

# Wollondilly Shire Council



## Picton Pool

## Plan of Management

November 2000



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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
1	N Patton	A Raleigh	T Pinzone	signed	8/6/00
2	P Carson	A Raleigh	T Pinzone		14/11/00



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- A Issues Report**
- B Extract from Feasibility Study**
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# PART A - Context

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## 1. Introduction

### 1.1 Background

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Picton Pool requires extensive refurbishment to enable continued use. Water is being lost into the near by Redbank Creek, which is a potential environmental problem. Council recognises the community need for the refurbishment of the 50m pool and pump room however the refurbishment will be expensive. The cost of refurbishment will not be regained as there is no potential for increased patronage. With this in mind Council have been investigating the potential to redevelop Picton Pool into an Aquatic Centre, which provides indoor facilities and multi-use facilities.

Picton Pool (the Pool) is subject to a range of different uses, including a variety of passive and active, organised and informal water based recreation activities. It provides an important local and regional recreation resource, valued for its social and cultural qualities.

Managing the proposed Aquatic Centre Redevelopment and integrating the range of different uses that will occur means that there is a need to provide an appropriate management framework to ensure Picton Pool remains of value for future generations as well as for those who use the facility at present.

### 1.2 Purpose of the Plan of Management

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To ensure Picton Pool and the Proposed Aquatic Centre Redevelopment is managed and maintained appropriately, a plan for the comprehensive management of this community resource has been prepared, as a Plan of Management under the provisions of the *Local Government Act 1993*.

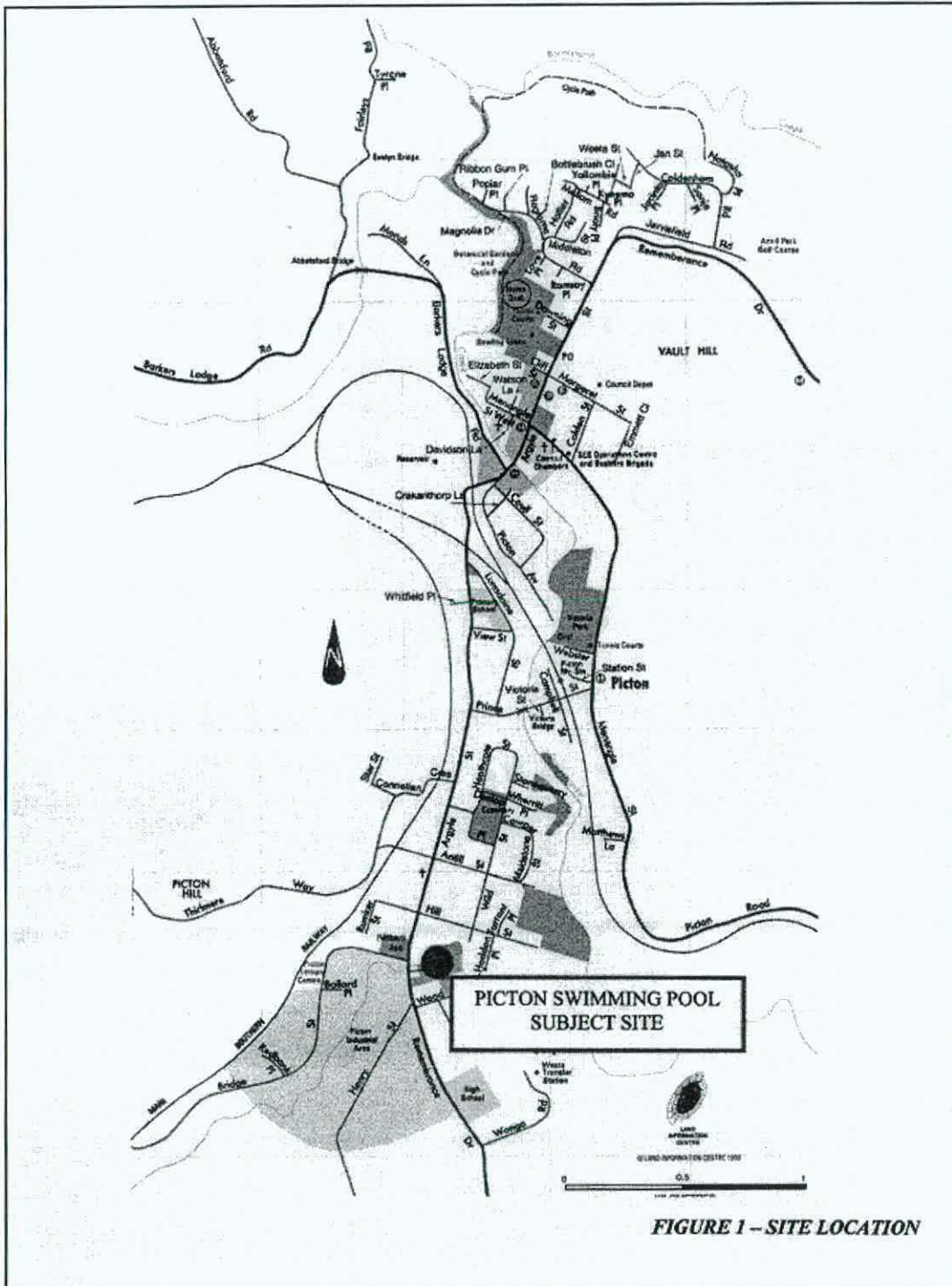
The Plan of Management recognises the importance of the redevelopment to the community. Community input to the Plan of Management process has indicated a strong desire for some form (either option 1 or 2) of the proposed Aquatic Centre redevelopment to go ahead. The Plan of Management takes these needs into account to put in place a pro-active management tool which will ensure the enhancement of this community resource, meeting the requirements of the *Local Government Act 1993*.

### 1.3 Study Area

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The reserve on which Picton Pool is located is approximately 2.5 ha in area, and is located in Ward 'C' of the Wollondilly Local Government Area. The reserve is on Community Land therefore a Plan of Management conforming with the Local Government Act is required. Access to the Pool is via Remembrance Drive, the main road south from Picton Town Centre. The location of Picton Pool is indicated in Figure 1 below.





**FIGURE 1 – SITE LOCATION**

## 1.4 Preparation of the Plan of Management

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The Plan of Management process involves the following steps:

1. Consultation and site review to determine community needs and values and identify issues and concerns;
2. Prepare Basis for Management;
3. Assess issues and prepare Issues Report;
4. Prepare draft Plan of Management (including management strategies, guidelines, and Action Plan);
5. Display draft Plan of Management and receive feedback and submissions;
6. Review submissions; and
7. Prepare final Plan of Management.

The Plan of Management has been prepared based on the following activities:

- field study and observation;
- discussions with Council officers;
- community consultation, including:
  - telephone discussions with representatives of sporting and other user groups;
  - returned 'have your say' forms (which were included with the introductory letter distributed by Council in February 2000)
  - media release;
  - community workshop held on 2 March 2000 (involving representatives from the key interest groups and local residents).

## 1.5 Structure of the Plan of Management

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The Plan of Management is a working document which will be used to guide Council activities relevant to the management of Picton Pool. The document is divided into three parts. An outline of the contents of each part is provided below:

### **Part A - Context**

Part A includes sections 1-3 which contain background information and set out the context and basis for management.

*Section 1* - provides an introduction to the Plan of Management;

*Section 2* - outlines the context for planning which is provided by the existing environment, the significance of Picton Pool, and statutory requirements. Information on use of the Pool and relevant leases and licences is also provided.

*Section 3* - outlines the Basis for Management, including community values, the role of Picton Pool, and provides an appropriate management goal and objectives.



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### **Part B - Action Plan**

*Section 4* - provides the guidelines for managing Picton Pool and the proposed Aquatic Centre Redevelopment, identifying relevant issues and recommended management strategies and actions. It also includes the Action Plan.

### **Part C - Background Reports**

Three background reports have previously been prepared:

- Issues report - summarises issues and concerns associated with Picton Pool, prepared by GHD, March 2000;
- Feasibility Study and Redevelopment Options - prepared by Facility Design Group Pty Ltd in conjunction with NSW Department of Sport and Recreation - Facility Design and Development Unit, June 1999.
- Traffic study - prepared by Transport and Urban Planning Pty Ltd, March 2000.

## 2. Context for Management

The context for the Plan of Management is determined by the following factors which provide the background to, and influence the management of Picton Pool:

- the significance of Picton Pool;
- the existing environment;
- existing leases and licences; and
- statutory requirements;
- redevelopment options, and
- impact on the community.

Information on these factors is provided below.

### 2.1 Significance

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Picton Pool is a significant resource, highly valued by the Picton community (see Section 3.1). The pool provides the opportunity for water based exercise but it is also a social and cultural resource for the Picton community. The Pool is a destination for social activities, particularly during summer including picnics and BBQ's for families and young people.

### 2.2 Existing Pool and Environment

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Picton swimming pool was constructed in 1969 and heating was installed in October 1995.

#### 2.2.1 *Access and surrounding land uses*

Access to Picton Pool is via Remembrance Drive, the main road leading south from Picton Town Centre. Road frontage is relatively narrow effecting visual exposure of the pool and facilities.

Picton pool sits within an open reserve area fenced on all boundaries. Redbank Creek forms the northern boundary of Picton Pool. Beyond this, land uses include residential to the north, south and east and semi-rural land and light industrial to the west.

#### 2.2.2 *Environment*

The Shire of Wollondilly is located approximately 80km south west of Sydney. Picton pool is located about 2km from Picton town center, providing easy access for the Picton community.

The reserve area has an undulating slope grassed throughout with perimeter, shade tree planting. The trees are mature specimens of evergreen and deciduous species.



Limited car parking is available immediately at the pool entrance.

### 2.2.3 Existing Features and condition

The Pool currently provides for a limited range of aquatic based recreational activities. Facilities and a brief comment on their condition are provided below.

Facility	Condition
50m pool	Leaking and requires significant refurbishment. Pumps need upgrading.
Amenities	Male and female toilets, shower and change rooms which have been recently renovated.  There are 3 showers and 3 toilets in each plus a shower/toilet, combination suitable for mobility impaired users.
Canteen	Small with limited services located at the pool entrance between the two toilets.
Children's wading pool	With shade structure - adequate condition.
Pump room	Small room with limited storage space for carnival equipment. Pumps require maintenance.
BBQ and outdoor seating	Located near shade/perimeter planting - good condition.
Shade structure	Located adjacent to the 50m pool - good condition.
Open space	Grassed throughout, with perimeter shade trees - good condition.

## 2.3 Leases and Licences

Only one organisation has tenure over the Pool.

The operation of Picton Pool is currently licensed to Mr Glenn and Mrs Susan Wright. The licence agreement is for the period 1<sup>st</sup> October 1999 to 31<sup>st</sup> March 2000 with an option for two additional swimming seasons (2002).

The operators have taken up this option under the existing license agreement with Wollondilly Shire Council.

## 2.4 Current use of Picton Pool

The current use of Picton Pool for general sporting and recreation activities is consistent with the reservation for Public Recreation.

Picton Pool provides both a local and regional recreation resource for a variety of recreational activities, ranging from local residents swimming for exercise and leisure, to regional school swimming carnivals.

Uses of Picton Pool includes active recreation, both organised water sports by sporting groups and local schools, and informal activities. The Pool is also used for passive recreation (such as sitting watching children, family picnics etc).

The main users of Picton Pool include sporting groups, schools, individuals and families (with the latter two groups mainly from the local area). The organised user groups which currently make regular use of the facilities in Picton Pool are listed in Table 2.2.

**Table 2.2 User Groups/Clubs Making Regular Use of Picton Pool**

Club	Membership	Facility/Use
Picton Swimming Club	215	• races, carnivals.
Picton Water Polo Club	30	• practice / training
Local schools, including Picton High School	-	• school uses include: swimming carnivals, life saving, PE classes.
Other Schools including Mt Annan, Mt Hunter, Macarthur, Eaglevale,	-	• school uses include swimming carnivals.

Overall these uses interact reasonably well. The main conflicts identified include:

- some conflict between swimming club and leisure swimmers; and
- competition for use of pool from school groups in swimming carnival season.

## 2.5 Statutory Context for Management

Picton Pool is Community Land consisting of portion 3007 dedicated for the purpose of Public Recreation. Community land is owned and managed by Council and is subject the Local Government Act.

### **Wollondilly Local Environmental Plan (LEP) 1991**

According to the Wollondilly Local Environmental Plan 1991, Picton Pool is located on land categorised as Open Space "A" Recreation Zone under the LEP.

*The objectives of the Open Space "A" Recreation zone are to:*

- recognise and ensure that publicly owned land is developed for open space recreation;
- to encourage the development of open space which best satisfies community needs; and
- to permit development associated with or complementary to open space.

The following controls apply to the zone:

*Development allowed without consent -*

- Works for the purpose of gardening, landscaping or bushfire hazard control.



*Development allowed only with consent*

- agriculture;
- community centres;
- drainage;
- forestry;
- land filling operations;
- parking;
- utility installations (other than generating works).
- racecourses;
- recreation areas;
- recreation facilities;
- roads;
- showgrounds;
- sports grounds;

*Prohibited development*

- any purpose other than listed above.

**Local Government Act 1993 (LGA)**

In accordance with the LGA, section 36 (4) Picton Pool can be categorised as a sportsground.

In accordance with section 36 (F) of the LGA the core objectives for management of community land categorised as a sportsground are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games; and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

## **2.6 Proposed Aquatic Centre Redevelopment**

In June 1999, Wollondilly Shire Council undertook a Feasibility and Redevelopment Options Study for Picton Pool. The feasibility study determined that the provision of major aquatic services is widely accepted as a community service. Further, the clustering and interconnection of recreational services has significant economic and community advantages and contributes to a facility's viability.

The feasibility study found that Picton Pool is not attracting or expanding its business due to the single purpose nature of the facility. Picton Pool is facing major capital improvements and increased ongoing maintenance and operational costs which will increase the net cost of providing this service.

The feasibility study identifies the need within the Shire for a two court multi-use indoor centre to accommodate the community's current and future recreation and sporting needs. The study identified Picton Pool as a favourable potential redevelopment site. The feasibility study provided an economic analysis and cost benefit review for the provision of a year round aquatic centre.

The feasibility study concluded that to refurbish the existing outdoor heated pool to meet current water quality standards and reduce excess water loss will result in continued growth of operating deficits.

The study outlines two options for redevelopment based on increasing the facilities and services provided to meet community needs and providing greater economic viability.

The two options for redevelopment are summarised below:

Option 1: refurbish existing 50m pool and construct new indoor aquatic center and associated facilities.

Option 2: an integrated development that includes an indoor, multi-use two court centre, new indoor aquatic centre (eg 25m pool) with associated facilities (eg gym) and refurbish the existing 50m pool.

Wollondilly Shire Council voted on 14 February 2000 to adopt Option 2 as the preferred option for redevelopment. While the refurbishment of the existing 50m pool will increase visitation, the provision of year round aquatic centre facilities including multi-use dry courts will provide an enhanced opportunity to reduce current operating deficits.

The redevelopment process involves the adoption of a Plan of Management which allows for the redevelopment, the detailed design, project management and construction of Picton Aquatic Centre.

## 2.7 Preferred Redevelopment Option

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The preferred option (defined as option 2 in the feasibility study) for the Picton Aquatic Centre redevelopment includes the following:

- refurbishing the 50 m outdoor pool;
- providing an undercover grand stand adjacent to the 50m pool;
- increase the existing shade structures;
- indoor Facilities including;
  - ⇒ 25m 8 lane lap pool;
  - ⇒ leisure / program pool;
  - ⇒ aerobics area;
  - ⇒ gymnasium;
  - ⇒ meeting room;
  - ⇒ multi use courts (2); and
  - ⇒ new amenities - toilets, showers etc.
- additional car parking;
- Kiosk - café type area; and
- Seating and storage.



## 2.8 Impact on the Community

Although there is a recognised need for the proposed Aquatic Centre Redevelopment, there are number of issues associated with providing a regional recreational facility in this location. A number of these issues (which include potential impacts and concerns) have been raised during community consultation activities.

Relevant considerations that were identified include:

- impact on local residents (including noise, traffic, lighting and on-street parking);
- increase in use;
- access to supporting facilities;
- exclusive use by sporting groups and accessibility considerations;
- cost to Council and community of the development;
- need for off-street parking as part of the development;
- local aesthetic impacts and the design of the facility;
- effect on local environment (neighbours).

The advantages of the Aquatic Centre Redevelopment include:

- the community have identified that there is a high need for the facility;
- the potential for links to existing recreation facilities and supporting infrastructure (such as pedestrian and cycle links);
- proximity to the High School will enable the school to provide more PD/PE/Health programs;
- community services - such as 'learn to swim'.

The feasibility study recognised that redevelopment of Picton Pool may have some impact on the immediate surrounding residential community including traffic and noise.

### Traffic

Council undertook a traffic and carparking assessment of the proposed Aquatic Centre redevelopment in October 1999. This assessment was updated in May 2000 following Council's February 2000 decision to adopt Option 2.

The traffic and car parking assessment concluded that the proposed Aquatic Centre Redevelopment would have minimal impact on the road system and surroundings if the suggested traffic management initiatives proposed are adopted.

Details of these are shown on the plan included in Appendix C.

Further, the traffic and carparking assessment concluded that Option 2 has adequate parking provision to accommodate normal peak parking demands (refer to Appendix C for more details).

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## Noise

At the concept stage it is not possible to undertake an assessment of the potential impact of noise resulting from the proposed Aquatic Centre Redevelopment.

Noise attenuation measures need to be incorporated in the detailed design and during the construction process to ensure noise levels meet the EPA standards.

This Plan of Management specifies (in the Action Plan) the need to address potential noise impact during design, in consultation with the surrounding community.



### 3. Basis for Management

The Basis for Management provides the framework within which issues and concerns are assessed, appropriate management strategies and actions are determined, and the Plan of Management is developed and implemented. It is an important step in the preparation of the Plan of Management and involves identifying the values, role and management objectives for Picton Pool.

Issues and concerns need to be addressed and considered within the context of community values and the role of Picton Pool to develop appropriate management strategies and actions.

#### 3.1 Values

##### 3.1.1 Overview

Community values can be defined as those properties or attributes of a particular place or facility (such as a pool or other public area or property) which lead to it being considered highly by members of the community.

*In other words, values represent 'what is important' about a particular place.*

It is important to approach the management of a public resource based on an understanding of the community values attached to the resource, rather than focussed directly on the issues and concerns. This is because issues and concerns can change quite quickly, whereas values usually remain relatively constant over time.

Identifying the values, roles and management objectives for a particular area requires the input of the community, Council and key stakeholder/user groups. Community consultation (which has included comment forms, discussions with key user groups and a community workshop) and discussions with Council have provided input to determine the values placed on the area by specific groups as well as the general community.

During the community workshop, and in the 'Have Your Say' form (distributed with the introductory letter prepared by Council) people were asked what they thought were the 'good things about Picton Pool'. This information has assisted with the identification of community values and will provide an input to the development of the Plan of Management.

Overall, the Pool is valued highly as an important community resource, as a result of the opportunities it provides for a range of passive and active recreation activities.

*A key theme in the values identified is the overwhelming agreement that redevelopment of the Pool is considered to be appropriate and much needed.* This is as a result of the combination of the variety of features and recreation opportunities offered by the proposed redevelopment and the extended use and availability. Examples of comments received include:

- "the Aquatic Centre will be an asset for all ages";

- “will meet the needs of our growing community”;
- “...local access to good facilities”; and
- “much needed year round use”.

The main values identified for the Pool and proposed Redevelopment have been grouped according to two main categories Recreational and Social/Cultural, and are outlined below.

### **3.1.2 Community Value - Recreational**

The recreational value of the Pool and the proposed redevelopment is considered to be the key aspect contributing to its significance. This is made up of the following factors:

- It will be a centre for sporting activity in the district.
- The combination of a range of opportunities for passive and active recreation.
- Very large and competitive swim team (largest country swimming club in the state 99/2000 season) already represented at high levels with only seasonal training currently available. With year round swimming and a gym the team will grow and go further.
- Year round use - Better community access throughout the year
- Multi-purpose - Opens up access to use of pool and surrounds for other sports.
- Good mix of activities - Great venue for a range of sporting activities.
- Longer opening hours and seasons - off season training which is not currently available.
- Area for local community use and exercise.
- Great for children’s sport, school sport - regular use by high school and primary schools.
- Assists other sports eg gym etc.
- Opportunities for orthopaedic treatment, sports medicine.
- Child development - learning to swim.

### **3.1.3 Community Value - Social and Cultural**

Factors contributing to the value of the area from a social and cultural perspective include the following:

- Safe environment for young people to socialise.
- Opportunities for family activities - BBQ, picnic and kiosk areas.
- Assists our swimmers/water polo players to advance.
- Meeting place.
- Well used.
- Opportunities to spend quality time with children.
- Provides a recreational facility for a young growing area.
- Good for the kids.



- More user groups.
- Provides opportunities to learn to swim.

### 3.2 Role of Picton Pool

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The 'role' of Picton Pool is derived from the function it fulfils, relative to the overall recreation system of the Wollondilly area. The 'role' is influenced by the opportunities for recreation and visitation that are offered, and the activities people undertake there.

Picton Pool is currently a popular local and regional recreation resource. It provides a location for a limited (water based only) range of recreation opportunities, both passive and active, organised and informal.

Recreation use of the Pool ranges from local use (eg. organised school sport by local schools, Picton Swimming Club) to regional use (Swimming Carnivals for Wollondilly and Campbelltown)

Secondary roles of the Pool include:

- opportunities for social interaction.
- community service - eg. learn to swim classes

The Aquatic Centre Redevelopment will mean Picton Pool will have increased regional use for water based sports and greater alternative recreational opportunities while still satisfying the recreational needs of the local community.

### 3.3 Management Goal and Objectives

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A management goal and objectives are identified to guide and direct the management of Picton Pool. The goal and objectives can be considered as 'desired outcomes' or 'guiding principles' which define the fundamental expectations and directions for decision making in relation to the management and use of Picton Pool.

#### 3.3.1 Management Goal

A management goal can also be thought of as the 'vision' which 'sits above' the objectives, providing the overall direction for the Plan of Management. It defines where Council would like Picton Pool to be in the future.

As a result of consideration of community values, the roles of the Pool and its context in the Wollondilly area, a broad goal (or vision) is proposed to guide the implementation of the Plan of Management:

**Develop Picton Aquatic Centre into a significant recreational resource for the community which integrates opportunities for a range of recreation activities and social experiences.**

### **3.3.2 Management Objectives**

The goal is supported by a number of management objectives which are formulated according to key areas. Management objectives provide a framework for management. Management strategies and specific actions are proposed in Section 4 to achieve the objectives.

#### **Recreation**

- Provide a high quality recreation resource, including both the pool and dry courts, which offer opportunities for a wide range of uses and activities, without detrimentally impacting on other values.
- Ensure diversity and flexibility to suit existing and future needs, including multiple use of facilities.

#### **Environment and Community**

- Consider the Redevelopment of Picton Aquatic Centre in the context of its location to adjoining residential areas.

#### **Pool Management, facilities and services**

- Provide and maintain economically viable facilities to appropriately support the role and values of the Pool.
- Provide a framework for appropriate management which protects and enhances the values identified.

These management objectives incorporate and are in accordance with the objectives set out by the Local Environment Plan and Local Government Act.



# PART B - Action Plan

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## 4. Managing Picton Aquatic Centre

### 4.1 Overview

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The guidelines for managing Picton Aquatic Centre are provided by the management strategies and actions detailed in this section. These have been developed based on analysis of information summarised in the preceding part. Management strategies and associated actions are proposed within the context of the Basis for Management, to address the identified issues and achieve the management objectives.

### 4.2 Issues and Management Strategies

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Issues and concerns identified during the Plan of Management process influence achievement of the management objectives proposed in Section 3. The issues and concerns need to be addressed and considered within the context of community values and the role of Picton Pool to develop appropriate management strategies and actions.

Issues and concerns have been identified based on field study and observation, discussions with Council officers and community consultation activities. The identified issues are described within the Issues Report, included in Part C.

Management strategies have been identified, in the context of the proposed objectives listed in Section 3.3, to address the key issues raised. The strategies are what the Plan aims to achieve, through the implementation of appropriate actions. The main issues associated with Picton Pool and the proposed Aquatic Centre Redevelopment and proposed management strategies are as follows:



### **Recreation Facilities and Services**

<b>Issue</b>	<b>Management Strategy</b>
Need for a facility that caters for all user needs.	Provide and maintain adequate facilities in Picton Aquatic Centre.
Only water based training available in spring and summer.	Improve quality and use of major sporting facilities in Picton Pool.
Demands for access to facilities by a range of users.	Ensure adequate access to Picton Aquatic Centre for a range of sporting uses.

### **Environment and Community**

<b>Issue</b>	<b>Management Strategy</b>
Loss of Pool water into creek	Minimise the impacts of Picton Pool on the ecological integrity of Redbank Creek.
Impacts of use on surrounding residents including traffic, noise and lighting.	Minimise the impacts of use of Picton Pool on the surrounding community.
Potential visual impacts of the Aquatic Centre Redevelopment.	Ensure the visual quality of Picton Pool is addressed in all future works.
Retention of existing trees in redevelopment.	Ensure ongoing maintenance of landscaping.

### **Management**

<b>Issue</b>	<b>Management Strategy</b>
The addition of dry court facilities	Ensure that the Picton Aquatic Centre redevelopment is consistent with community needs and is economically viable.
The future management of Picton Aquatic Centre.	Ensure management arrangements are equitable to Council, community, users and Operators and take into account community values.
Cost of entry after redevelopment and cost of redevelopment to community.	Ensure Picton Aquatic Centre Redevelopment considers the economic capacity of the community
Construction period - available use of pool.	Recognise peak demand periods for users throughout construction.

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### 4.3 Action Plan

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Management actions are developed in response to the management strategies and as a direct link to the issues identified. The actions are specific tasks which will achieve the management strategy and address the identified issues, within the context of the management objectives proposed in Section 3.3. In association with each action, management priorities and responsibilities are identified.

This information is provided in an Action Plan (Table 4.1). The Action Plan is the working part of the Plan of Management and should be updated on a regular basis as the actions are completed.

### 4.4 Development of the Proposed Aquatic Centre

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As outlined in Section 1, community consultation that has taken place to date has emphasised the need for the redevelopment of Picton Pool as a vital recreational resource to the community. The input provided has indicated that, overall, people are generally happy with the preferred concept for redevelopment of Picton Pool, but recognise that more detailed design is necessary to consider layout and impacts on the adjoining residents.

Issues and concerns raised with regard to the redevelopment proposal relate predominantly to impact on the adjoining residents and management of the aquatic centre. These issues will require further consideration and are outlined below:

#### *Management of Picton Aquatic Centre*

This Plan of Management authorises the lease or license of the Picton Aquatic Centre for sporting and auxiliary purposes which provide a service to the community. The term agreement for the lease or license should be in accordance with the Local Government Act and be for a period between 5 and 10 years, with the option of extending to the full term of 21 years.

The potential economic issues associated with the proposal mean that it will be important for Council's legal advisers to identify and explore all alternatives prior to drafting an agreement.

#### *Detailed Design Process*

The Plan of Management process has provided important information on user needs that should be incorporated during the detailed design to ensure the preferred option is accepted by the community. These include addressing issues concerning noise, lighting, traffic and layout.



Table 4.1 Action Plan



MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY
	<i>Recreation Facilities and Services</i>			
Improve quality and use of major sporting facilities in Picton Pool.	<p>Redevelop Picton Pool based on the preferred option.</p> <p>Discuss with Swimming Club, Sports groups and Schools currently using the Pool the potential for uses once redeveloped.</p>	<p>High</p> <p>Medium</p>	<p>Contract awarded for detailed design.</p> <p>Contract awarded for project management.</p> <p>Contract awarded for construction.</p> <p>Swimming Club, Water Polo and Schools maintain at least the same level of access to the Pool.</p>	<p>Council</p> <p>Council and Operator</p>
Provide and maintain adequate facilities in Picton Aquatic Centre.	<p>Consultants undertaking detailed design to review the issues and concerns raised by the community and accommodate for these where possible eg. Storage space, shade structures and secure car parking etc. (refer to issues report for full list)</p> <p>Ensure the depths of all pools be considered in relation to safety, relative uses of areas and learn to swim activities.</p>	<p>High</p> <p>High</p>	<p>Community accepts detailed design proposal.</p> <p>Community accepts detailed design proposal</p>	<p>Design Consultant</p> <p>Design Consultant</p>
Ensure adequate access to Picton Aquatic Centre for a range of sporting uses.	<p>Consultant undertaking detailed design to provide for links to existing pedestrian and cycle routes near the pool.</p> <p>Review and request changes to public transport services to the pool as necessary to meet peak demands</p> <p>Ensure the design considers travel distances for mobility impaired patrons.</p>	<p>High</p> <p>Medium</p> <p>High</p>	<p>Detailed design provides access and amenities for pedestrians and cyclists</p> <p>Community access to pool by public transport is available.</p> <p>Community accepts detailed design proposal</p>	<p>Design Consultant</p> <p>Council</p> <p>Design Consultant</p>

Table 4.1 Action Plan

MANAGEMENT STRATEGIES		ACTIONS		PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY
<i>Environment and Community</i>						
Minimise the impacts of Picton Pool on the ecological integrity of Redbank Creek.	Refurbish the 50m pool	High	Water loss from pool meets EPA requirements.	Council and Operator		
Minimise the impacts of the Aquatic Centre Redevelopment on the surrounding community.	Undertake the traffic management initiatives as recommended by the Traffic Study Ensure design of the facility, particularly in regard to building materials and PA system address noise concerns Review and update existing maintenance strategies for existing and proposed works. Ensure the design of the entrance road and carpark area does not impede existing rear access to properties fronting Wood ST.	High	Works constructed. Detailed design presented and accepted by the community Picton Aquatic Centre is well maintained. Detailed design presented and accepted by the community.	Council Council and Design Consultant Council Council and Design Consultant		
Ensure the visual quality of Picton Aquatic Centre is addressed in all future works.	Detailed design of multi-use courts, should consider elevation, viewlines, materials, compatibility with surrounding structures etc Review any proposed development for impact on visual quality and landscape character.	High	Impact on visual quality minimised.	Council.		
Ensure ongoing maintenance of landscaping.	Provide appropriate replacement planting, if necessary. Plant additional screening and shade species. Arrange for an Arborist to review the	Medium	Impact on visual quality minimised. General appearance of landscaped areas is maintained. Additional amenity landscaping included in the redevelopment. Tree inventory established with	Council Council Council		



Table 4.1 Action Plan



MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY
Improve the quality and safety of all services and facilities.	health of all trees. Ensure that all play equipment, seating etc is provided to Council standards.	Medium	appropriate actions and recommendations. Facilities meet required standards	Council
<b>Management</b>				
Ensure that the Picton Aquatic Centre redevelopment is consistent with community needs and is economically viable.	Redevelop Picton Pool based on the preferred option including the multi-use courts.	High	Lease or license agreement is acceptable to both parties.	Council
Ensure management arrangements are equitable to Council, community, users and Operators and take into account community values.	Lease or License agreement to acknowledge and allow for the needs of the community. Exclusive use of any of the Aquatic Centre facilities to be avoided.	Medium	Suitable operator agrees to lease or license. Lease or License agreement states these requirements.	Council Council and Operator
Ensure Picton Aquatic Centre Redevelopment considers the economic capacity of the community.	Council and Operator to consider the cost of entry to Aquatic Centre and provide options based on different user needs including entry for use of the pool only, dry court, Gym all or two etc. Council to pursue grant with NSW Sport and Recreation Association for the redevelopment of Picton Aquatic Centre.	Medium	Entry fees structure allows for variety. Grant Obtained	Council and Operator Council
Recognise peak demand periods for users throughout construction.	Redevelopment of the Picton Aquatic Centre to be undertaken in stages where possible. Set contracts for construction to occur in off peak season where possible.	High	Access to pool available in peak seasons.	Council Council and Operator



Table 4.1 Action Plan

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY
	Contract for construction to include early finishing incentives to contain the construction stages to off peak seasons where possible.	Medium		Council and Contractor



# PART C - Appendices

Appendix A

# Issues Report

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# **Wollondilly Shire Council**

## **Picton Pool - Plan of Management**

### **Basis for Management and Issues Paper**

March 2000

**Gutteridge Haskins & Davey Pty Ltd**

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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
	N Patton	A Raleigh	N Patton	signed	20/3/00



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# 1. Introduction

A Plan of Management (under the *Local Government Act 1993*) is currently being prepared for Picton Pool ('the Pool'). The study area for the Plan of Management (PoM) includes the Pool and the adjoining reserve located at Picton, in Wollondilly Shire. The PoM will guide the future use, management and enhancement of this area including the proposed Aquatic Centre Redevelopment.

Preparing the PoM involves the following main steps:

- consultation, site review and review of proposals to determine community needs and values and identify issues and concerns;
- prepare Basis for Management;
- assess issues and prepare Issues Report;
- identify management strategies and actions;
- prepare draft PoM;
- display draft PoM and receive feedback.

The Basis for Management provides the framework within which issues and concerns are assessed, appropriate management strategies and actions are determined, and the PoM is developed and implemented. It is an important step in the preparation of the PoM and involves identifying the values, role and management objectives for the Park.

Issues and concerns need to be addressed and considered within the context of community values and the role of the Park to develop appropriate management strategies and actions.

This report includes both the Basis for Management (as required by the *Local Government Act 1993*) and a summary of issues associated with the proposed Picton Pool Redevelopment.

## 1.1 The Need for a Plan of Management

---

Picton Pool is located on Community land categorised as General Community Use under the *Local Environment Plan (LEP)*. As a result of this classification a Plan of Management is required under the *Local Government Act 1993* to cover the use and management of this land.

To ensure Picton Pool and the Proposed Aquatic Centre Redevelopment is managed and maintained appropriately, a plan for the comprehensive management of this significant community resource is being revised, as a Plan of Management (PoM) under the provisions of the *Local Government Act 1993*.

Picton Pool is subject to a range of different uses, including a variety of passive and active, organised and casual recreation activities. It provides an important local and regional recreational resource.

Managing the proposed Aquatic Centre Redevelopment and integrating the range of different uses that will occur means that there is a need to provide an



appropriate management framework to ensure Picton Pool remains of value for future generations as well as those who use the area at present.

The consultation that has occurred to date has emphasised the community need and desire for the proposed redevelopment of Picton Pool. Community input has indicated a strong desire for some form (option 1 or 2) of the proposed Aquatic Centre redevelopment to go ahead. The PoM will take these needs into account and put in place a pro-active management tool to ensure the enhancement of this community resource and meet the requirements under the *Local Government Act 1993*.

## **1.2 Overview of the Report**

---

This Report outlines the results of the first two steps in the preparation of a PoM. It contains the Basis for Management and the Issues Report. It provides the context for development of the draft PoM.

The Report has been prepared based on the following activities:

- field study and observation;
- discussions with Council officers;
- community consultation, including:
  - telephone discussions with representatives of sporting and other user groups;
  - returned 'have your say' forms (which were included with the introductory letter distributed by Council in February 2000 - approximately 10 returned);
  - community workshop held on 2 March 2000 (involving representatives from the key interest groups and local residents) .

## **1.3 Structure of the Report**

---

The report includes the following sections:

- A description of Picton Pool and the preferred option for the proposed Aquatic Centre redevelopment, is provided in Section 2.
- The values identified by the community for Picton Pool are outlined in Section 3
- The Role of Picton Pool is provided in section 4
- Management Goal and Objectives are provided in section 5

### **Sections 3, 4 and 5 combine to make up the Basis for Management**

- The issues and concerns identified are summarised in Section 6, grouped according to several main categories.

### **Section 6 is the Issues and Concerns Summary**

- An extract from the feasibility study for option 2, is included in Appendix A.
- A list of workshop participants is included in Appendix B.

## 2. Description of Picton Pool and Aquatic Centre Proposal

### 2.1 Location

The reserve on which Picton Pool is located is approximately 2.5 ha in area, and is located in Ward 'C' of the Wollondilly LGA. Access to the Pool is via Remembrance Drive, a main road leading from Picton Town Centre. The location of Picton Pool is indicated in Figure 1.

Surrounding land uses include residential to the north, south and east and semi-rural land and light industrial to the west. Redbank Creek flows past the northern boundary of the Pool.

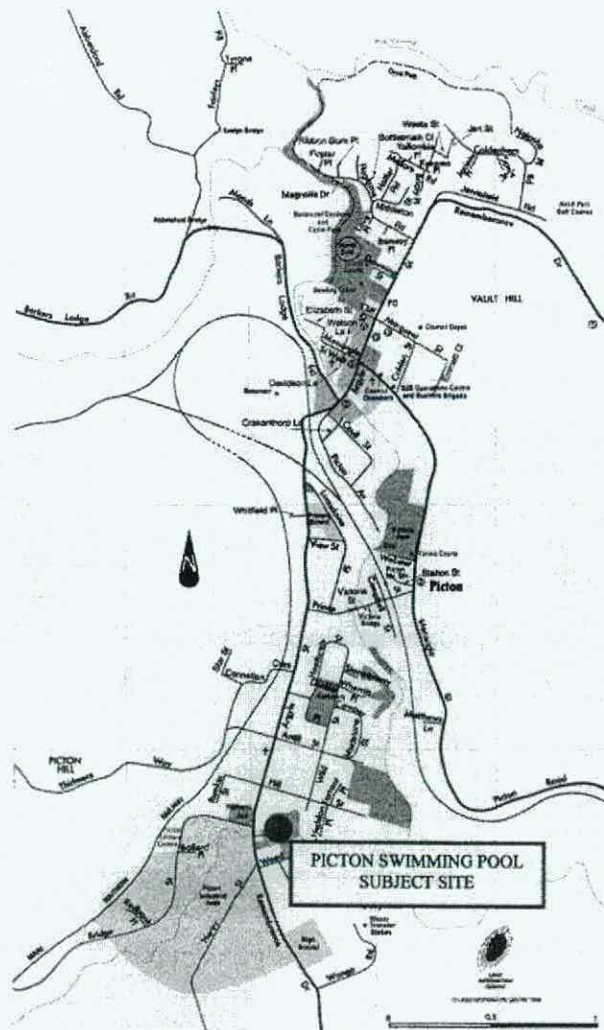


FIGURE 1 - SITE LOCATION

Figure 1 Study Area



## **2.2 Role of Picton Pool**

---

The 'role' of Picton Pool is basically the function of the area in terms of the overall system of recreation in the Wollondilly area. This is influenced by the opportunities for recreation and visitation that are offered, and the activities people undertake there.

Picton Pool is currently a popular local and regional recreation resource providing a location for a limited range of recreation opportunities, both passive and active, organised and unorganised. Recreation use of the Pool ranges from local use (eg. organised school sport by local schools, Picton Swimming Club) to regional use (Swimming Carnivals for Wollondilly and Campbelltown)

Secondary roles of the Pool include:

- opportunities for social interaction.
- community service - eg. learn to swim classes

The Aquatic Centre Redevelopment will mean Picton Pool will have increased regional use for water based sports and greater alternative recreational opportunities while still satisfying the recreational needs of the local community.

## **2.3 Physical Elements of Existing Pool**

---

Currently Picton Pool provides for a limited range of aquatic based recreational activities with the following facilities;

- 50m pool
- Amenities
- Canteen
- Children's wading pool
- Pump room
- BBQ and outdoor seating
- Shade structure
- Open space

## **2.4 Aquatic Centre Redevelopment**

---

In June 1999, Wollondilly Shire Council undertook a Feasibility and Redevelopment Options Study for Picton Pool. The study determined that the provision of major aquatic services is widely accepted as a community service. The clustering and interconnection of recreational services have significant economic and community advantages and contribute to a facility's viability.

The study found that Picton Pool is not attracting or expanding its business due to the single purpose nature of the facility. The Pool is facing major capital improvements and increased ongoing maintenance and operational costs which will increase the net cost of providing this service.

The study identifies the need within the Shire for a two court multi-use dry centre to accommodate the communities current and future recreation and sporting needs and the favourable redevelopment potential for the Picton Pool site. The study further provides an economic analysis and cost benefit review for the provision of a year round aquatic centre.

Wollondilly Shire Council voted on the 14<sup>th</sup> February 2000 (*date of Council meeting to be confirmed*) to adopt option 2 as the preferred option for the Picton Pool redevelopment. While the refurbishment of the existing 50m pool will increase visitation, the provision of year round aquatic centre facilities will provide an enhanced opportunity to reduce current operating deficits.

Redevelopment will include the detailed design, project management and construction of Picton Aquatic Centre. *Details on timing and process will need to be added after further discussion with Council.*

## **2.5 Preferred Option (No.2)**

---

The preferred option (defined as option 2 in the feasibility study) for Picton Aquatic Centre redevelopment contains the following facilities:

- 50 m outdoor pool refurbished
- undercover grand stand
- increased shade structures
- indoor 25m 8 lane lap pool
- leisure / program pool
- aerobics area
- gymnasium
- meeting room
- multi use indoor dry court - 2
- new amenities - toilets, showers etc
- additional car parking
- Kiosk - café type area
- Seating and storage



## 3. Values

### 3.1 Overview

---

Community values can be defined as those properties or attributes of a particular place or facility (such as a pool or other public area or property) which lead to it being considered highly by members of the community. In other words, values represent 'what is important' about a particular place.

It is important to approach the management of a public resource based on an understanding of the community values attached to the resource, rather than focussed directly on the issues and concerns. This is because issues and concerns can change quite quickly, whereas values usually remain relatively constant over time.

Identifying the values, roles and management objectives for a particular area requires the input of the community, Council and key stakeholder/user groups. Community consultation (which has included comment forms, discussions with key user groups and a community workshop) and discussions with Council have provided input to determine the values placed on the area by specific groups as well as the general community.

During the community workshop, and in the 'Have Your Say' form (distributed with the introductory letter prepared by Council) people were asked what they thought were the 'good things about Picton Pool'. This information has assisted with the identification of community values and will provide an input to the development of the PoM.

Overall, the Pool is valued highly as an important community resource, as a result of the opportunities it provides for a range of passive and active recreation activities. A key theme in the values identified is the overwhelming agreement that redevelopment of the Pool is considered to be appropriate and much needed. This is as a result of the combination of the variety of features and recreation opportunities offered by the proposed redevelopment and the extended use and availability. Examples of comments received include:

- "the Aquatic Centre will be an asset for all ages";
- "will meet the needs of our growing community";
- "...local access to good facilities"; and
- "much needed year round use".

The main values identified for the Pool and proposed redevelopment have been grouped according to two main categories Recreational and Social/Cultural, and are outlined below.

## 3.2 Community Values

---

### Recreation

The recreation value of the Pool and the proposed redevelopment is considered to be the key aspect contributing to its significance. This is made up of the following factors:

- It will be a centre for sporting activity in the district.
- The combination of a range of opportunities for passive and active recreation.
- Very large and competitive swim team (largest country swimming club in the state 99/2000 season) already represented at high levels with only seasonal training. With year round swimming and a gym the team will grow and go further.
- Year round use - Better community access throughout the year
- Multi-purpose - Opens up access to use of pool and surrounds for other sports.
- Good mix of activities - Great venue for a range of sporting activities.
- Longer opening hours and seasons - off season training which is not currently available.
- Area for local community use and exercise.
- Great for children's sport, school sport - regular use by high school and primary schools.
- Assists other sports eg. Gym etc
- Orthopaedic treatment, Sports medicine
- Child development - learning to swim

### Social and Cultural

Factors contributing to the value of the area from a social and cultural perspective include the following:

- Safe environment for young people to socialise.
- Family options - BBQ, picnic and kiosk areas.
- Assist our swimmers/water polo players to advance in Australian / State / Area / Local standing.
- Meeting place.
- Well used.
- Opportunities to spend quality time with children.
- Young growing area.
- Good for the kids.
- More user groups.
- To improve the number of people that can't swim.



## 4. Management Goal and Objectives

One of the steps in preparing a PoM under the Local Government Act 1993 is to identify the management goal and objectives. A management goal and objectives (which can also be referred to as 'desired outcomes') are identified to protect and enhance the values of the Pool. These can also be considered as 'desired outcomes' or 'guiding principles' and define the expectations and directions for the management of the Pool and proposed redevelopment. The objectives provide a more generic framework for management, with strategies and actions proposed by the PoM to achieve the objectives.

### 4.1 Management Goal

---

A management goal can also be thought of as the 'vision' which 'sits above' the objectives, providing the overall direction for the PoM. As a result of consideration of community values, the roles of the Pool and its context in the Wollondilly area, a broad goal or vision is proposed to guide the implementation of the PoM:

**Redevelop Picton Pool into a significant community recreational resource for water sports which integrates opportunities for a range of recreation activities and social experiences.**

*The goal is suggested for the purposes of internal consultation within Council, as a first step, and will be adapted as appropriate based on the input received*

### 4.2 Management Objectives

---

The goal is supported by a number of management objectives which are formulated according to several key areas:

#### **Recreation**

- Provide a high quality recreation resource which offers opportunities for a wide range of uses and activities focused on water, without detrimentally impacting on other values.
- Ensure diversity and flexibility to suit multiple existing and future needs, including multiple use of facilities.

#### **Environment and Community**

- Consider the Redevelopment of Picton Pool in the context of its location to adjoining residential areas.

#### **Pool Management, facilities and services**

- Provide and maintain facilities to appropriately support the role and values of the Pool.
- Provide a framework for appropriate management which protects and enhances the values identified.



## 5. Summary of Issues

Issues and concerns summarised within this report influence achievement of the management objectives proposed in the Basis for Management. The issues and concerns need to be addressed and considered within the context of community values and the role of Picton Pool (outlined in the Basis for Management) to develop appropriate management strategies and actions.

The issues and concerns identified are summarised below, grouped according to the following categories:

- use of the facility;
- impact on community;
- access and facilities; and
- management.

It should be noted that some of the issues fall across a number of these categories. However, a single category has been selected for ease of classification.

### 5.1 Use

---

Picton Pool provides both a local and regional recreation resource for a variety of recreational activities, ranging from local residents swimming for exercise and leisure, to regional school swimming carnivals.

Uses of Picton Pool includes active recreation, both organised water sports by sporting groups and local schools, and unorganised activities. The Pool is also used for opportunities for passive recreation (such as sitting watching children, family picnics etc).

The main users of Picton Pool include sporting groups, schools, individuals and families (with the latter two groups mainly from the local area).

Overall these uses interact reasonably well. The main conflicts identified include:

- some conflict between swimming club and leisure swimmers; and
- competition for use of pool from school groups in swimming carnival season.

Issues raised relating to individual sports and their use of Picton Pool are summarised below:

#### **Swimming Club**

- more lane space required - on Friday nights both the swimming club and locals do not have enough lanes; and
- larger club house is required for storage and carnivals.

#### **School Sports**

- more shade structures would be good;

- lots of competition for bookings with schools outside Wollondilly Shire means that it is difficult to access facilities as much as they would like; and
- life saver training needs to occur on land as pool not always available.

#### **Water Polo**

- would like a larger deep end for games;

#### **Other issues**

Other issues relevant to use of the Pool include:

- desire to keep areas available for multiple uses, and ensure uses are not excluded - there is a need for space for a variety of sports (facilities should be multi-use as far as possible) as a result of the lack of facilities in the Picton area;
- need for more facilities for young children; and
- concern about over development or commercialisation of the Pool.

## **5.2 Impact on Community**

---

Although there is a recognised need for the proposed Aquatic Centre Redevelopment, there are number of issues associated with providing a regional recreational facility in this location. A number of these issues (which include potential impacts and concerns) have been raised during community consultation activities.

Relevant considerations associated with the proposed Aquatic Centre Redevelopment include:

- impact on local residents (including noise, traffic, lighting and on-street parking);
- increase in use;
- access to supporting facilities;
- exclusive use by sporting groups and accessibility considerations;
- cost to Council and Community of the development;
- need for off-street parking as part of the development;
- local aesthetic impacts and the design of the facility;
- effect on local environment (neighbours).

The advantages of the Aquatic Centre Redevelopment include:

- need for the facility;
- the potential for links to existing recreation facilities and supporting infrastructure (such as pedestrian and cycle links);
- proximity to High School will enable the school to implement more/greater PD/PE/Health programs;
- community services - such as 'learn to swim'.



### 5.3 Pool Facilities

---

Pool facilities and access includes the facilities and services at Picton Pool which provide for and support the various activities which occur. This infrastructure consists of major facilities (such as the dry courts) and supporting services (such as parking and lighting).

Concerns raised in relation to facilities provided as part of the proposed Aquatic Centre Redevelopment include the following:

#### Facilities

- the need for a locked parking area at night;
- more storage space;
- heating of pool for winter use;
- Basketball Courts - is Picton Pool the best location?;
- Main pool and indoor pool - depth for water polo;
- separate change rooms for outdoor pool needed during carnival season;
- The centre should be as diverse as possible to attract more of the community
- Needs upgrading and more shelter (grandstand);
- Concept design layout needs more thought - location of dry courts and proximity to residential areas needs to be reviewed;
- Meeting room - club house much needed;
- Meeting/club room - must have visible access of both outdoor and indoor pool for safety, surveillance and management particularly during races;
- ensure as many and various uses as possible;
- maintain existing Pool in use for longest period possible;
- The use of the proposed courts for multi sports eg. Cricket, netball, soccer.

Access to the new facility was raised as an issue and included the following concerns:-

- Public Transport Service
- Limited Disabled access
- Parking
- Availability of facilities
- combined access to various parts of the pool.

## **5.4 Management**

---

An important management issue is the need to consider the future management of the Aquatic Centre Redevelopment including:

- Management structure - lease or licences;
- Fee structure - entry/use;
- Access during construction;
- Operation period;
- allocation of funding;
- management arrangements (not for profit versus commercial operation);
- developing and implementing appropriate policies relating to management and use;
- Access to dry court and wet areas needs to be controlled;
- Community vs club control; and
- Management of dry courts vs pool management.

### **Maintenance**

Maintenance activities include the physical works necessary to maintain the general character and operation of the Pool and its facilities. Issues raised concerning the maintenance include the repairs and refurbishment required on the existing 50m Pool.



## 6. Conclusion

As outlined in Section 1, the consultation that has taken place to date has emphasised the need for the redevelopment of Picton Pool as a vital recreational resource to the community. The input provided has indicated that, overall, people are generally happy with the preferred concept of the redevelopment option, but recognise that more detailed design is necessary to consider layout and impacts on the adjoining residents.

The initial stages of the PoM process have resulted in the identification of a number of issues associated with the existing Picton Pool. Many of these issues are not significant, and will be addressed in the redevelopment proposal.

Issues and concerns raised with regard to the redevelopment proposal relate predominantly to impact on the adjoining residents and management of the aquatic centre. These issues will require further careful consideration and are outlined below:

### *Management Options for the Aquatic Centre*

The future management of Picton Pool will be an important issue requiring careful consideration during the PoM process. The potential issues associated with the proposal mean that it will be important for Council to ensure that all alternatives are identified and explored, and carefully considered.

### *Detailed Design Process*

The PoM process will provide important information on user needs that should be incorporated during the detailed design to ensure the preferred option is accepted by the community. These include addressing issues concerning noise, lighting, traffic and layout.

Additional work, including consultation with Council and relevant stakeholders, may be required to provide an input into the decision making process in relation to the above issues.

Appendix B

Extract from the Feasibility Study



Wollondilly Shire Council

June 1999

**Picton Swimming Pool  
Feasibility Study and  
Redevelopment Options**

Conducted by  
Facility Design Group Pty Ltd

in conjunction with

Facility Design and Development Unit  
NSW Department of Sport and Recreation

## CONCLUSIONS

The study identifies a range of upgrading and redevelopment recommendations for the Picton Swimming Pool. While redevelopment of the existing 50 metre pool will attract an additional 35,000 visitations to the centre in the initial year, the provision of a year round aquatic centre, supported by a range of recreation/fitness opportunities, will provide an enhanced opportunity to reduce current operating deficits within four to five years.

The consultants are of the opinion that the Shire requires a two court multi-use dry centre to accommodate the community's current and future recreation and sporting needs. The provision of the dry courts/centre will reduce the annual operating deficit of the complex by some \$30,000 within five years. The financial plan/model allows for operational budget depreciation for both wet and dry redevelopment options. Sinking funds, however, may not completely cover the cost of all long term asset maintenance and replacement in the case of the aquatic centre.

Currently the complex is

- Designed for a limited market within the community
- Attracting 65,000 to 75,000 visitations during the operating summer season (subject to weather conditions)
- Not attracting or expanding its business because of the single purpose nature of the complex's outdoor pools, which can only be used in summer
- Facing higher operational costs in the future, major capital improvement and ongoing maintenance costs that will increase the nett cost of providing this limited service. While the main pool is structurally sound, significant water loss is occurring within the return water system; this system requires replacement to meet current water quality standards in relation to filtration and water disinfection.

Study findings suggest that

- There is an opportunity to provide an indoor heated pool with complementary support facilities, while retaining the current 50 metre outdoor heated seasonal pool
- While the subsidy for the proposed redevelopment will be in the order of \$135,000 to \$140,000 in year one, this will reduce to current subsidy levels within four to five years.



- The provision of a two court multi-use centre will further reduce current subsidy levels by some \$30,000 per annum within five years; that is, approximately half the level expected without the provision of these much needed community facilities.
- The redevelopment of the centre can be staged
  - *Stage 1:* 25 x 8 lane indoor heated pool, program/leisure pool, gymnasium and multi-purpose activity area, meeting room, change rooms, kiosk, 50 metre pool refurbishment and new filtration
  - *Stage 2:* the two court multi-use indoor facility

Most people don't buy programs or services; they buy the expectation of benefits, and this is the criteria they will use when choosing activities in the recreation market place.

In the 1990s the most successful aquatic facilities are those that

- Have a range of indoor/outdoor water spaces designed for use by all ages
- Effectively market the personal benefits received from regularly using the facilities so as to attract maximum numbers of people of all age ranges to the centre
- Ensure an effective management group is on-site from day one to ensure the facilities, programs and services are linked together to provide a range of choices for:
  - families
  - groups
  - friends
  - individuals
- Offer a diverse range of programs at competitive prices to establish a market share
- Are customer focused; that is, they provide services for the people living within the catchment area of the centre, and offer services and programs at appropriate times
- Have an effective business plan in place for converting available funds (dollars) into appropriate resources (facilities, plant and equipment and staff) in order to deliver programs and services with the aim of satisfying customer wants and needs

The recommendations and findings in this report provide the Shire of Wollondilly with a planned staged approach to:

- Maximise use of Picton Swimming Pool
- Reduce the nett cost for aquatic services
- Redevelop Picton Swimming Pool to attract year round use by all ages
- Provide a facility that responds to local and distant swimming and recreation needs and improves residents' opportunities for aquatic activities all year round
- Provide much needed indoor multi-use dry courts for a quickly expanding area of leisure, sport and recreation demand



# CONCEPT DESIGNS

## CAPITAL COST ESTIMATES

Capital cost estimates are based upon the concept design developed for this submission. Pricing strategies from known aquatic centres' costings have been examined in conjunction with advice and estimates from construction companies successfully performing in the commercial market place.

Sensible extrapolation of these strategies has resulted, producing a comfortably accurate order of costs for this concept.

### CONCEPT 1

This concept has been developed to provide what is considered to be the minimum component mix for an aquatic, leisure centre to function at acceptable deficits.

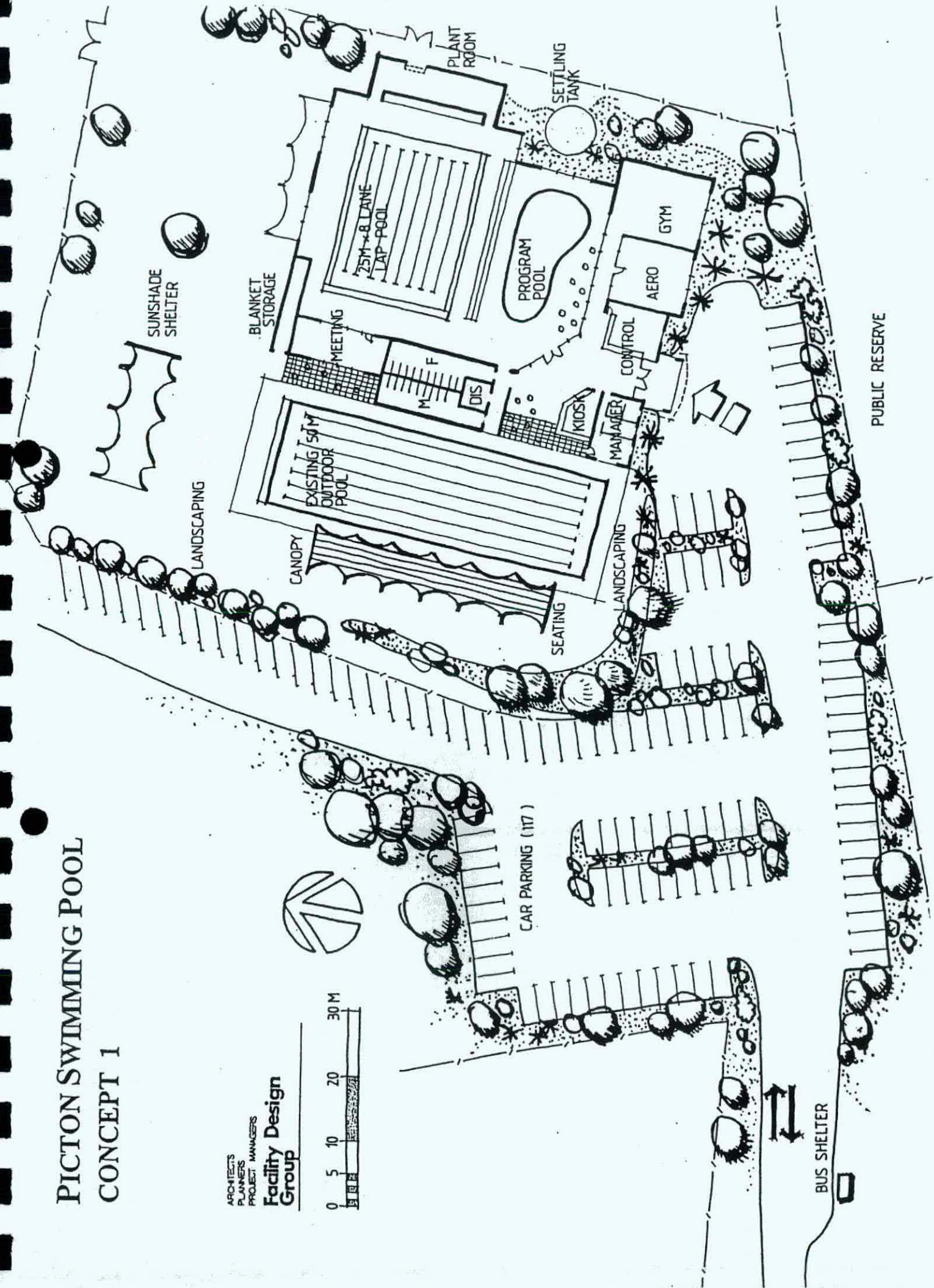
This concept features:

- 50 metre outdoor pool refurbishment
- car park extension and refurbishment
- undercover grandstand seating at western side of pool
- new northern shade structure
- new indoor 25 metre 8 lane lap pool
- new indoor 150m<sup>2</sup> freeform leisure and program pool
- new plant room for the three proposed pools
- new amenities block to service outdoor and indoor pools
- new entry, management/control, first aid, and kiosk/café area
- new aerobics area
- new gymnasium
- new meeting room with associated terrace
- new pool blanket and lane rope storage facility

# PICTON SWIMMING POOL CONCEPT 1

ARCHITECTS  
PLANNERS  
PROJECT MANAGERS

**Facility Design  
Group**





**CONCEPT 1: Budget Estimates**

Description	m <sup>2</sup>	\$/m <sup>2</sup>	Total
50m pool refurbishment and new filtration			\$500,000
Main pool hall (including air conditioning)	1,660	650	\$1,079,000
25m x 8 lane pool (sodium hyperchloride)			\$300,000
Program pool	150	800	\$120,000
Amenities	180	900	\$162,000
Aerobics, Gym, Entry, Control	600	600	\$360,000
Demolition, parking, landscaping			\$80,000
Grandstand/undercover			\$60,000
<b>Sub Total</b>			<b>\$2,661,000</b>
Mine subsidence contingency			\$150,000
Professional fees @ 8%			\$225,000
<b>Total Project Budget (Concept 1)</b>			<b>\$3,036,000</b>

## CONCEPT 2

This concept has been developed to provide for the maximum usage of the site.

This concept features:

- 50 metre outdoor pool refurbishment
- car park extension and refurbishment
- undercover grandstand seating at western side of pool
- new northern shade structure
- new indoor 25 metre 8 lane lap pool
- new indoor 150m<sup>2</sup> freeform leisure and program pool
- new plant room for the three proposed pools
- new amenities block to service outdoor and indoor pools
- new entry, management/control, first aid, and kiosk/café area
- new aerobics area
- new gymnasium
- new meeting room with associated terrace
- new pool blanket and lane rope storage facility
- new full size multi-use indoor dry court facility

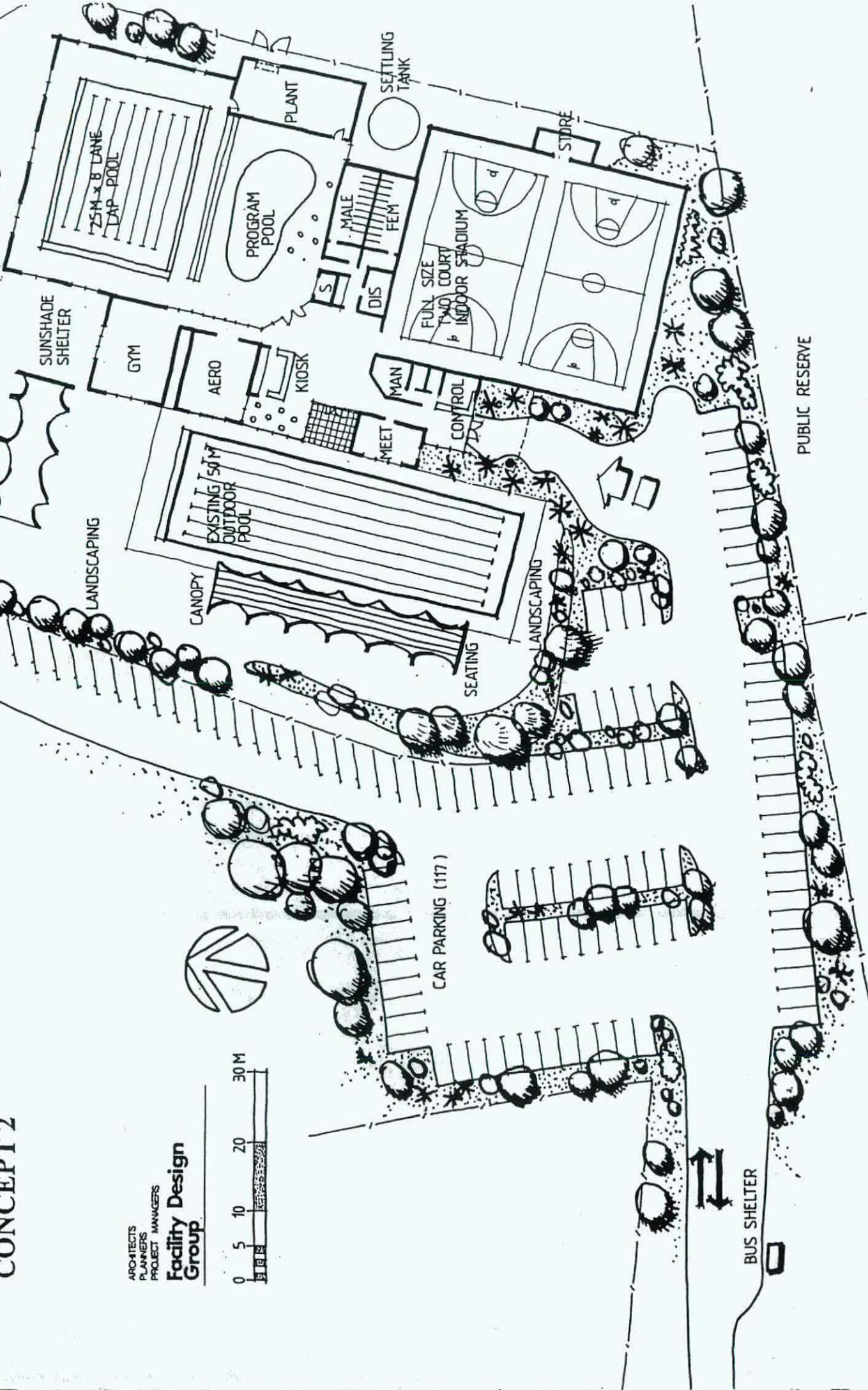


# PICTON SWIMMING POOL

## CONCEPT 2

ARCHITECTS  
PLANNERS  
PROJECT MANAGERS

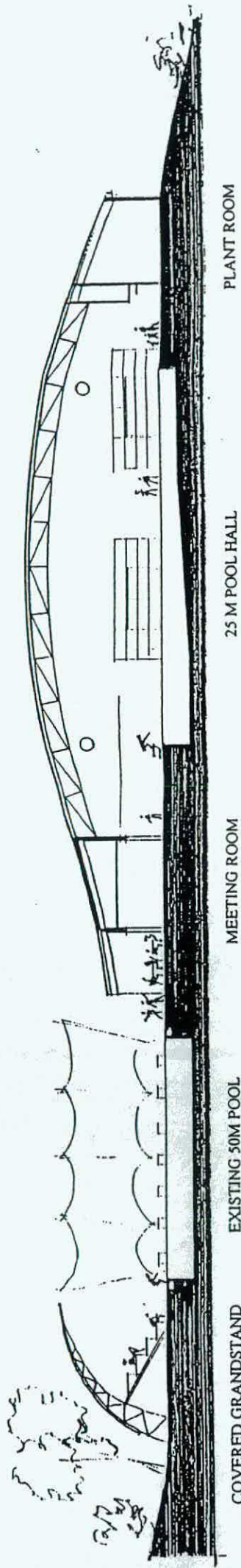
**Facility Design  
Group**



**CONCEPT 2: Budget Estimates**

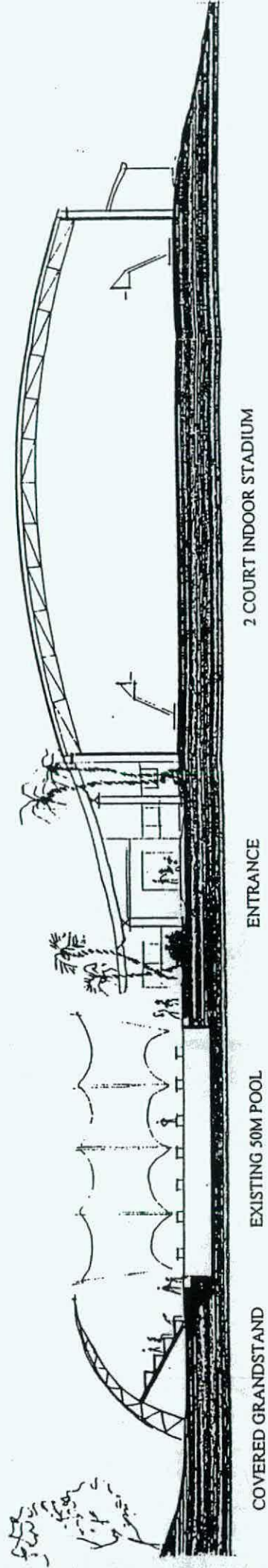
Description	m <sup>2</sup>	S/m <sup>2</sup>	Total
50m pool refurbishment and new filtration			\$500,000
Dry court hall	1440	550	\$792,000
Main pool hall (inc.air)	1620	650	\$1,053,000
25m x 8 lane pool(sodium hyperchloride)			\$300,000
Program pool	150	800	\$120,000
Amenities	220	900	\$198,000
Aerobics, Gym, Entry, Control	800	600	\$480,000
Demolition, parking, landscaping			\$80,000
Grandstand/undercover			\$60,000
<b>Sub Total</b>			<b>\$3,583,000</b>
Mine subsidence contingency			\$200,000
Professional fees @ 8%			\$303,000
<b>Total Project Budget (Concept 2)</b>			<b>\$4,086,000</b>





CONCEPT 1

PICTON SWIMMING POOL



CONCEPT 2

PICTON SWIMMING POOL

Appendix C

Extract from the Traffic Study



**PICTON AQUATIC CENTRE**

**TRAFFIC & CAR PARKING ASSESSMENT**

**PREPARED FOR**

**RECREATION & BUILDING DEPT**  
**WOLLONDILLY SHIRE COUNCIL**

Ref. 20039r

March 2000

Prepared By

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## 6.0 CONCLUSIONS & RECOMMENDATIONS

The redevelopment concept proposes to develop the site offering a mix of aquatic, recreational, educational, fitness and exercise facilities.

Some 117 on site marked car parking spaces will be provided as part of the redevelopment proposal and overflow parking for a further 20 spaces is available at the rear of the site.

This report has been prepared to assess the traffic and parking impacts of the proposal.

Research by the RTA and confirmed by this Company has found that floor space staff numbers and daily attendance levels are not good indicators of traffic and parking demand for recreational facilities. Accordingly, a merit-based approach has been used to assess this proposal, examining the existing peak visitation to the existing aquatic facilities and the corresponding traffic generation and parking demands. These have been used, together with estimated increases in traffic to calculate the 85<sup>th</sup> percentile and worst case traffic and parking demand associated with the proposed redevelopment.

The main findings of this report are:

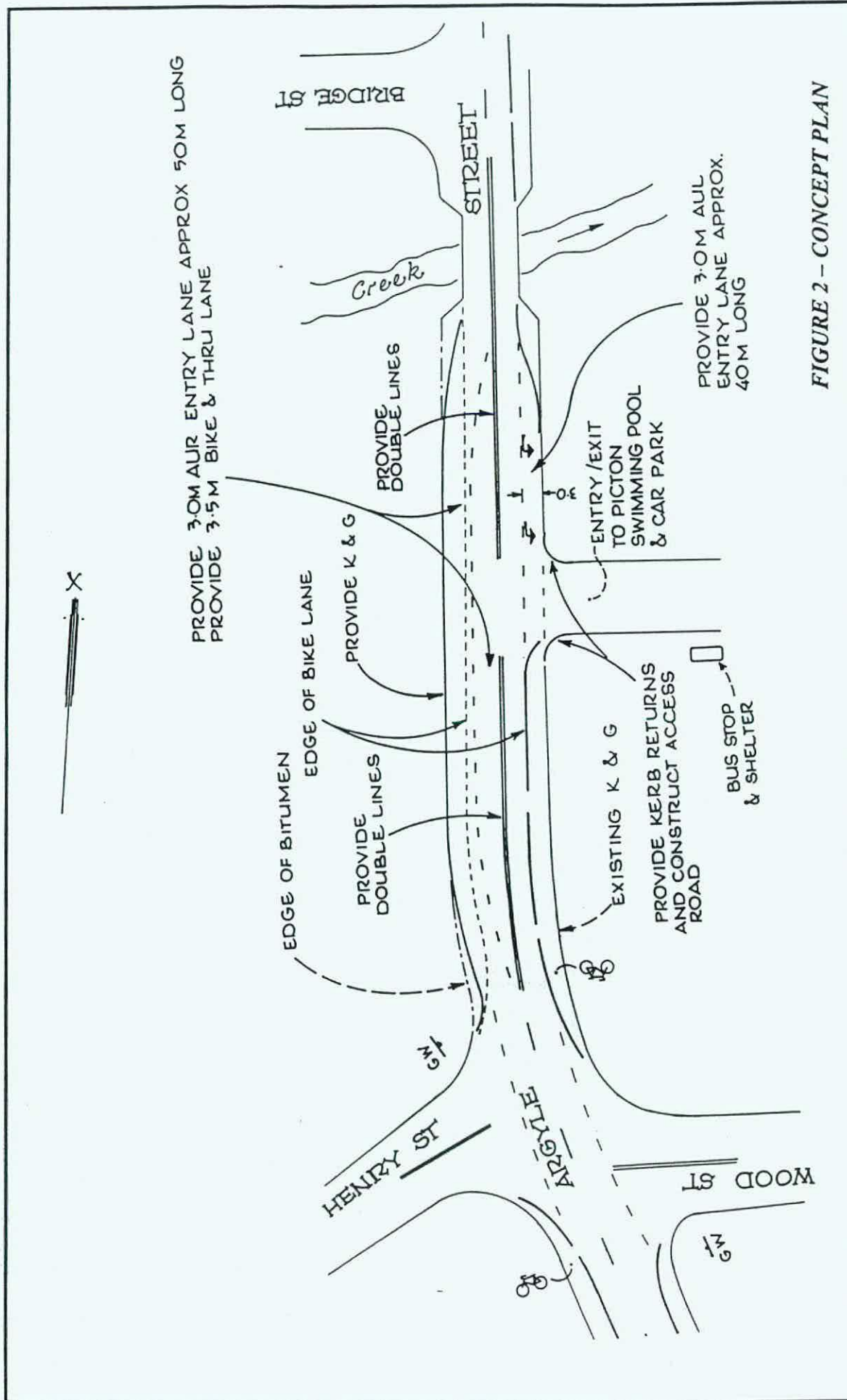
- The existing site had a combination of recreational, aquatic and ancillary uses which generate traffic and parking demands at differing times through the week (October to March).
- The existing use was found to have a peak traffic generation at 4-6pm (80 trips), with a peak car parking demand for some 50 spaces.
- Existing traffic conditions on Remembrance Drive and at the site entry / exit driveways during peak hours were found to be satisfactory with acceptable service levels.
- Traffic conditions at the intersections of Bridge Street and Wood Street with Remembrance Drive were also found to be satisfactory.
- It is considered that the proposed redevelopment may over time increase normal daily attendance levels to around 188 veh / hour during the 85<sup>th</sup> percentile PM peak hour. However, a traffic generation rate exceeding 188 trips could be applicable for peak days in the December / January holiday period.
- The increased traffic generation associated with increased in development has been assessed for the adjoining intersections. This assessment found that these locations would continue to have a satisfactory uncontrolled operation (Level of Service A) with minimal increases in delay, over the existing situation.
- Increases in the parking demand have also been assessed. An increase of up to 118 spaces can be accommodated on site in the proposed car park including overflow parking to be provided as part of the redevelopment.



- It is considered that the provision of 117 parking spaces will meet the normal parking demand associated with the site's mixed usage on all but exceptional occasions in which case soft stand overflow is available on site.
- The proposed access and driveway locations, internal aisle widths and parking bay sizes are considered satisfactory and comply with Australian Standards.

In concluding it is considered that the proposed redevelopment of the Picton Swimming Pool will have minimum impact on the road system adjacent to the site if the suggested traffic management initiatives proposed in this assessment are adopted. It is also concluded that the proposal has adequate parking provision to accommodate normal peak parking demands.

Accordingly, it is **recommended** that Council resolve to support the proposed additional uses and redevelopment of the existing Picton Swimming Pool to include new aquatic and ancillary fitness and exercise facilities as proposed.



PROVIDE 3.0M AUL ENTRY LANE APPROX 50M LONG  
 PROVIDE 3.5M BIKE & THRU LANE

EDGE OF BITUMEN  
 EDGE OF BIKE LANE

PROVIDE DOUBLE LINES  
 PROVIDE K & G

PROVIDE DOUBLE LINES  
 PROVIDE K & G


EXISTING K & G  
 PROVIDE KERB RETURNS  
 AND CONSTRUCT ACCESS  
 ROAD

BUS STOP  
 & SHELTER

ENTRY/EXIT  
 TO PICTON  
 SWIMMING POOL  
 & CAR PARK

PROVIDE 3.0M AUL  
 ENTRY LANE APPROX.  
 40M LONG

FIGURE 2 - CONCEPT PLAN

<p><b>TRANSPORT AND URBAN PLANNING</b>          TRAFFIC, TRANSPORT &amp; PROJECT MANAGEMENT CONSULTANTS          1790 TORONTO PARADE          SUTHERLAND NSW 2232          PHONE: 9545 1411          FAX 9545 1556</p>	<p><b>PICTON</b>          PROPOSED ACQUATIC CENTRE</p> <p>FILE NO: 99135</p>	 <p>Not to scale</p>
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Appendix D

**Workshop Participants**

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**PICTON AQUATIC CENTRE  
COMMUNITY WORKSHOP - 2 MARCH 2000**

<b>NAME</b>	<b>ORGANISATION</b>	<b>ADDRESS 1</b>	<b>ADDRESS 2</b>	<b>PHONE NO.</b>
Terry Farr	Picton Swimming Club (President)	5 Glenanne Place	Thirlmere NSW	46810776
Ms Lorraine Barnes	Picton Swimming Club	34 Hill Street	Picton NSW	46772279
Chris and Jill Boyle		9 Wood Street	Picton NSW	4677 2266
Ross Horcyck	Picton Swimming Club	74 Binalong Road	Belimbla Park NSW	4657 1814
Mr Col Mitchell		15 Picton Avenue	Picton NSW	0418 265 006
Mr Rick Smith		70-80 Nepean Street	Lakesland NSW	4680 9244
Ms Marie Shephard	High School	1 Myrtle Creek Avenue	Tahmoor NSW	4681 9957
Ms Karen Hodge		19 Morshead Road	Narellan NSW	4647 5730
Mr Michael Bamish		379 Thirlmere Way	Thirlmere NSW	4681 0051
Mr Greg Baker		25 Mailam Road	Picton NSW	4677 1492
Mr Bob Greenwood	Water Polo Club (Picton High School)	10/131 Menangle Street	Picton NSW	4697 1242
Mr Ward Hunt	Structural Engineer	58 Darley Street	Thirlmere NSW	
Ms Geraldine Hunt		58 Darley Street	Thirlmere NSW	4681 0768
Mr Michael Warne		Menangle Street	Picton NSW	0411 175 534
Ms Susan Wright	Leasees	33 Biggera Street	Braemar NSW 2575	4871 3322