

Warren Swimming



Warren Shire Council

September 2020

Adopted:

Minute No.

Reviewed:

File Ref:

S19-2

Introduction

Master Plan Purpose

This Master Plan has been prepared to assist the Warren Shire Community to look towards the future and to develop sustainable use at the Warren Memorial Swimming Pool.

Like many facilities in Warren Shire, the facilities have reached an end of life point and this has seen a general decline in the use of facilities and a reduction in the expenditure by Council for the maintenance and repair.

This Master Plan is to reactivate the community ownership of the swimming pool and to undertake planned development, expansion and grow the community use.

This Master Plan does not dwell on a declining number of users but looks at the facilities available, the enhancement of the present facilities, the compliance with health and safety regulations and a need to invest in the future of this facility to ensure that it is managed for all residents.

Aquatic Facility Trends

Warren Shire like many councils across NSW is faced with a swimming pool facility that is aging, with increasing annual maintenance costs and falling attendance. The swimming pool is now reliant on the traditional users such as lap swimmers, however the general appeal for the swimming pool by the wider community is less attractive.

The primary focus of an aquatic facility in 2020 is to have a mix of multiple attractors to the community, including a combination of wet and dry options. These may include multiple water spaces that respond to different social or individual activities and would require consideration of heated water suitable for a wide range of programs, adventure water areas, leisure water areas which include water play elements, beach entry for younger families, café, merchandising, and health and fitness areas.

The swimming pool has also been a traditional area for meeting people, socialising and this needs to be recreated to attract all age groups.

At an environmental level, the operation of the aquatic area needs to look to reduce operational costs of energy, water and maintenance. At Warren the consideration of shade is a major factor to ensure that solar protection is also available in the heat of summer.



Performance of Warren Swimming Pool

Like many pools across NSW, the Warren Swimming Pool is an example of a 1950's / 1960's pool design and has not been maintained to a standard that can meet present day health regulations. On top of this, the pools, the filtration and pumping equipment, the buildings and grounds have progressively dropped below an acceptable level that can be maintained or visually attracts people to use the pool and its grounds.

Council has undertaken substantial investment in 2019/20 to replace filtration units, separate the infants pool from the main pool and replaced old electrical wiring, water lines, chlorination systems and concrete concourse areas.

Further, Council has invested substantially in the replacement of steel structures that reduced the visual appeal of the swimming pool with modern coloured shade structures.

The removal of out of date structures and buildings has opened the facility up and improved its street appeal. This work however has been to bring the facility back to a standard that should have been undertaken many years previously, but it may not attract any further users.

The Warren Swimming Pool complex and operation is not appealing to the public, due to limited hours, lap and swimming club taking precedence over other users and a general lack of facilities for all age groups. This is the basis of the master plan process to look at what a community requires by its facility, the future development of attractions, food or canteen provisions and potential commercial opportunities for people to provide exercise or training.



Stakeholder Consultation

This document has been prepared utilising the stakeholder consultation made through Councils' Sports Committee and is based around advice from the Warren Amateur Swimming Club and the Warren Pool staff.

This plan should be considered as an initiator for further community input, as the pool is a whole of community facility and needs to develop to meet the long term needs of the whole community.

The issues identified are summarised in the recommendation section below.

Strategic Direction

The recommended strategic direction is for Council and the community to maximise its future developments in the aquatic facility, by the provision of high-quality facilities.

To reverse the trend of low patronage and to encourage a whole of community (inclusive) use, the aquatic centre needs to have progressive and affordable upgrades undertaken that not only attract more usage by the whole community but to also invest in quality equipment that will last without a risk of failure.

The Warren Swimming Pool is part of the Carter Oval youth development precinct and forms a vital component of community social life. The pool complex may duplicate facilities over the fence in the parkland area as the pool grounds are a controlled environment for public safety. The pool grounds should ensure that families have a variety of activities to undertake when visiting the pool that are safe and that these facilities are age appropriate such as a children's playground, beach entry pools or water park type activities.



It must also be recognised that the Warren Swimming Pool does act as and support regional activities across swimming clubs, school sport carnivals and as a general regional social venue. The upgrade of the pools and grounds needs to encompass the current and future activities and the land area available.

The Warren Swimming Pool is also a key training ground for amateur swimmers and the use of the facilities is key to the development and training of regional swimmers of all age groups. In the Master Planning process, the Amateur Swimming Club requires strong recognition as to the needs for facilities to manage the club and sport outside the role of council. Club rooms and storage facilities are considered an essential component of the aquatic centre upgrades as well as a level of self-determination of use of the facilities under Councils guidance.

Management and Funding

Warren Shire Council manages the aquatic facility and the adjoining Carter Oval youth precinct (water park). This is undertaken by Councils Engineering division and staff are employed under various roles and at key time periods each year.

Council's staff have as part of this Master Plan, undertaken a review of the operational needs of the facility, its management as to pool operations, opening times, maintenance and health provisions both at a public level and for its employees.

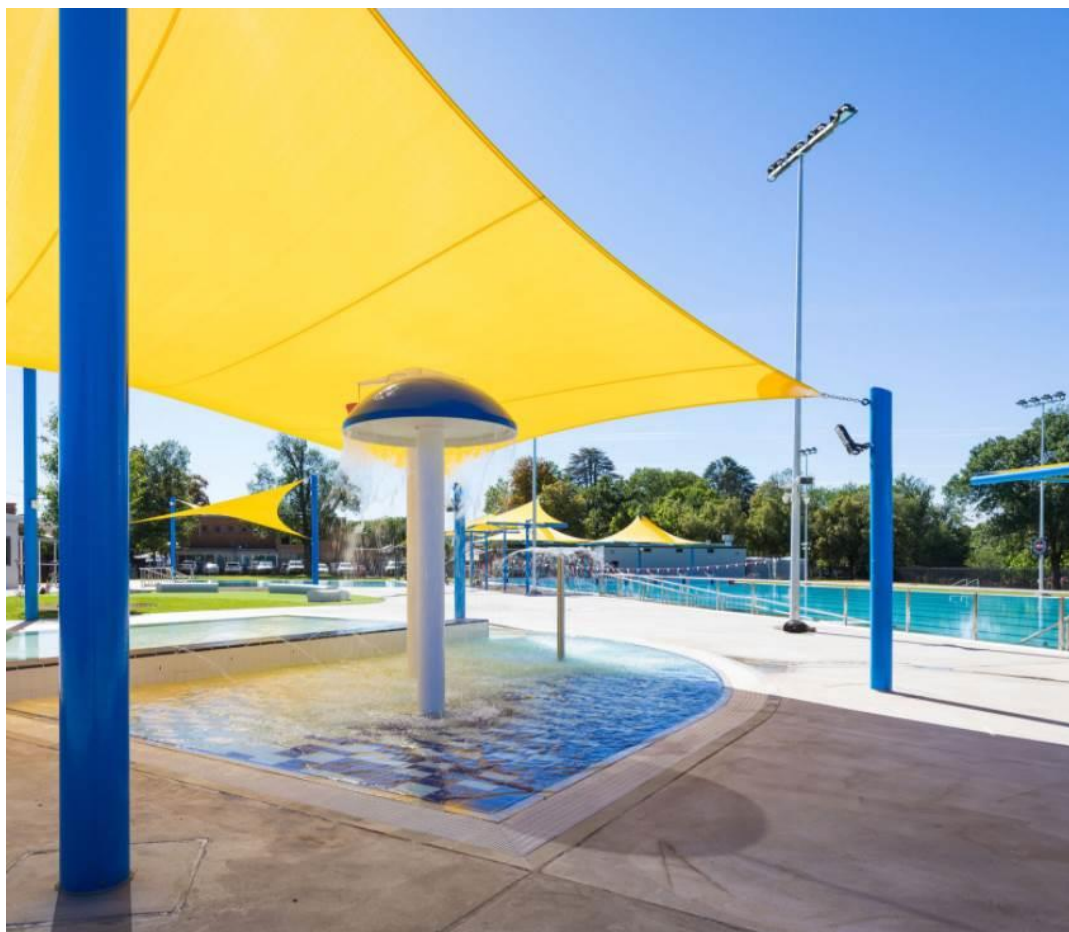
Funding of this Master Plan was commenced in an ad hoc direction and as staff and Council have undertaken substantial reviews of upgrades, this plan indicates areas that have received current funding and future areas of expenditure.

A number of reviews into the management of the facility are still to be undertaken, including the operation of the facility by contract or lease arrangement, the operation of the canteen or food premises by contract and the management for the entry gate under casual staffing arrangements or as part of the canteen lease. These areas will be investigated to ensure that lifeguards are available

around the pool area, rather than undertaking canteen duties or entry payments. Many of these decisions will be made in consultation with Councillors, management and whole of community users, to ensure that the facility develops along a community lead basis.

The funding of future facilities shall be through a combination of Councils annual budgetary funds, State or Federal Grant funds and community funding.

Possible funding areas have been included in the tables as attached to highlight improvements to the facilities.



Strategic Recommendations

A summary of the individuals or swimming club items is contained within the following tables along with suggested sources of funding and time frames.

It should be noted that Council on its own does not have the capacity to fund the programs, facilities or actions proposed. However, the inclusion of community funding, and grant funds from State and Federal Governments will ensure that we develop a facility for the whole of our community.

The following time frame indicators have been used to guide priorities. The priority outcomes should also be considered as fluid, as grant funding for one aspect may allow an item to occur prior to the estimated time frame indicator.

- Immediate within the next 12 months
- Short term within the next 3-5 years

- Medium Term within the 5- 10-year period
- Long Term within a period greater than 10 years
- Not possible Items that fall outside the pool operational control or community affordability.

Note: Councillors may Workshop this document and determine the time frame priority and priority number for future funding, grant applications and resource delivery.

Item	Recommended Action	Time Frame	Funding Source	Estimated Cost
Main Pool	That a 50m pool is maintained for swimming events and regional carnival use	Immediate	Council resources	Reserve funding annually.
Outdoor Gym	That an outdoor gym is provided to allow additional training and warm up.	Medium term	Grant funded	\$60,000
Heated pool	Monitor patronage levels 1. consider heating the existing 50m pool. 2. Design new pool, entry and amenities.	Long Term	Grant Funded	Design of pools required and incorporate into new entry and amenities building.
Beach Pool and Water Playground	Develop a beach entry pool and water playground for younger age groups.	Medium term	Grant funded	Prepare design for costing and grant application process.
Water Slide	Provide a water slide.	Medium Term	Grant funded	Prepare design for costing and grant application process.
Accessible Ramp	Investigate an accessible ramp to be installed into the shallow end of the 50m pool at the location of the old encased stair way on the entry side.	Short term	Council and grant funding	Prepare design for costing.
Swimming Club and Lap swimming	1. Undertake improvements to the marshalling area. 2. Provide mounting points for automatic timekeeping. 3. Provide a new speedo training clock.	Immediate	Council and grant funding	Prepare design for costing.

Item	Recommended Action	Time Frame	Funding Source	Estimated Cost
Wave Pool	Provide a Wave pool	Not Possible	Grant funded	Wave pool can be designed for costing purposes.
Showering Facilities	Hot water showers be available in both the Male and Female toilets, similar pools in the district charge \$1 for access to hot water during a shower	Short term	Council	To be determined.
Equipment storage of pool ropes and similar items	ensure that adequate storage area is made available for pool ropes, tables, chairs, marquees near the 50m pool filtration area	Immediate	Council	To be determined.
Storage Lockers for community use	Provide Aqua storage lockers	Short term	Grant funded	To be determined.
Club House	Construction of a clubhouse for the Warren Amateur Swimming Club	Medium Term	Grant Funded	To be determined.
Energy Efficient equipment	Provide an automatic pool cover system to assist with maintaining pool temperature during the shoulder months of the pool being open	Medium Term	Grant / Council funding	To be determined.
Change Rooms and Entry Facilities	Provide new change rooms that comply with accessibility rules, showers, toilets and change benches, provide a new entry area that complies with accessibility requirements from the carpark to the pool, include a canteen (Food premises) that complies with the Food Act and standards for food service.	Medium Term	Grant / Council funding	To be determined.



Management Recommendations

The following items have been considered by Councils managers to look at the long-term efficient use and development of the pool.

Facility Management

1. That Council investigate the costs and benefits of a pool management contractor to operate the pool during the swimming season only. The benefit of having a contractor operating the pool allows for the operator to extend hours of opening during high temperature periods and to improve commercial benefit of sales at a compliant food premises.
2. That Council upgrade the food premises are to comply with NSW Food Act requirements, and that this forms part of the contractor lease if Council adopts that strategy.
3. If Council does not adopt the Contractor lease option (Point 1 and 2 above), Council should investigate a commercial lease arrangement to allow the food premises to operate and to have the entry gate fees collected by the contractor.

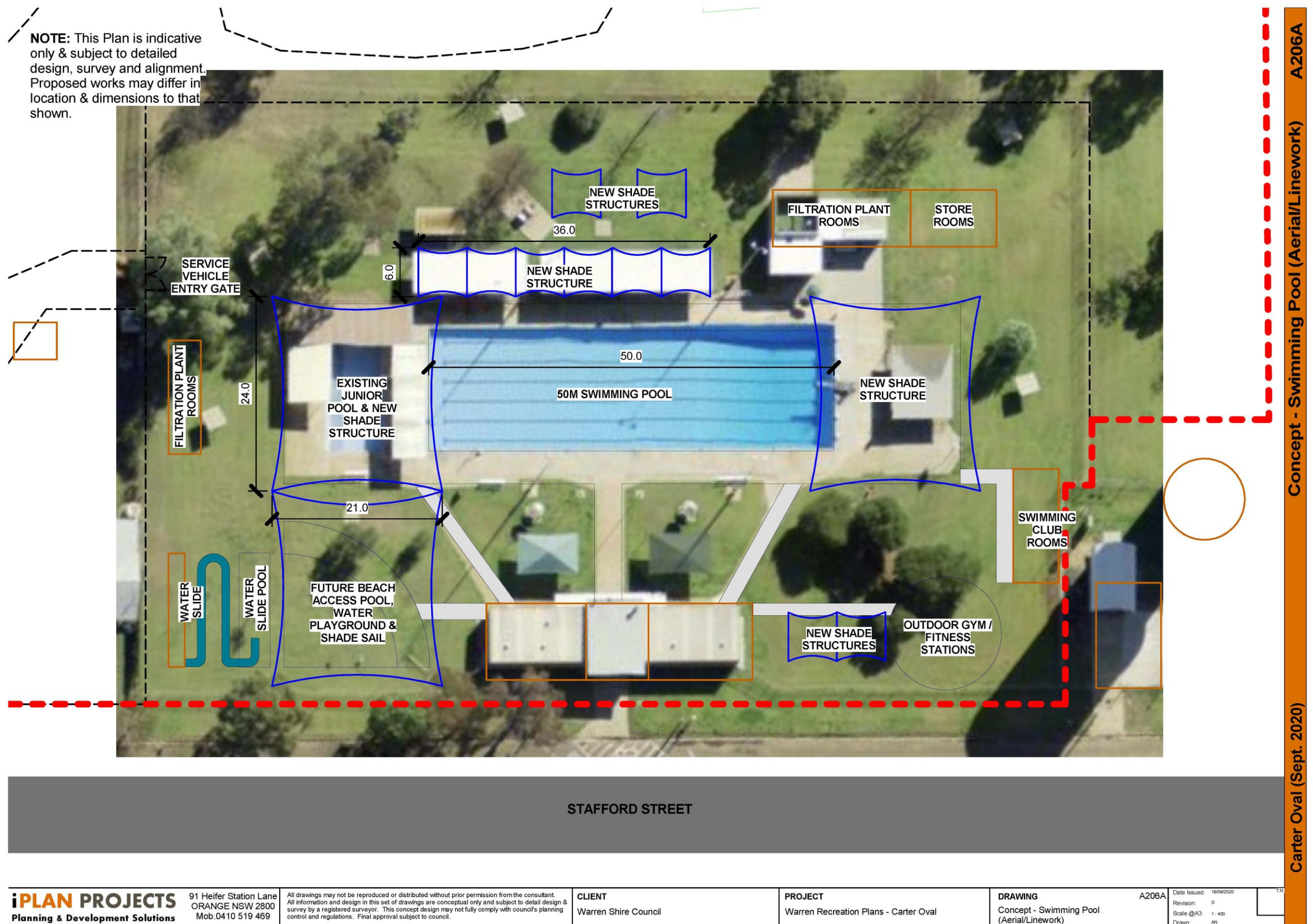
4. That Council investigate an entry recording system to track the number of people entering the pool, the payment of entry fees and hours of entry. This recording will provide additional information as to opening times and changes in user numbers.
5. That Council provide commercial use leases for individuals to undertaken learn to swim training, aquarobics or similar, or intensive swim training. Commercial use would attract a fee for non-exclusive use of the pool and its grounds.
6. That the leasing or staffing of the pool is only for the period of the pool season. This will allow Council to undertake repairs, renovation or new work to be completed during the off season.
7. That if Council maintains staffing of the pool, that all positions are of a casual basis to cover the swimming season.

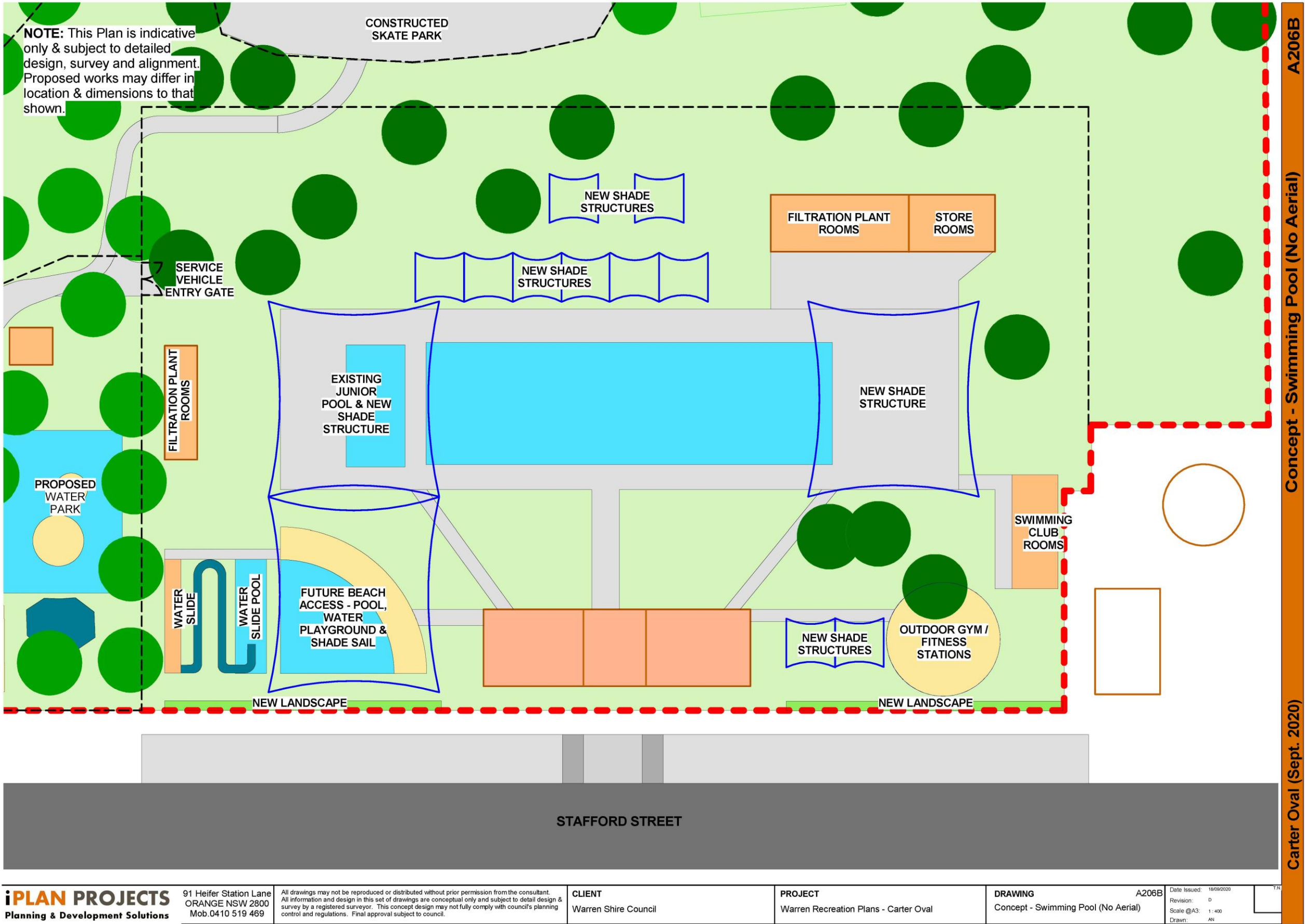
Training for the Future

8. That staff are qualified and trained to comply with the Life Saving Australia standards and Council's pool operation manuals. That staff are trained in chemical handling, water health and testing and public health procedures.
9. That Council run training and development courses for the community to ensure that it has a list of trained casual staff to meet future demand and employment, and to allow residents to seek alternate employment. Council's reliance on a small pool of people may be detrimental to the pools long term operational needs and qualification levels. Council could offer this service for other western area councils in the swimming off season.

Contractor Consultation

10. Council to actively involve pool contractors in all off season works, maintenance or improvements and to seek advice as to long term improvements and operational consideration.
11. Council formalise regular meetings with contractors and the Warren Swimming Club to discuss capital improvements, management items, trends in patronage, budget preparation and to exchange views on issues around the complex operation and improvement.





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Warren Shire Council

PROJECT
Warren Recreation Plans - Carter Oval

DRAWING
Concept - Swimming Pool (No Aerial)

A206B
Date Issued: 18/09/2020
Revision: D
Scale @A3: 1:400
Drawn: AN



Water playground (supplied by Council)



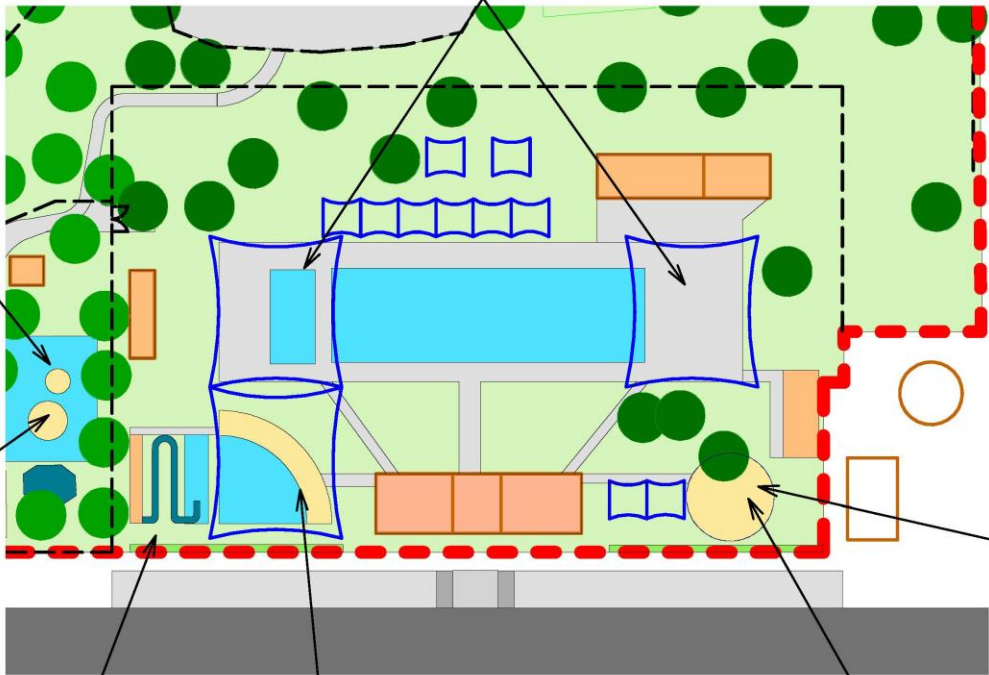
Shade sails - Woodside, Adelaide Hills (www.outdoordesign.com.au)



Warren Pool (Council website)



Water playground - Gumdale Brisbane (www.mustdobrisbane.com)



Outdoor gym/fitness equipment - Burrows Park, Clovelly (www.concreteplayground.com)



Water slide - West Wyalong (www.ausleisure.com.au)



Beach pool-Gumdale Brisbane (www.mustdobrisbane.com)



Outdoor gym - Sydney Park, St Peters (www.concreteplayground.com)

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PROJECT
Warren Recreation Plans - Carter Oval

DRAWING
Pool Upgrade Examples

A206C
Date Issued: 18/09/2020
Revision: D
Scale @A3: 1:1000
Drawn: AN

A206C

Pool Upgrade Examples

Carter Oval (Sept. 2020)