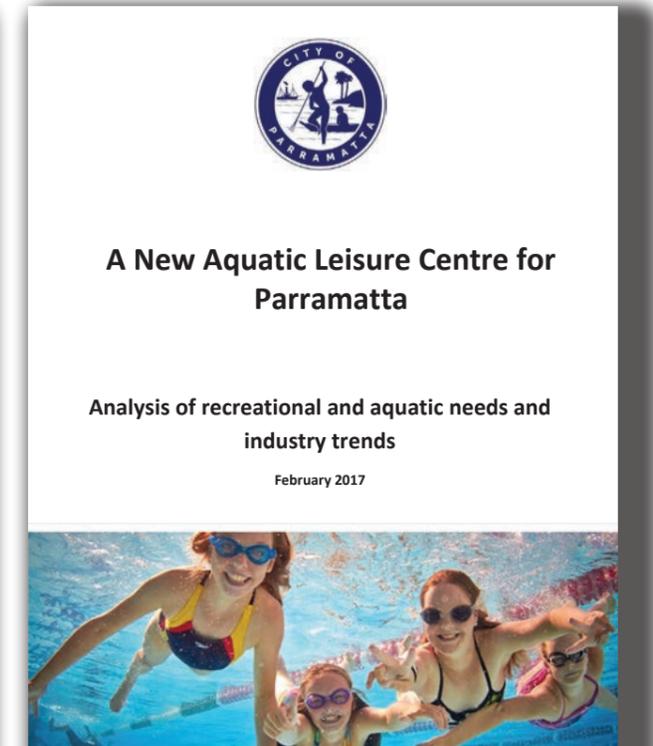
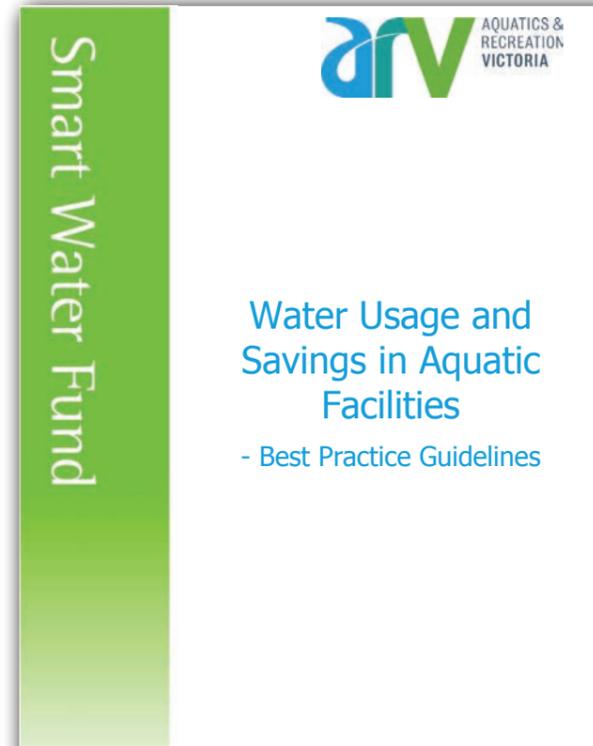
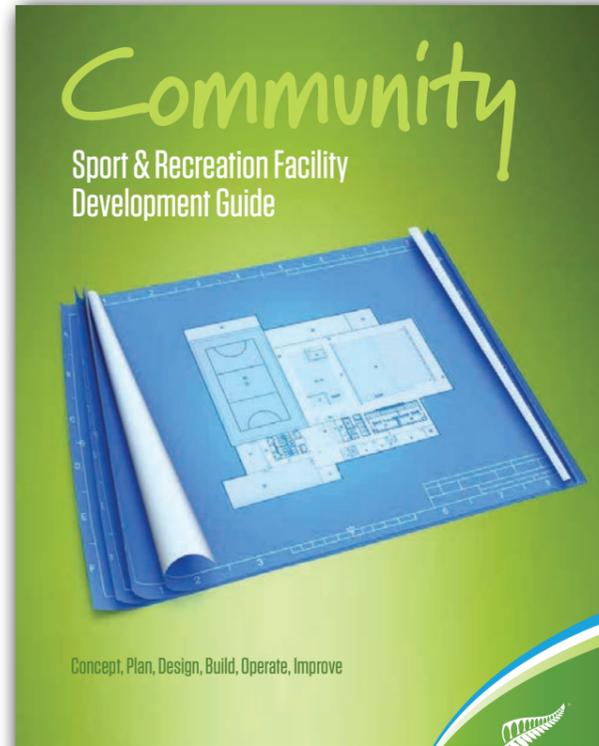
05
Benchmarking Study
Process and findings

Overview

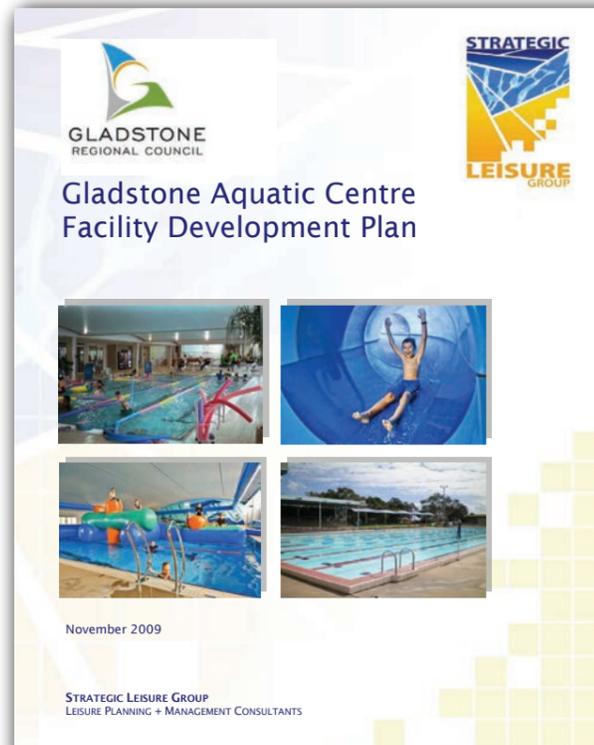
Council completed a detailed benchmarking study to understand current trends in facilities, best practice design and potential future demands.

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.



Evolution of the aquatic facilities



GLADSTONE REGIONAL COUNCIL

STRATEGIC LEISURE GROUP

Gladstone Aquatic Centre Facility Development Plan

November 2009

STRATEGIC LEISURE GROUP
LEISURE PLANNING + MANAGEMENT CONSULTANTS

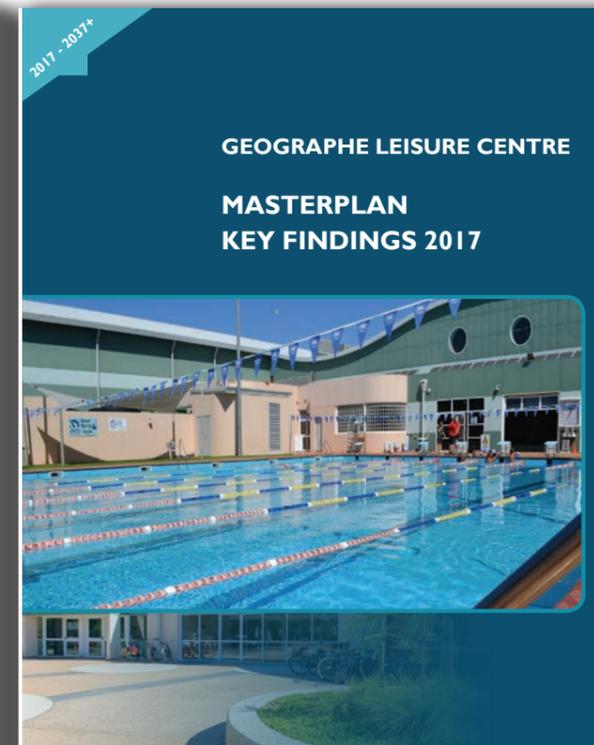


HORNSBY COUNCIL

Hornsby Aquatic Centre Overview of Design and Development Trends

The information below has been prepared by Council based on information provided by RMP & Associates (Leisure Planners & Management Consultants)

- Aquatic Centres are social hubs or community centres that have various size water spaces to meet the needs of the community. The water must be clean at all times and water filtration and sanitation must meet or exceed NSW Public Health Guidelines for Public Pools.
- Aquatic centres must look attractive and inviting with quality change rooms, toilets and adequate provision for disabled. Change rooms should include showers with screens, family change rooms, baby change tables and at least one privacy cubicle. Excellent drainage of both poolside and change areas is important.
- The inclusion of a variety of pools allows for different pool temperatures and depths to meet the needs of elderly users, parents with babies, residents who want to walk or swim for exercise in warm water as well as space for teaching children to swim, in addition to other swim activities.
- Design should make provision for future additions. There should be good flow for users from the entry past a café and spectator area to the change rooms. Consideration needs to be given to parents with strollers or prams and other residents with mobility limitations.
- The use of natural light and design for acoustics in the pool hall is essential. Non-slip, easily cleaned surfaces should be incorporated in the design of pool surrounds and change area flooring surfaces. The pool layout must be easily supervised and materials and finishes practical and easily cleaned and maintained. Bright colours should be used where possible within the pool building to provide a happy encouraging environment.
- Car parking, combined with good illumination of pathways and car parking areas and CCTV surveillance are critical to the creation of a safe and accessible venue. Research shows that over 90% of aquatic centre users travel to the venue by car.
- Councils have traditionally provided access to pools that meet the needs of their communities at an affordable price.
- Modern heated 50m pools can now be divided into different configurations with the invention of the "flip boom" lane divider. This allows both 25m and 50m lanes to be offered at the same time. Some other types of booms do not allow this flexibility.
- Indoor pools offer the public a controlled and pleasant environment all year.
- Water temperature is a critical issue in meeting the needs of the community. Lap swimming and training requires 26 – 27 deg. C while pre-school Learn-to-Swim and those exercising for arthritic conditions, back pain or rehabilitation reasons requires between 30 deg C and 32.5 deg
- The successful modern Aquatic Centre will attract large numbers of users to the various pools and programs. This means that there must be adequate space for patrons to socialise, sit and watch as well as change and shower.



2017 - 2037*

GEOGRAPHE LEISURE CENTRE MASTERPLAN KEY FINDINGS 2017



Doone Kennedy Hobart Aquatic Centre

Redevelopment Master Plan May 2017

Approved by Council 22 May 2017

HOBART AQUATIC CENTRE

SWIM KIDS AQUA GYM 60PLUS



Proposed Port Pitts Recreation Sports & Aquatic Centre Masterplan

NEW AQUATIC LEISURE CENTRE FOR PARRAMATTA

EXECUTIVE SUMMARY

JUNE 2017

NEWGAT ENGAGE

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

05 Benchmarking Study

The history of aquatic facilities in the inner west

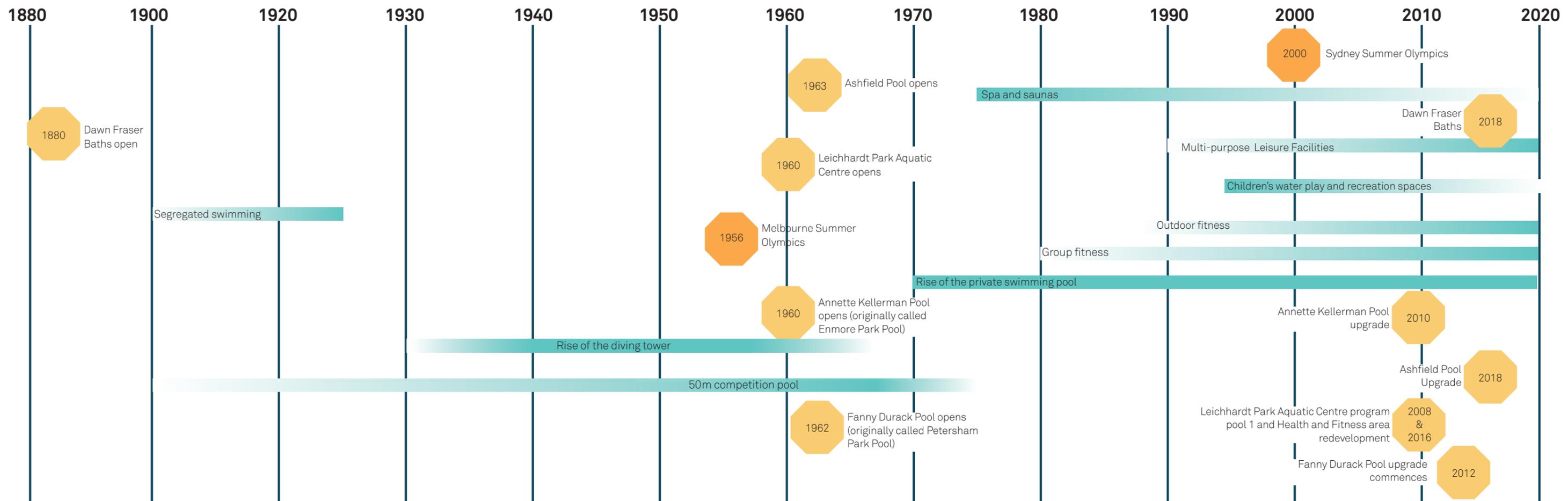
Aquatic recreation has changed its form and importance over time. In the past, aquatic facilities were limited to rock pools and the beach. The early 1900s saw the rise of Australian Olympic swimming with Frederick Lane winning two gold medals in the 1900 Olympics. In 1912 Women's events were added at the Olympic Games in Stockholm, with Fanny Durack and Wilhelmina '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.





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

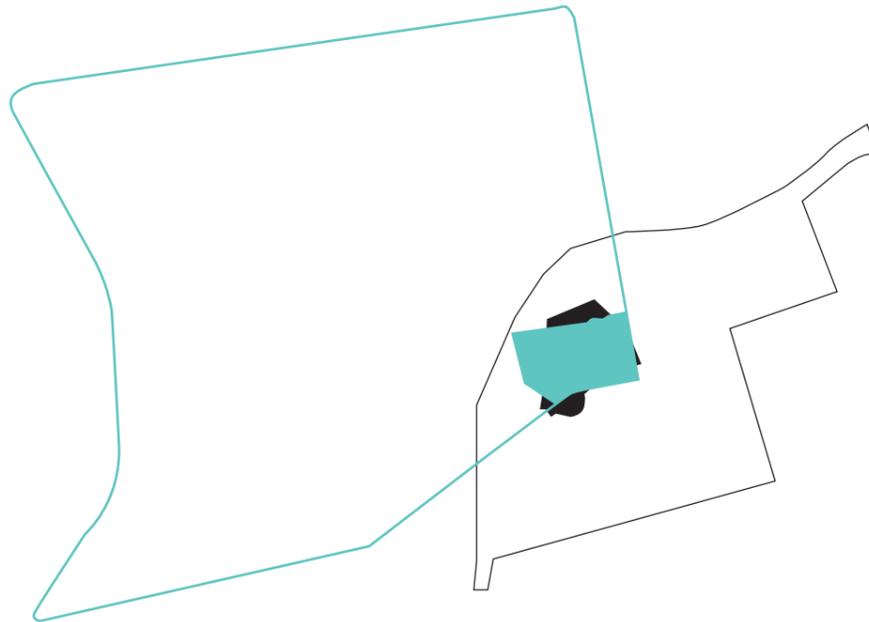
-  Des Renford Leisure Centre, Randwick
-  Angelo Anestis Aquatic Centre, Bexley
-  Victoria Park Pool, Camperdown
-  Prince Alfred Park Pool, Surry Hills
-  National Centre of Indigenous Excellence, Redfern

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

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



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	Stream room	Aquatics inflatable	Wave Ryder	Wave pool	Water slide	Gym - weights and Cardio room	Group fitness studio	Crèche	Retail	Cafe/kiosk	Massage Therapist	Nutritionist	BBQ area and picnic facilities	Access friendly - ramp access, pool hoist	Birthday Parties	Group sporting facility
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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

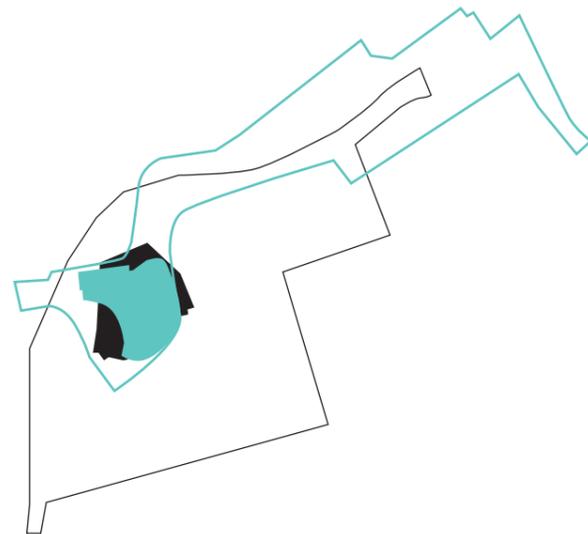
● Cafe location does not connect to other facilities.

● 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

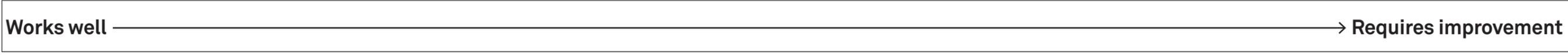
OPENING HOURS	MON	-	5.30AM- 9.00PM
	TUES	-	5.30AM- 9.00PM
	WED	-	5.30AM- 9.00PM
	THU	-	5.30AM- 9.00PM
	FRI	-	5.30AM- 9.00PM
	SAT	-	6.00AM- 8.00PM
	SUN	-	6.00AM- 8.00PM

OPERATIONS TYPE	Operated by Blue Fit/Owned by Randwick Council
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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 Rider	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
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●



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 picnicking 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

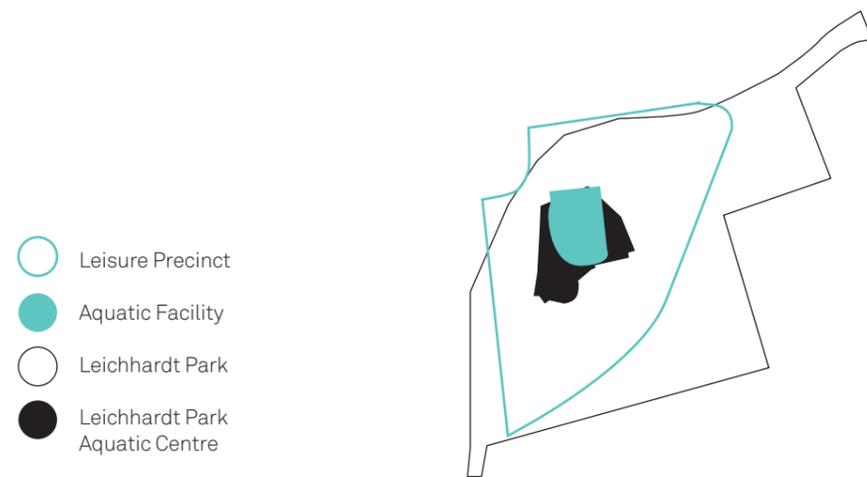
● Retail facility is located near the reception area.

● 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



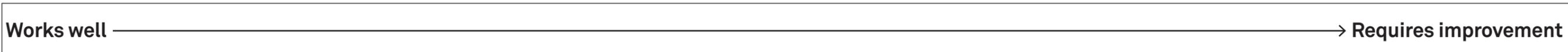
OPENING HOURS	MON	-	6.00AM - 8.00PM
	TUES	-	6.00AM - 8.00PM
	WED	-	6.00AM - 8.00PM
	THU	-	6.00AM - 8.00PM
	FRI	-	6.00AM - 8.00PM
	SAT	-	7.00AM - 8.00PM
	SUN	-	7.00AM - 8.00PM

OPERATIONS TYPE	Operated by Belgravia Leisure owned by City of Sydney
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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
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●



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

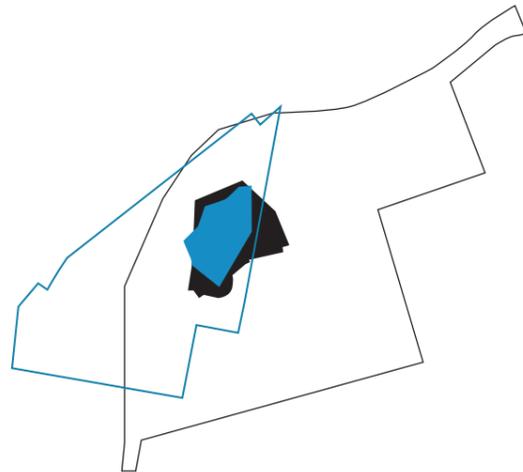
Retail facility is located near the reception area. Reception staff often have their back to retail area causing a greater risk of shoplifting and missed sale opportunities. Location of cafe requires dedicated staff member at all times. Cafe misses essential passing trade as it is at the end of the building 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.

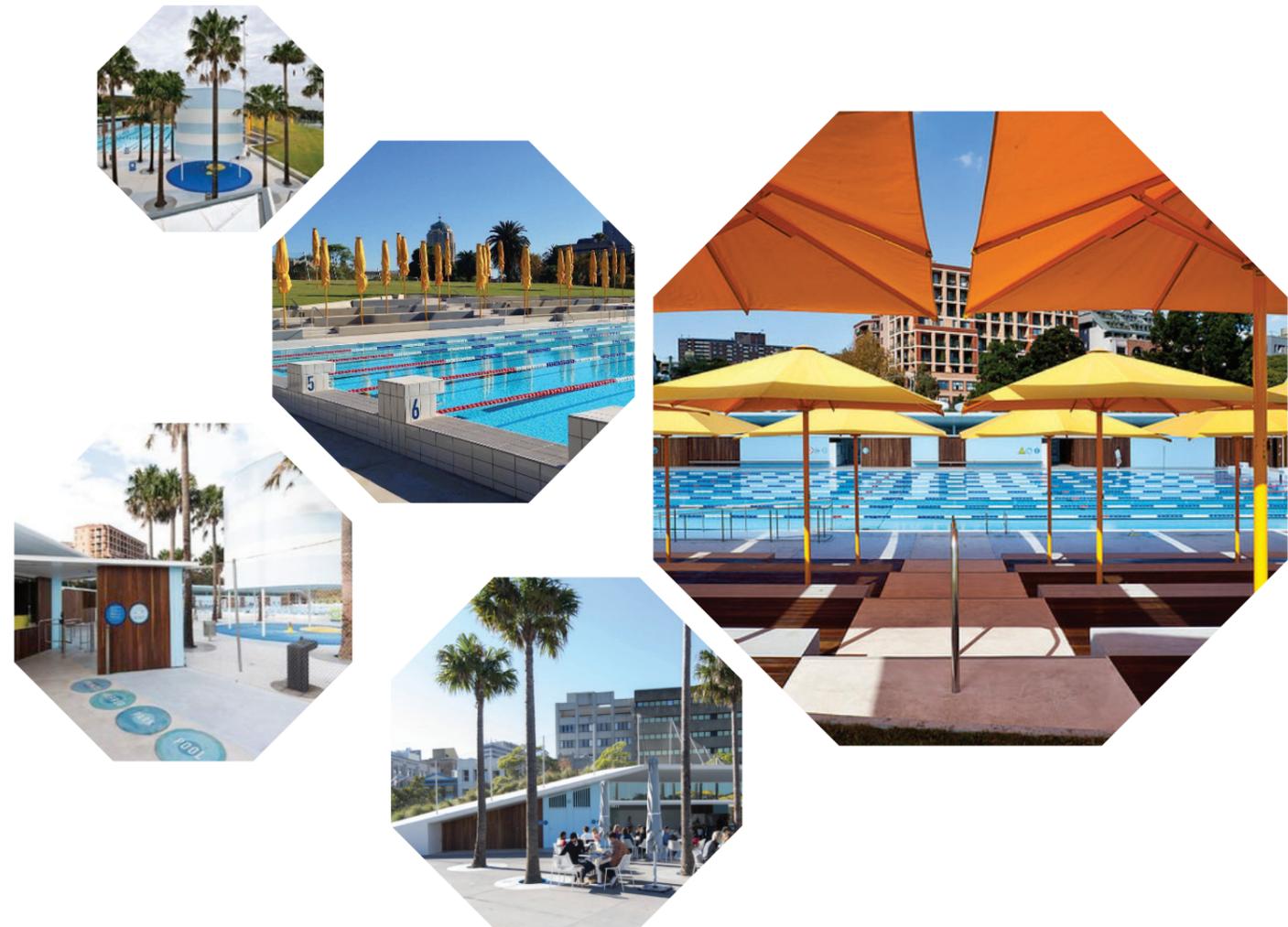
Scale Comparison

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



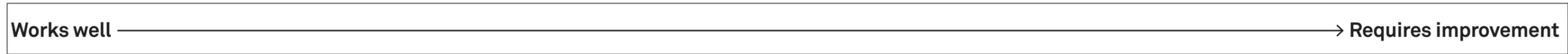
OPENING HOURS	MON	-	6.00AM-9.00PM
	TUES	-	6.00AM-9.00PM
	WED	-	6.00AM-9.00PM
	THU	-	6.00AM-9.00PM
	FRI	-	6.00AM-9.00PM
	SAT	-	8.00AM-6.00PM
	SUN	-	10.00AM-6.00PM

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 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 sporting facility
																					



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 turfing area required for picnicking

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



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
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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 inflatable	Wave Ryder	Wave pool	Water slide	Gym - weights and Cardio room	Group fitness studio	Crèche	Retail	Cafe	Massage Therapist	Nutritionist	BEG 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.