

KYOGLE AQUATIC CENTRE UPGRADE

**Options Workshop
Community Feedback
Session**



Kyogle Council
26 September, 2018



WELCOME

- **Presenters**
- **Meeting Purpose**
- **Options**
- **Summary of Community Feedback from the Afternoon Session.**
- **Your Thoughts**
- **Your Priorities & Expectations**

CHRIS PRITCHETT – ARCHITECT with MAK PLANNING and DESIGN



1. Registered architects & open space planners
2. Master planners
3. Strategic plans for sport and recreation
4. Facility design & documentation
5. Feasibility studies
6. Community projects

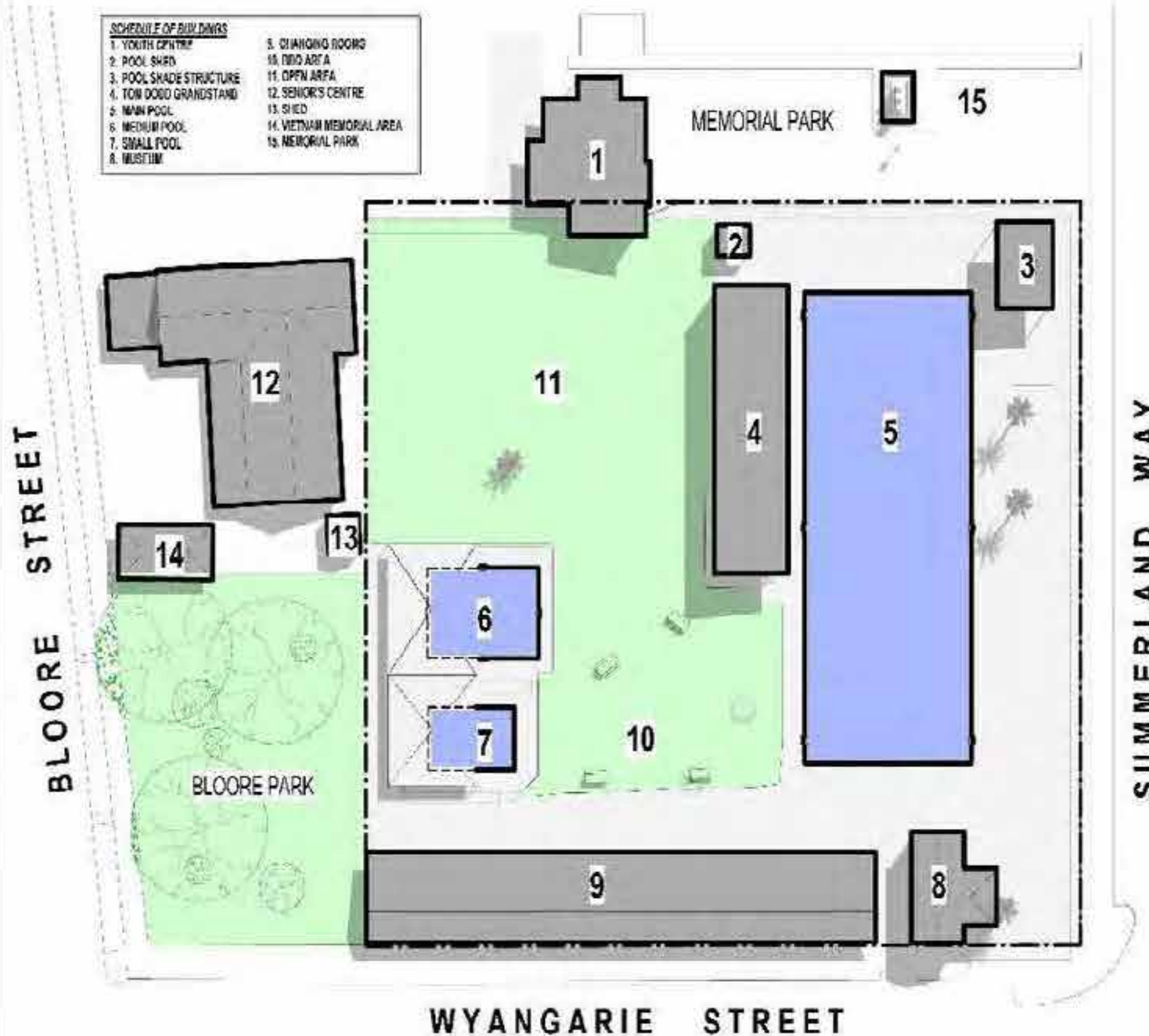
Purpose of Meeting?

- Provides an opportunity for Community and Usergroup input into the design options. We welcome any sort of feedback – all of your comments are valuable.
- We are at an early stage of the project and are currently looking at the preferred options with regard to how the buildings sit on the site – effectively the Site Master Plan.
- We are trying not to get into too much detail at this stage – concentrating more on the general layout and the Master Plan. However, any details provided at this meeting will be carefully recorded and considered at the next stage when we start the developed design, once the Master Plan is established.
- Consider what the layout of buildings on the site could look like;
 - Provide a strong and consistent direction with how the site could function as a whole,
 - Public expectations and needs of the centre,
 - Consider the inter-relationship between buildings & functions

Project Goals & Site Analysis

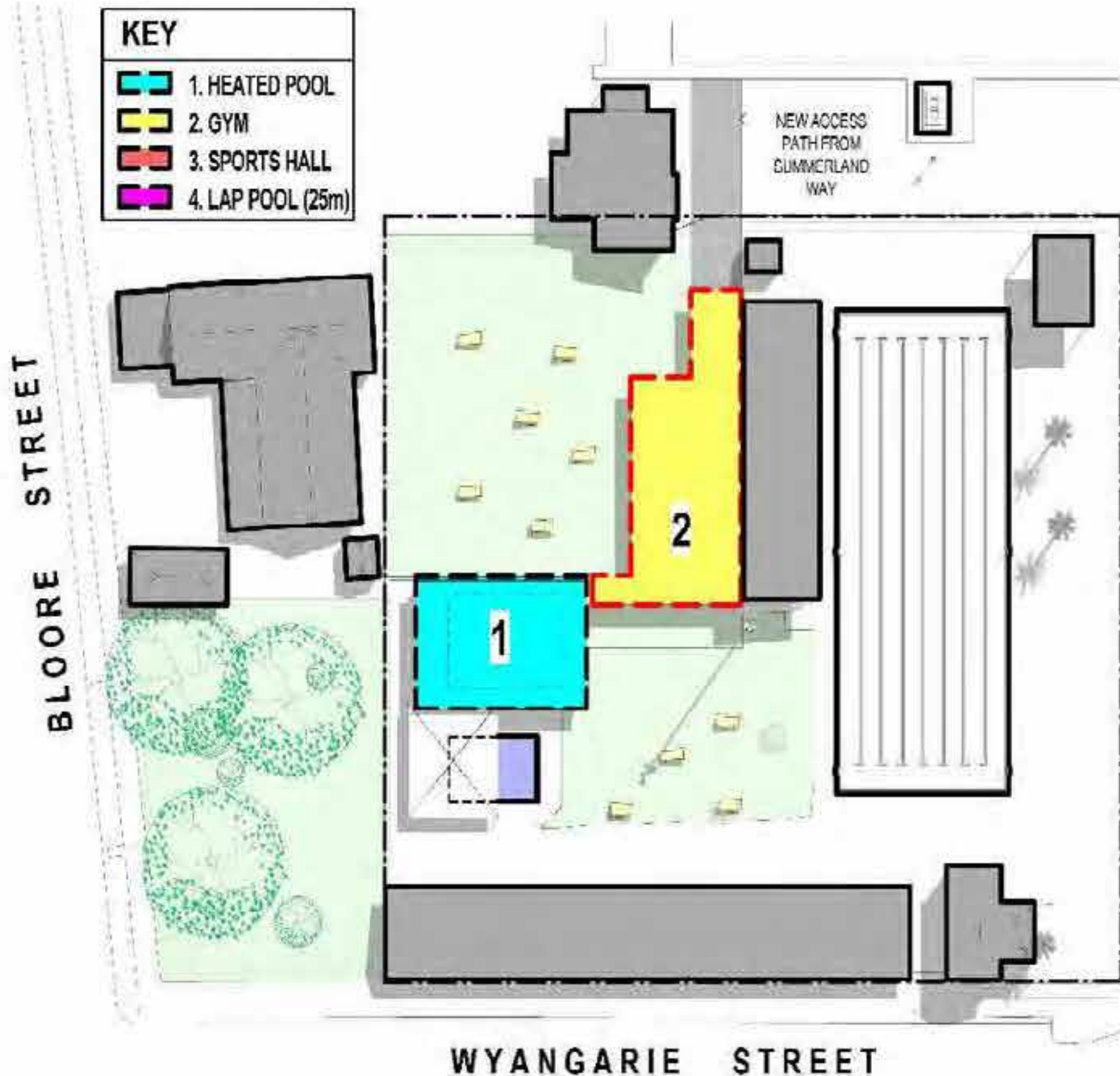
- Relocate gym to Aquatic Centre Complex.
(Current gym is at the showgrounds & is prone to flooding).
- Current gym is 135m² in area. Target is 340m² for new gym facilities (including amenities).
- Provide a covered building with basketball & netball courts
- Consider options for a 25m lap pool with 3 or 4 lanes.
- Provide equitable and dignified access into the medium sized pool with a ramp suitable for wheelchair use.
- Examine options of heating the medium sized pool
- Maintain as much green spaces and open areas inside the Aquatic Centre, to the extent possible.
- Carefully consider how the public will use and move through the site and how entry points are to be established. *For example, the gym may prefer their own entry for 24/7 use.*
- Provide a facility that the Kyogle Community can be proud of and which is well used.

KYOGLLE AQUATIC CENTRE UPGRADE



EXISTING LAYOUT

KYOGLE AQUATIC CENTRE UPGRADE

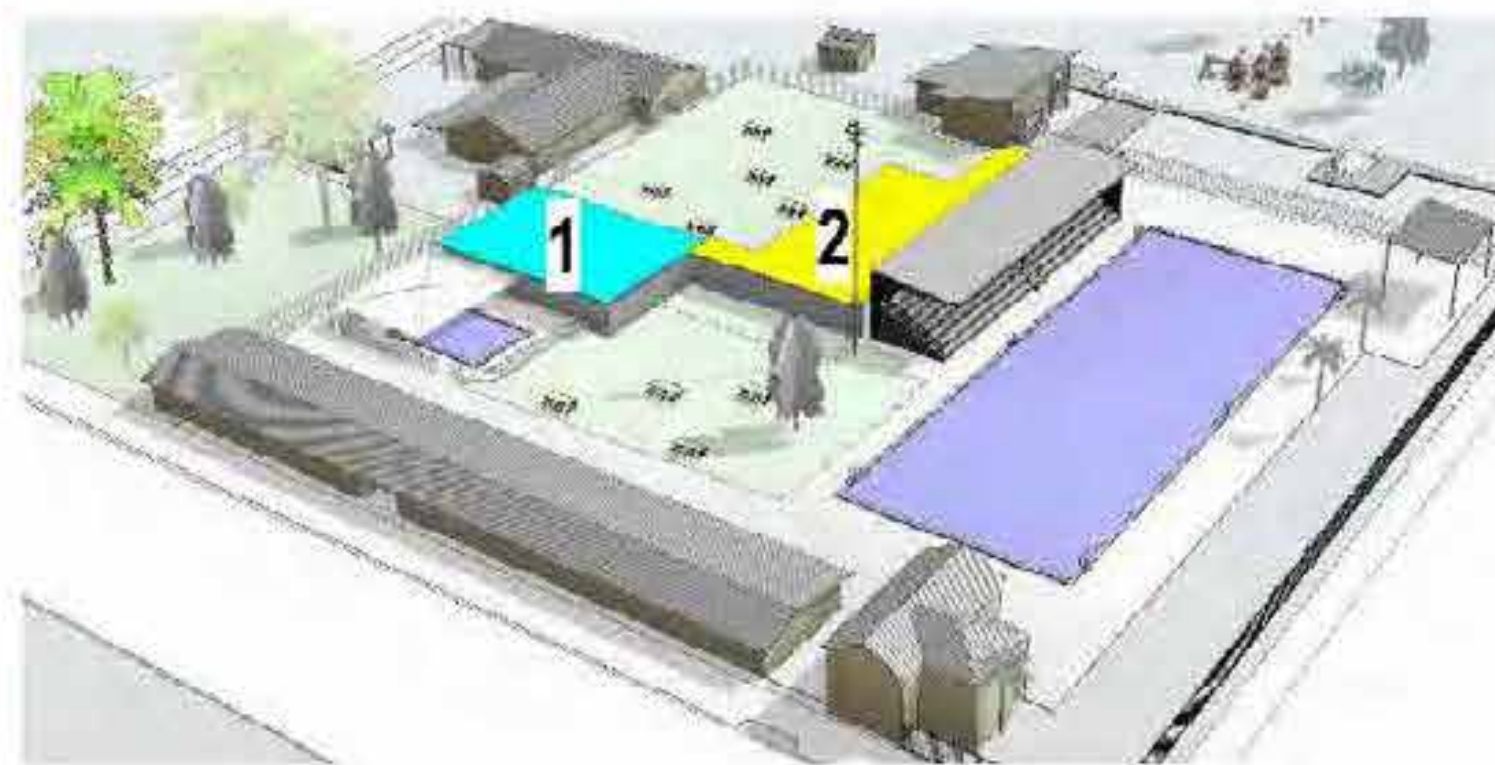


ADVANTAGES:

- MAXIMISES OPEN SPACE FOR GYM USERS, SEPERATE FROM POOL USERS
- ALLOWS CLEAR DELINEATION BETWEEN GENERAL POOL & GYM FACILITIES. GYM WILL OPERATE ALL YEAR WHEREAS MAIN POOL WILL OPERATE ON A SHORTER SEASONAL BASIS.
- PROVIDES SEPARATE ENTRANCE FOR GYM USERS
- GYM IS CONNECTED TO HEATED POOL. (COULD BE COVERED LINK OR CLOSED-OFF CORRIDOR)
- RE-USES EXISTING MEDIUM SIZED POOL - LESS STRESS ON LIMITED BUDGET IN STAGE 1
- ENCLOSES MEDIUM SIZED POOL TO ALLOW ALL-YEAR ROUND USE
- YOUTH CENTRE PATRONS HAVE GOOD ACCESS TO GYM

DISADVANTAGES:

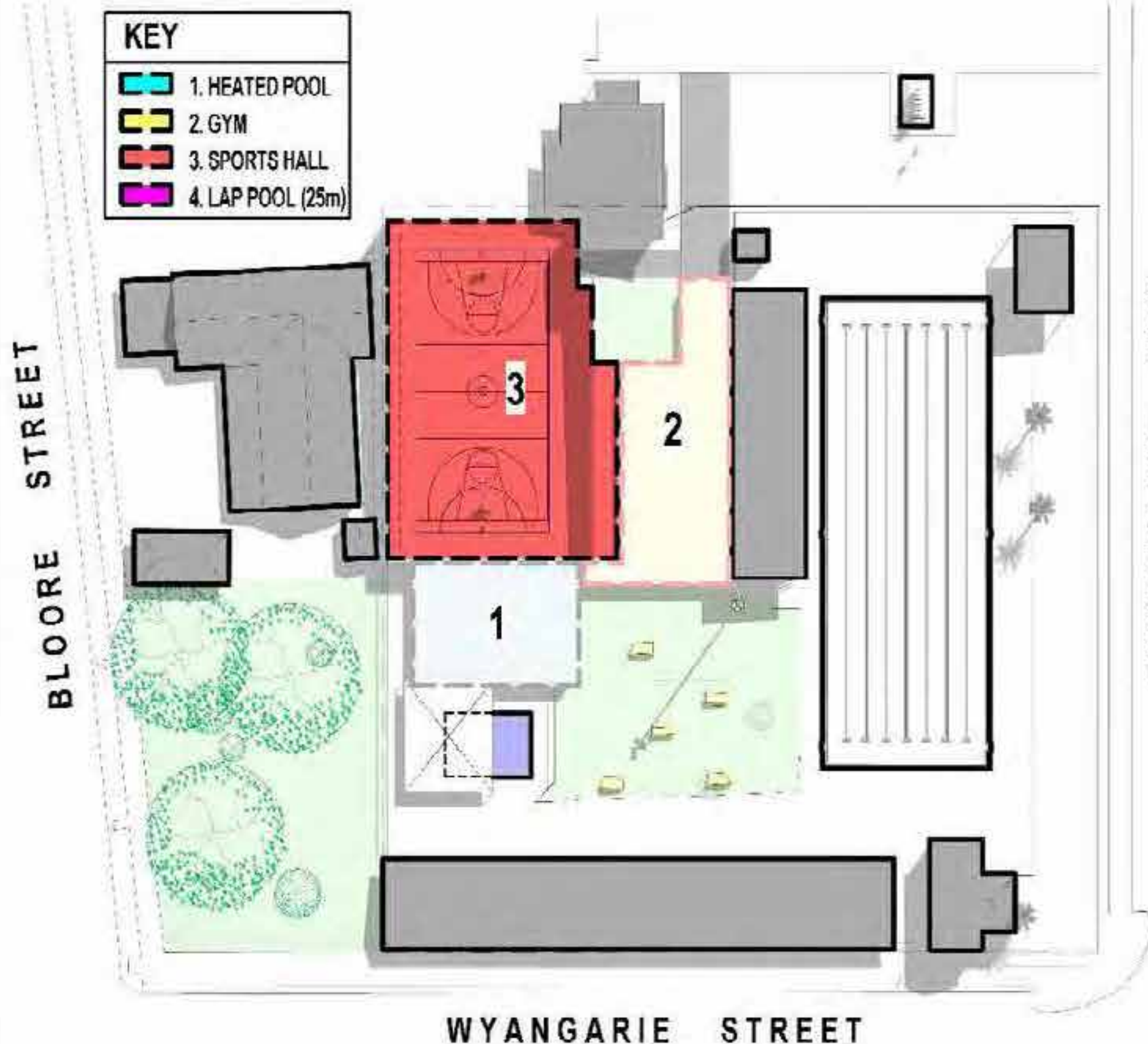
- REDUCES OPEN SPACE FOR POOL USERS
- PARTIALLY RESTRICTS VIEW FROM YOUTH CENTRE WINDOWS FACING SOUTH



OPTION 1 - STAGE 1



KYOGLA AQUATIC CENTRE UPGRADE

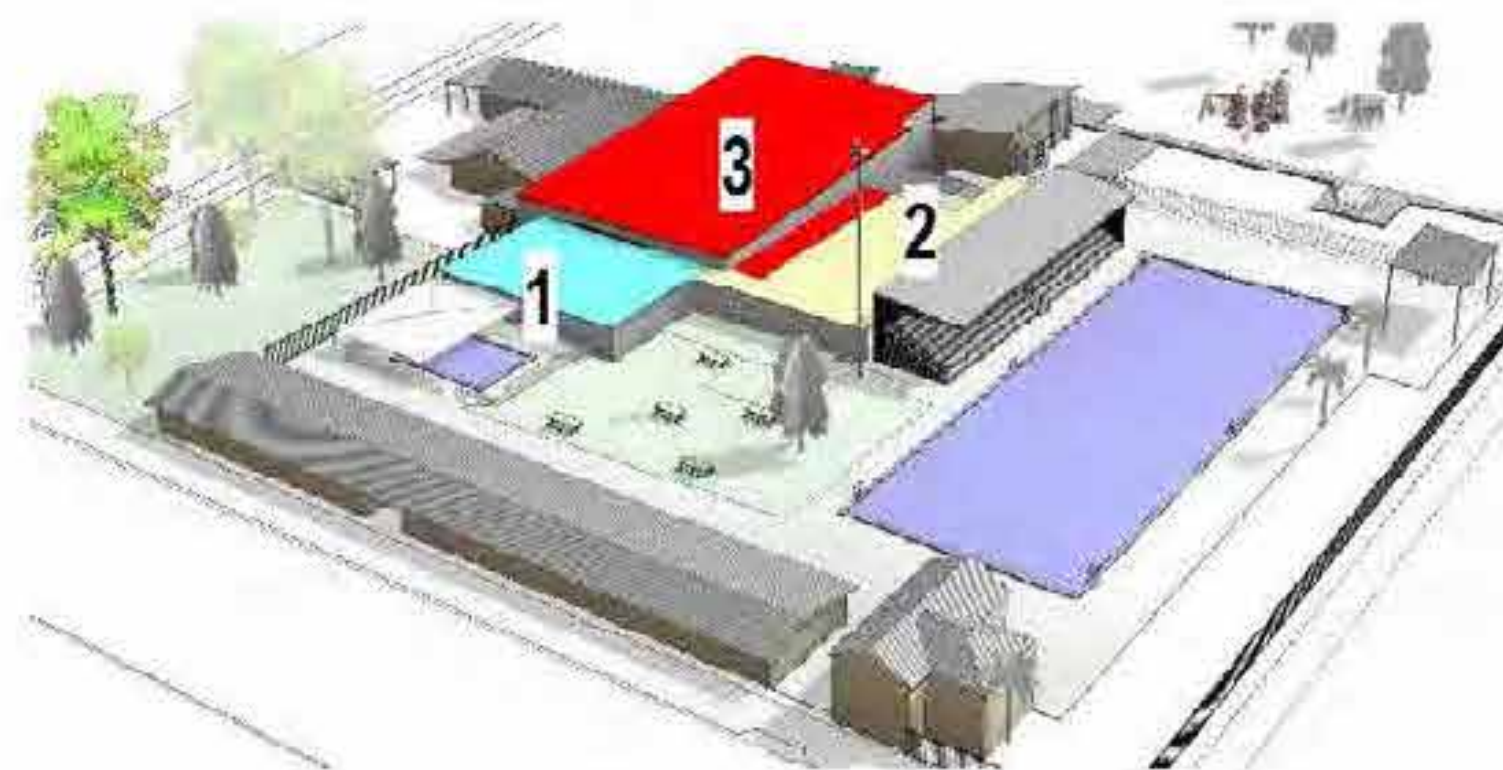


ADVANTAGES:

- MAXIMISES THE USE OF THE AVAILABLE SPACE IN THE AQUATIC CENTRE CREATING A COMPACT SPORTS AND LEISURE CENTRE
- SPORTS HALL CAN HAVE ITS OWN ENTRANCE FROM SUMMERLAND WAY
- SPORTS HALL CONNECTED TO GYM (SHARED FACILITIES)

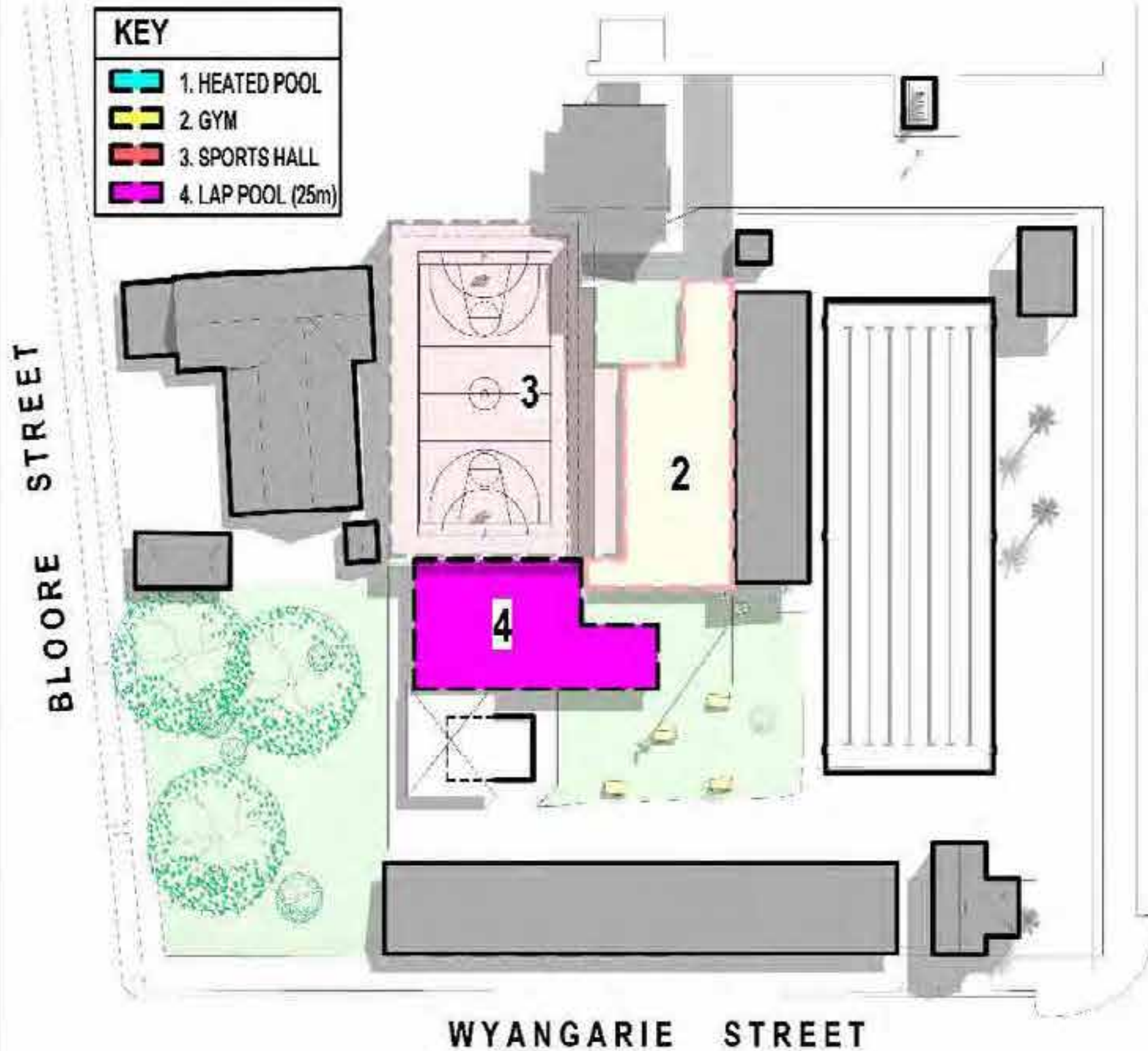
DISADVANTAGES:

- SPORTS HALL OVERSHADOWS SENIOR'S CENTRE AND YOUTH CENTRE
- WALLS BUILT CLOSE TO BOUNDARIES NEED FIRE-PROOFING, (WHICH CAN BE COSTLY). THIS ALSO LIMITS WINDOWS AND OPENINGS IN BOUNDARY WALLS, CREATING BLANK FACADES
- SITE MAY APPEAR TO BE CROWDED WITH SOME TIGHT AND WINDY SPACES CREATED



OPTION 1 - STAGE 2

KYOGLE AQUATIC CENTRE UPGRADE

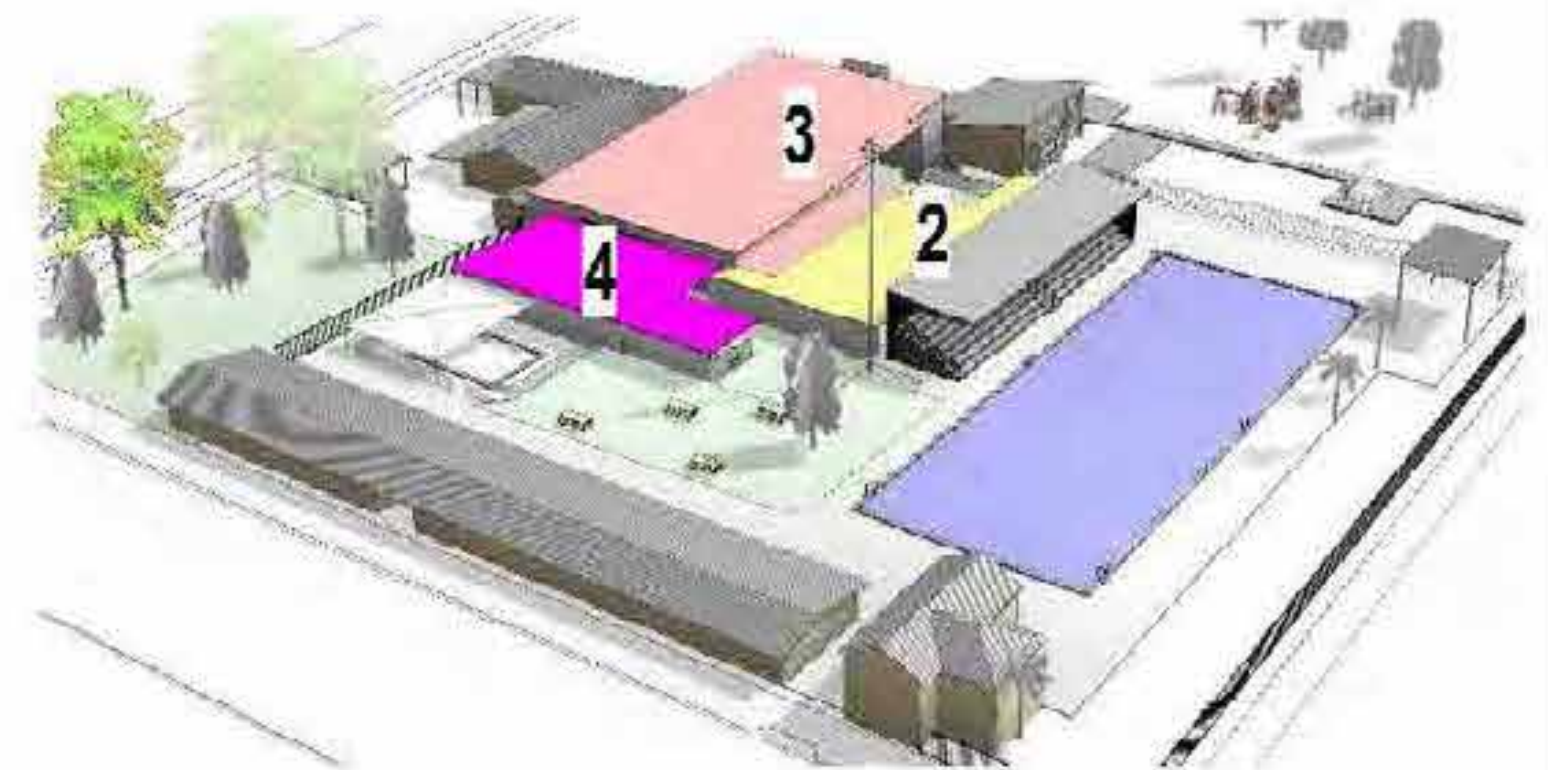


ADVANTAGES:

- MEDIUM POOL IS APPROACHING END OF LIFE USE. THIS OPTION ALLOWS A REPLACEMENT WITH A 3 OR 4 LANE LAP POOL PRIOR TO COSTLY POOL & BUILDING MAINTENANCE STARTING
- ALLOWS POOL USERS ACCESS TO EXISTING CHANGE FACILITIES
- USES EXISTING POOL INFRASTRUCTURE AND PIPEWORK
- MAINTAINS COMPACT USE OF THE SITE

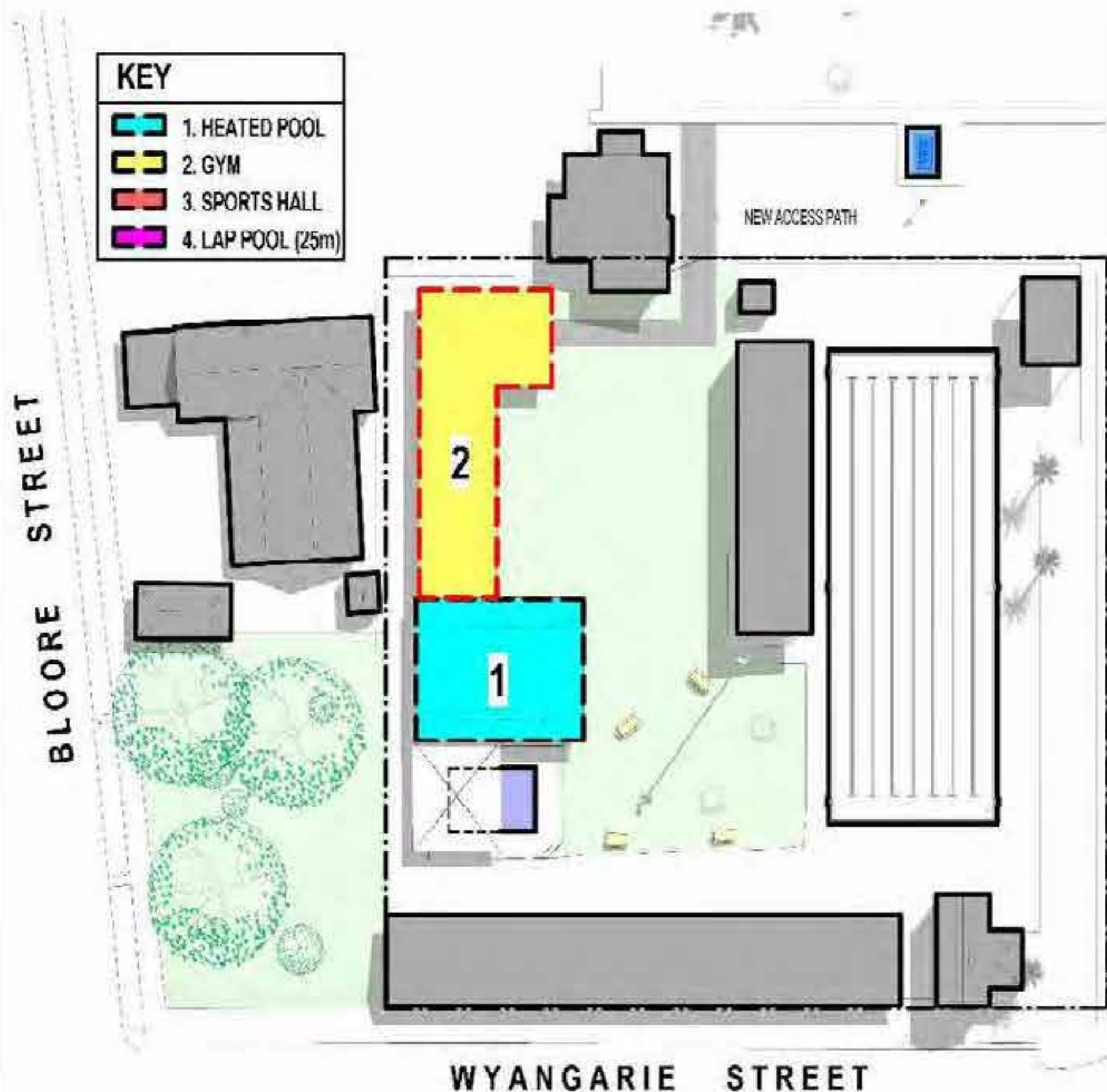
DISADVANTAGES:

- LIMITS THE AMOUNT OF OPEN SPACE AVAILABLE TO POOL USERS
- ANY INFRASTRUCTURE INSTALLED AS PART OF STAGE 1 WORKS MAY NEED TO BE DEMOLISHED. HOWEVER, THIS APPEARS TO BE THE ONLY LOCATION FOR THE LAP POOL UNDER THIS OPTION



OPTION 1 - STAGE 3

KYOGLE AQUATIC CENTRE UPGRADE

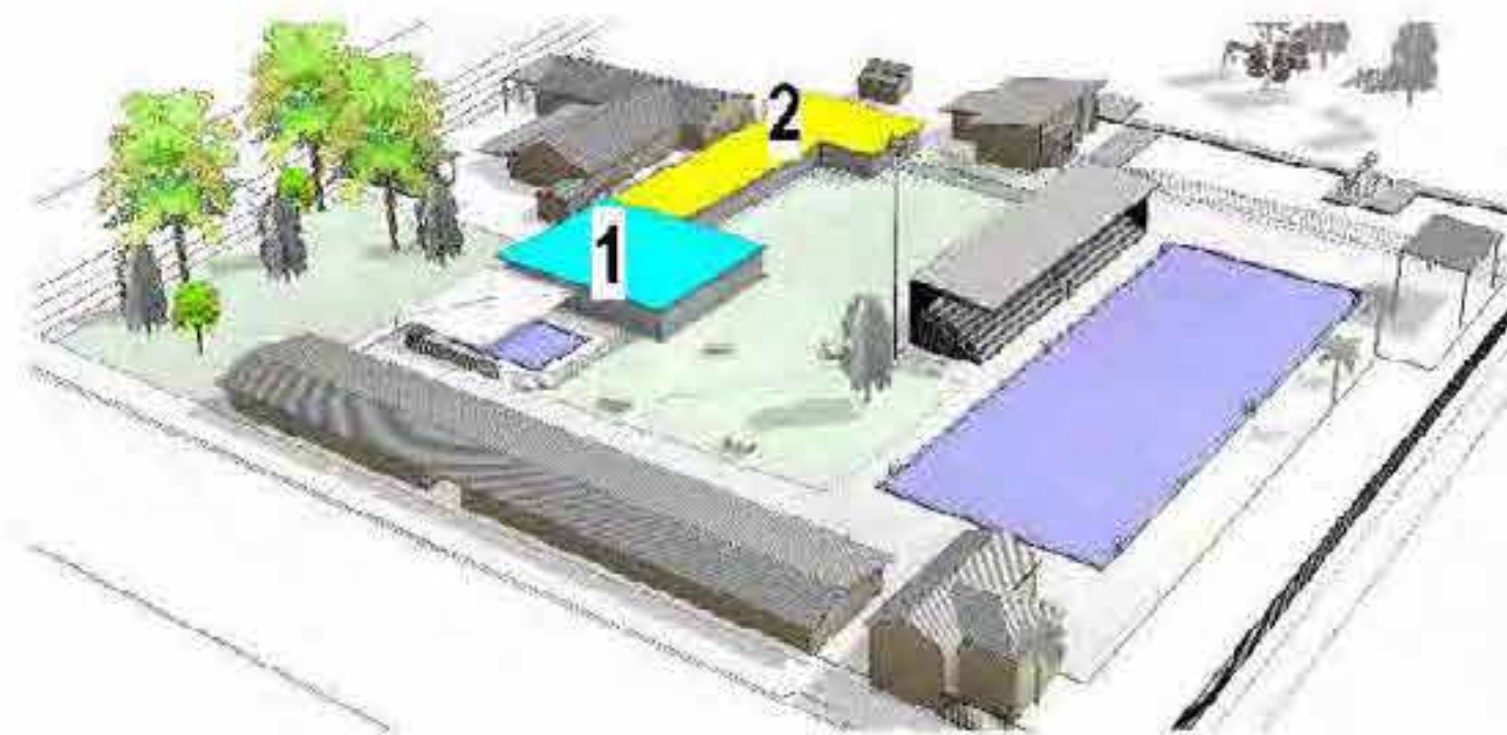


ADVANTAGES:

- MAINTAINS OPEN SPACE AND MAXIMISES EXTERNAL ACTIVITY SPACE FOR GYM USERS
- ALLOWS SOME 'INTERACTION' BETWEEN POOL & GYM FACILITIES, IF REQUIRED
- PROVIDES SEPARATE ENTRANCE FOR GYM USERS
- RE-USES EXISTING MEDIUM SIZED POOL - LESS STRESS ON LIMITED BUDGET IN STAGE 1
- HEATED POOL AND GYM CONNECTED
- ENCLOSES MEDIUM SIZED POOL TO ALLOW ALL-YEAR ROUND USE
- YOUTH CENTRE PATRONS HAVE GOOD ACCESS TO GYM
- YOUTH CENTRE RETAINS VIEWS FROM LARGE SOUTH FACING WINDOW
- SINGLE STOREY GYM BUILDING DOES NOT OVERSHADOW SENIORS CENTRE

DISADVANTAGES:

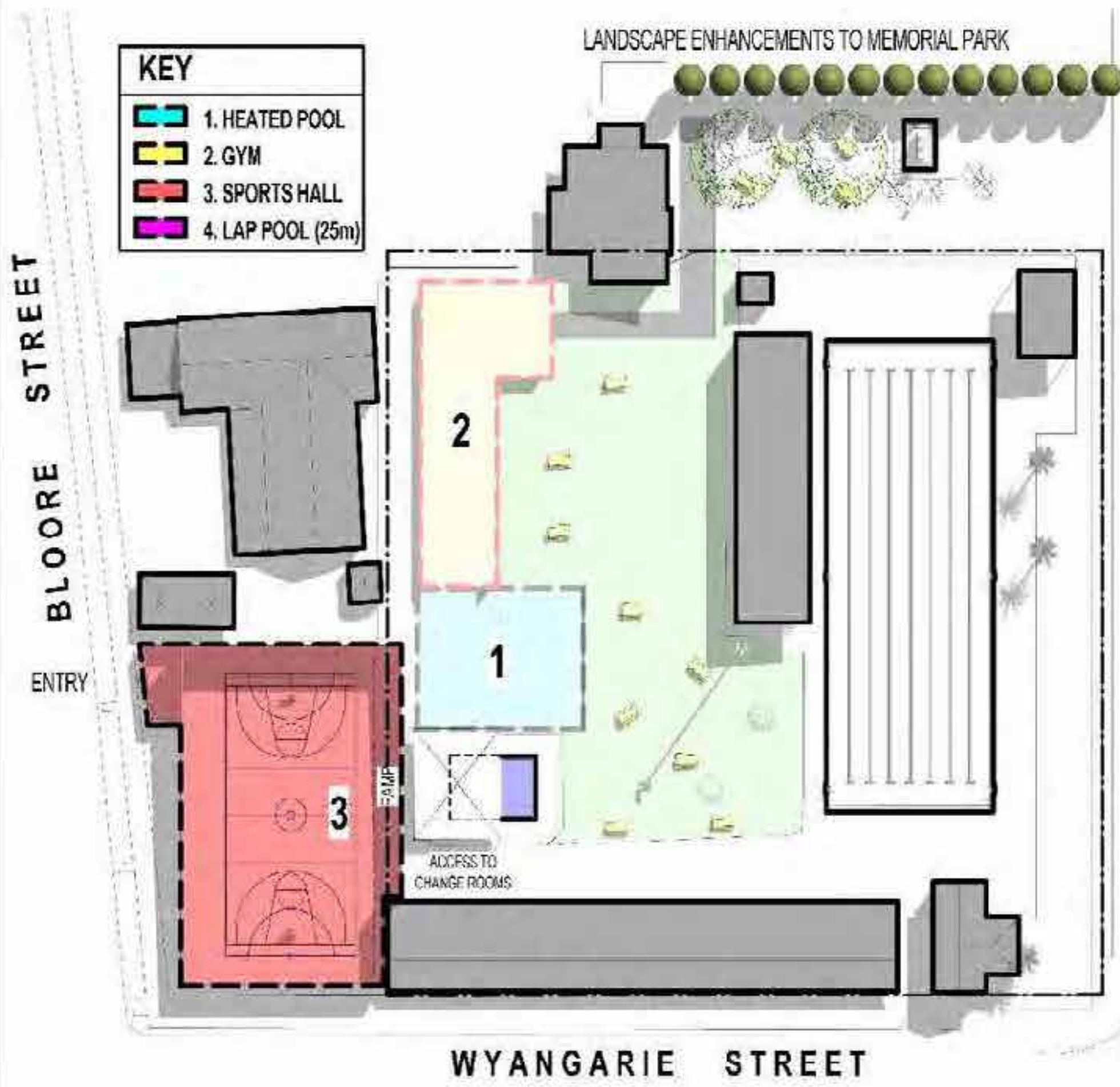
- ADDITIONAL FENCING MAY BE REQUIRED TO DELINEATE GYM AND POOL USERS IF TWO ACTIVITIES ARE TO BE SEPARATED



OPTION 2 - STAGE 1



KYOGLE AQUATIC CENTRE UPGRADE



ADVANTAGES:

- UTILISING BLOORE PARK PROVIDES A BETTER BALANCE AND USE OF THE AQUATIC CENTRE'S OPEN SPACES. POTENTIAL FOR OUTDOOR GYM OR FOR OUTDOOR COURTS, BEACH VOLLEYBALL ETC.
- REMOVAL OF POTENTIAL SOCIAL ISSUES IN BLOORE PARK WITH LITTLE OBSERVATION FROM THE MAIN STREET (SUMMERLAND WAY)
- REMOVING LARGE TREES MAY PREVENT FURTHER SUBSIDENCE OF THE CHANGING ROOM BUILDING THE SPORTS HALL WORK WILL INCLUDE UNDERPINNING OF THE AFFECTED PARTS OF THE BUILDING TO PREVENT FURTHER DAMAGE
- SPORTS HALL USERS COULD USE CHANGING FACILITIES (VIA RAMP & STAIRS), IF REQUIRED
- THE SPORTS HALL CAN HAVE OWN DEDICATED ENTRY POINT
- NO OVERSHADOWING OF NEARBY BUILDINGS

DISADVANTAGES:

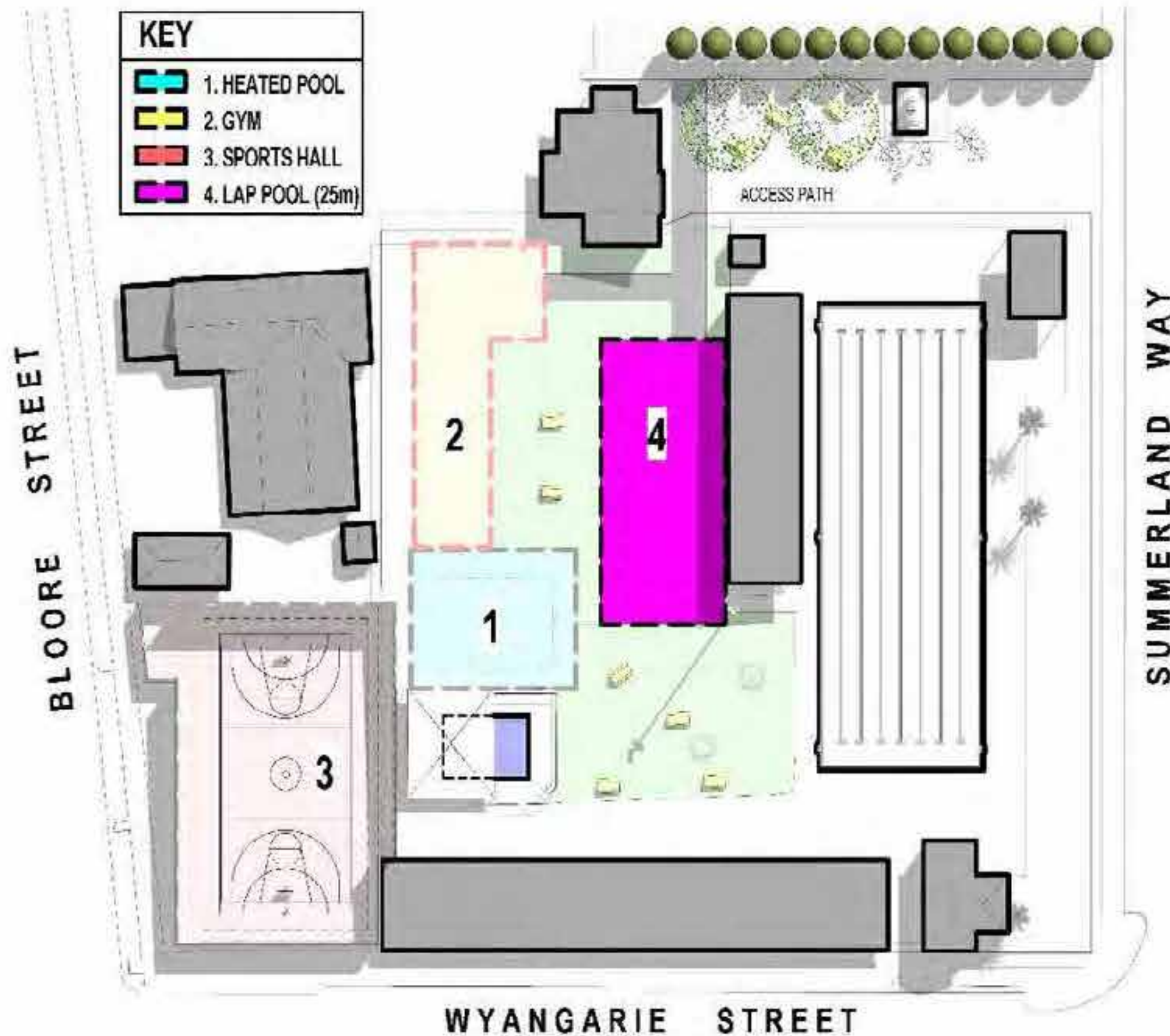
- REMOVAL OF LARGE MATURE TREES (THIS WILL BE OFFSET BY LANDSCAPING IN MEMORIAL PARK)
- UNDERGROUND SERVICES MAY NEED DIVERTING TO ACCOMMODATE NEW SPORTS HALL



OPTION 2 - STAGE 2



KYOGLE AQUATIC CENTRE UPGRADE

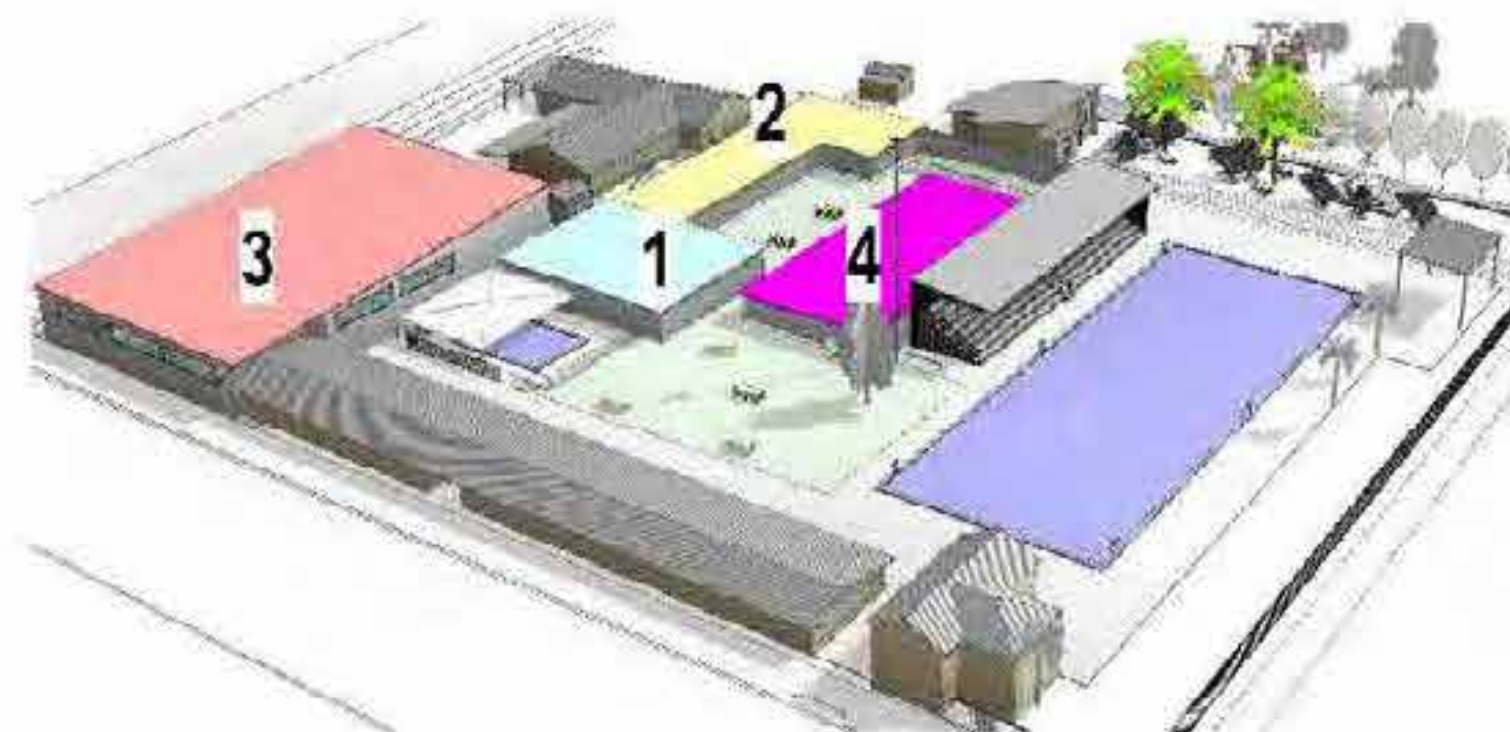


ADVANTAGES:

- MAINTAINS SOME OPEN SPACE FOR EXTERNAL GYM USE
- ALLOWS RETENTION OF MEDIUM SIZED (HEATED) POOL
- ALLOWS LAP POOL USERS ACCESS TO EXISTING CHANGE FACILITIES
- POSSIBLE TO USE EXISTING POOL INFRASTRUCTURE AND PIPEWORK
- MAINTAINS COMPACT USE OF THE SITE WHILE PROVIDING SOME OPEN AREAS
- LAP POOL USERS COULD HAVE THEIR OWN ENTRANCE, IF REQUIRED
- COVERED LINKAGE POSSIBLE BETWEEN HEATED POOL AND LAP POOL DUE TO CLOSE PROXIMITY OF BUILDINGS

DISADVANTAGES:

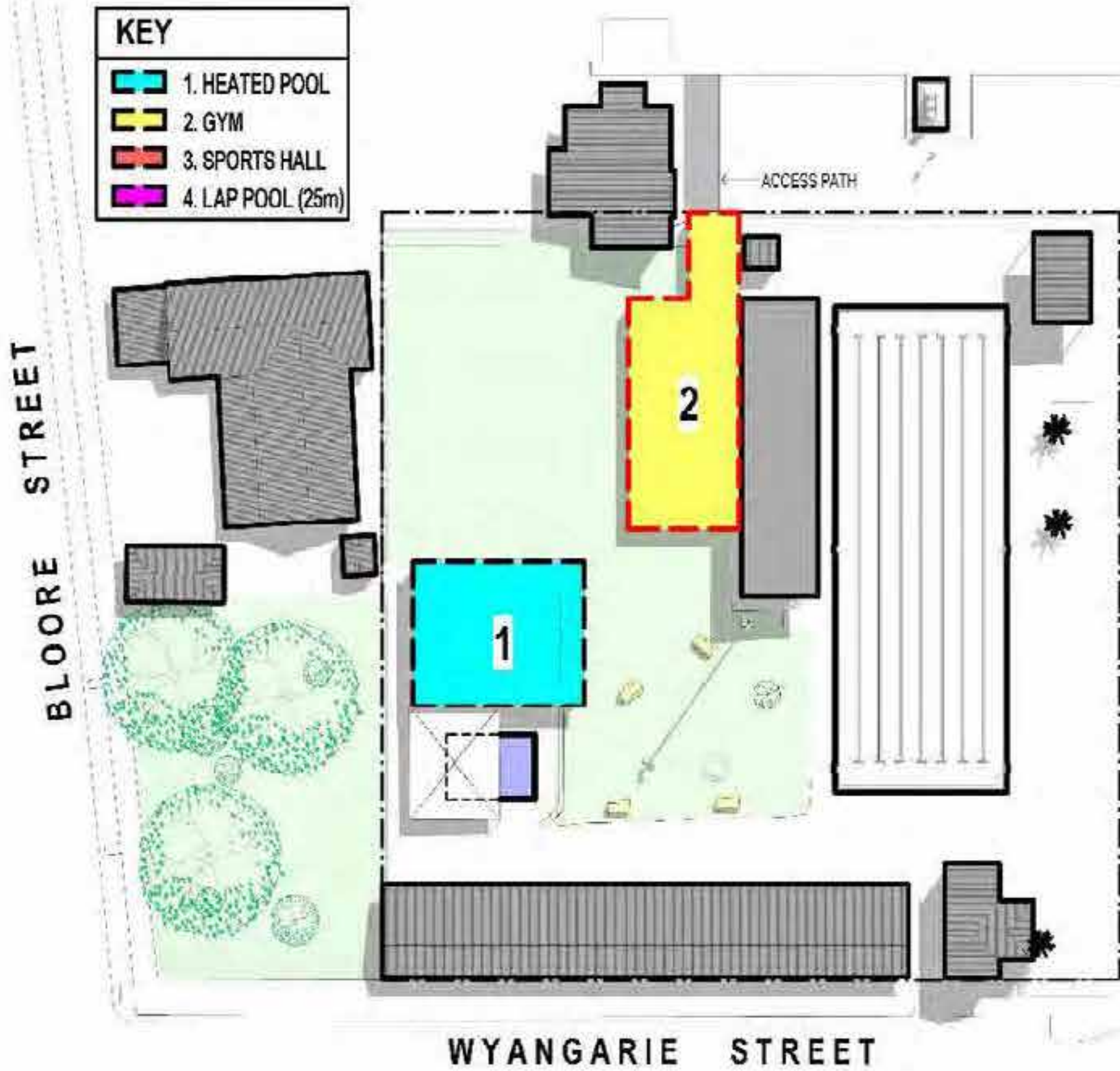
- LIMITS THE AMOUNT OF OPEN SPACE AVAILABLE TO POOL USERS



OPTION 2 - STAGE 3



KYOGLA AQUATIC CENTRE UPGRADE

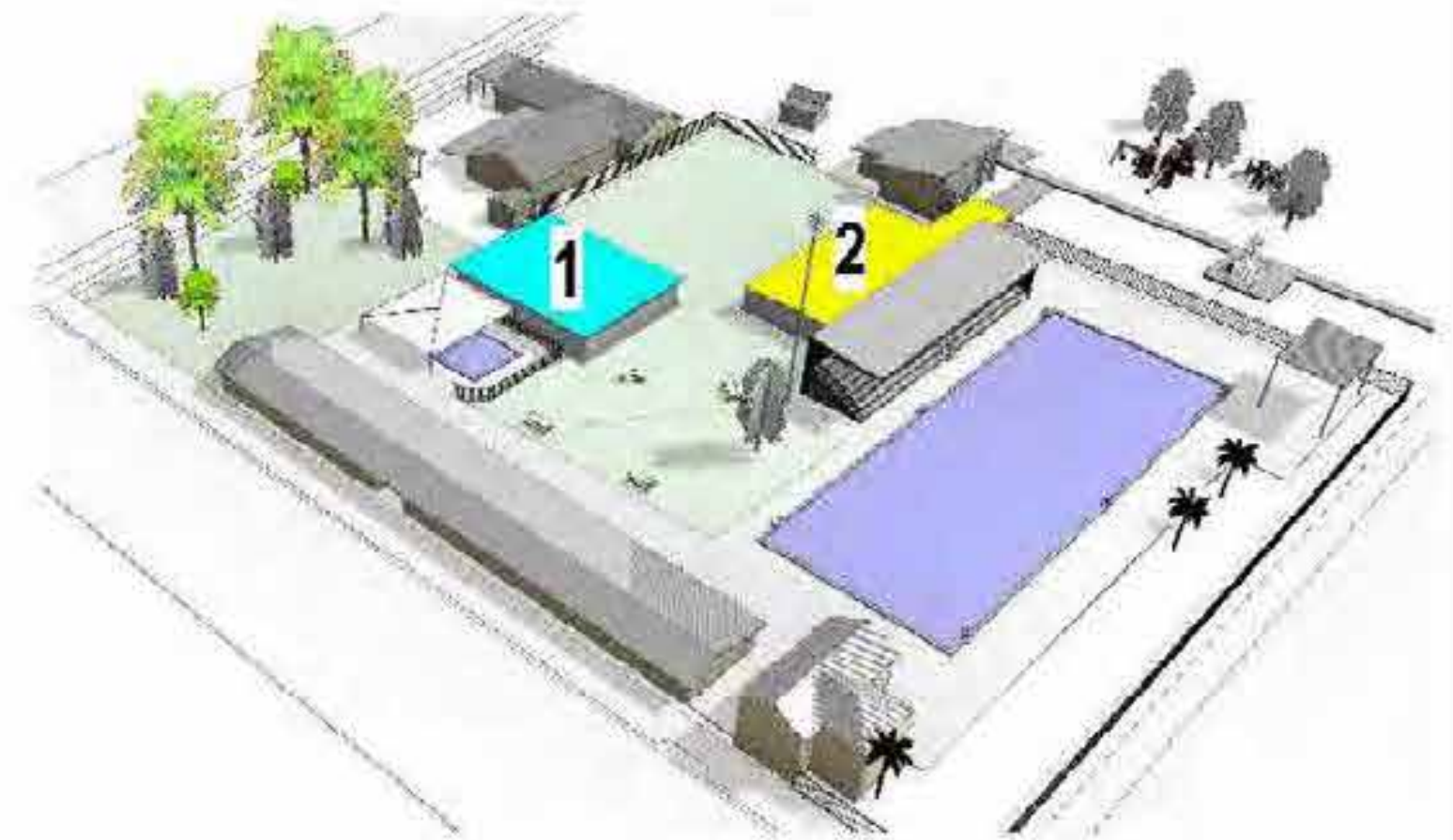


ADVANTAGES:

- MAINTAINS OPEN SPACE AND MAXIMISES EXTERNAL ACTIVITY SPACE FOR GYM USERS
- PROVIDES SEPARATE ENTRANCE FOR GYM USERS
- RE-USES EXISTING MEDIUM SIZED POOL - LESS STRESS ON LIMITED BUDGET IN STAGE 1
- ENCLOSURES MEDIUM SIZED POOL TO ALLOW ALL-YEAR ROUND USE
- YOUTH CENTRE PATRONS HAVE GOOD ACCESS TO GYM
- NO OVRSHADOWING OF SENIORS' CENTRE

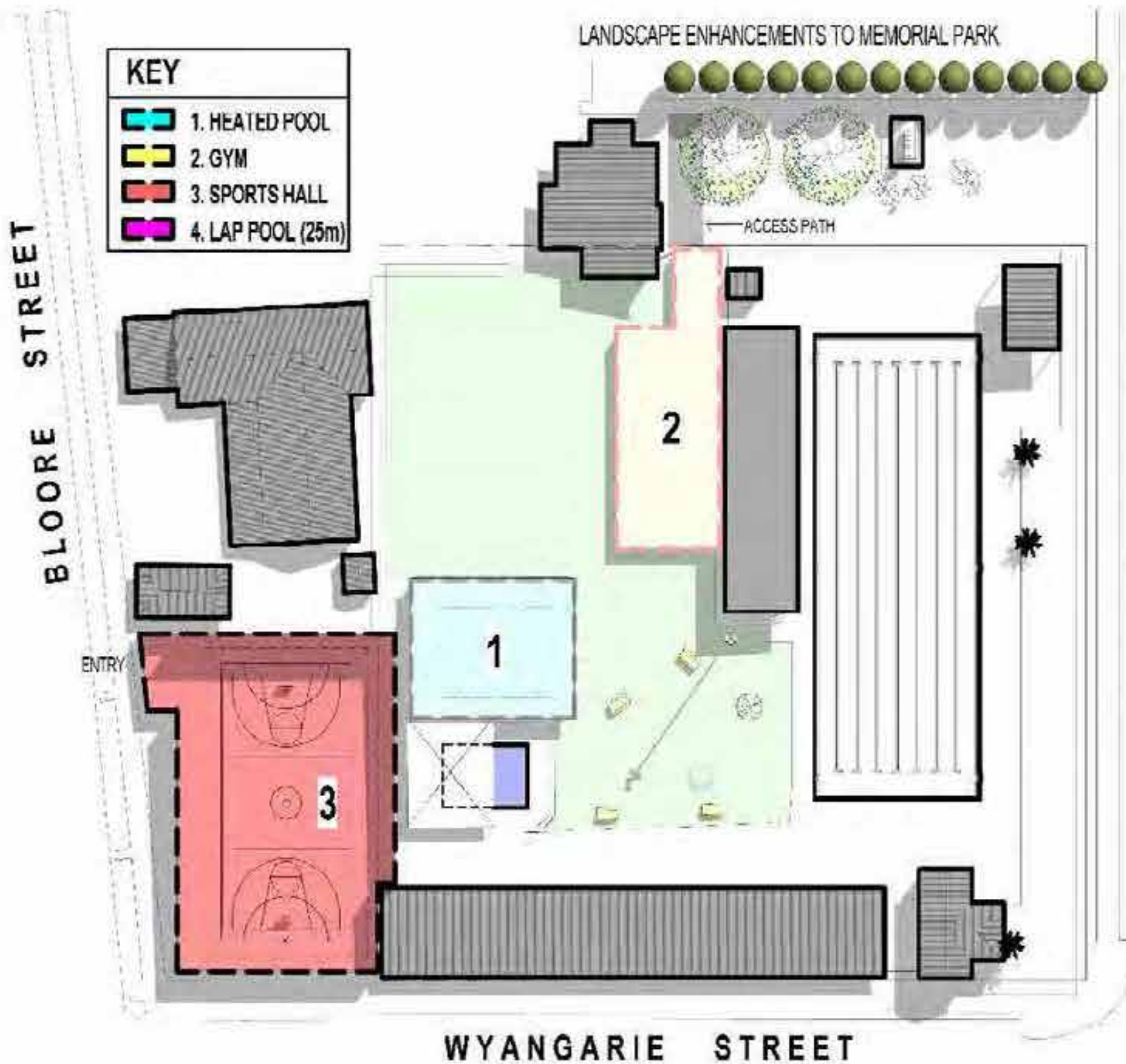
DISADVANTAGES:

- ADDITIONAL FENCING MAY BE REQUIRED TO DELINEATE GYM AND POOL USERS IF TWO ACTIVITIES ARE TO BE SEPARATED
- YOUTH CENTRE WINDOW ON SOUTH SIDE PARTIALLY BLOCKED
- HEATED POOL AND GYM NOT CONNECTED



OPTION 3 - STAGE 1

KYOGLE AQUATIC CENTRE UPGRADE



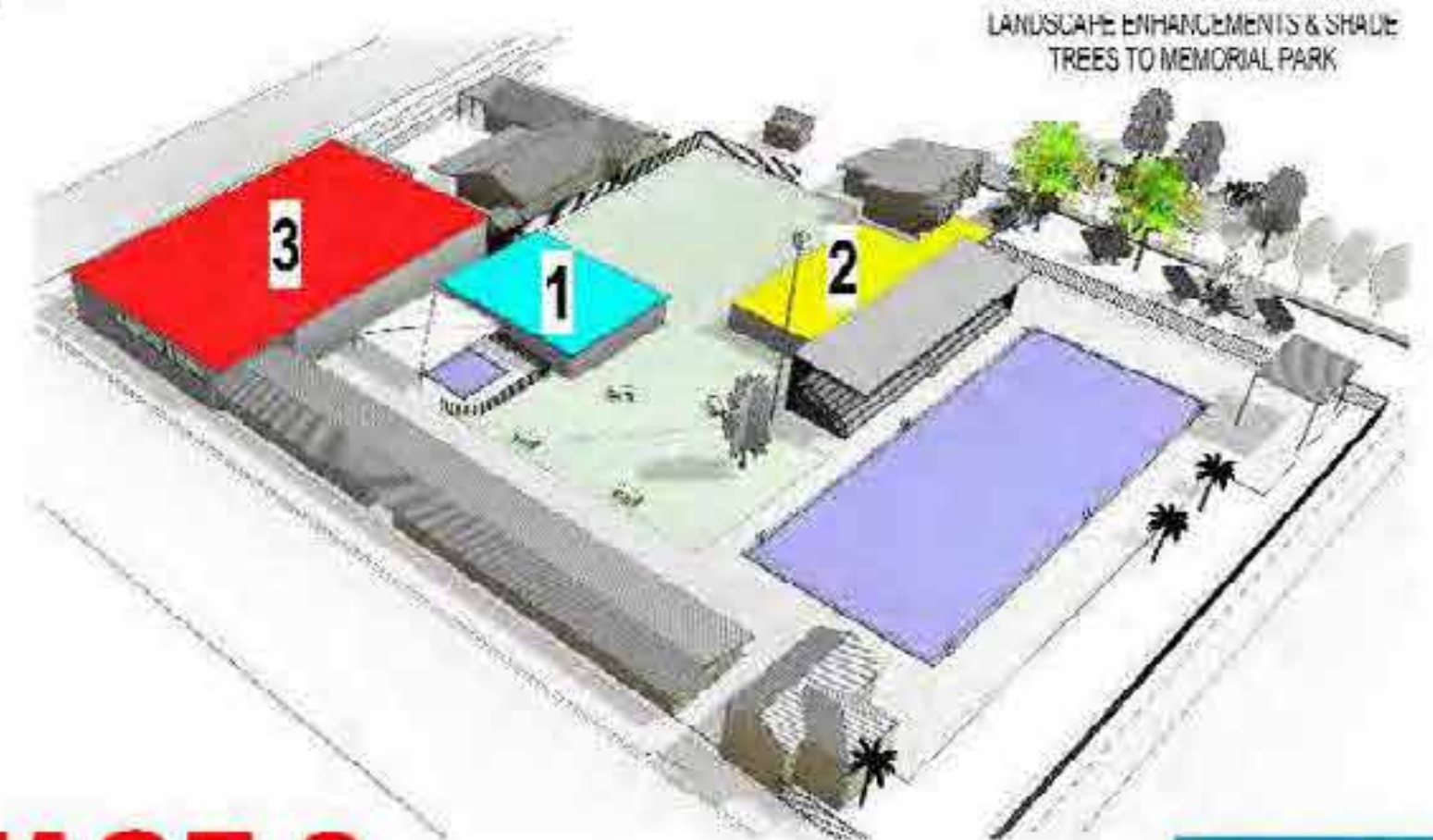
ADVANTAGES:

- UTILISING BLOORE PARK PROVIDES A BETTER BALANCE AND USE OF THE AQUATIC CENTRE'S OPEN SPACES. POTENTIAL FOR OUTDOOR GYM OR FOR OUTDOOR COURTS, BEACH VOLLEYBALL ETC.
- REMOVAL OF POTENTIAL SOCIAL ISSUES IN BLOORE PARK WITH LITTLE OBSERVATION FROM THE MAIN STREET (SUMMERLAND WAY)
- REMOVING LARGE TREES MAY PREVENT FURTHER SUBSIDENCE OF THE CHANGING ROOM BUILDING. THE SPORTS HALL WORK WILL INCLUDE UNDERPINNING OF THE AFFECTED PARTS OF THE BUILDING TO PREVENT FURTHER DAMAGE
- SPORTS HALL USERS COULD USE CHANGING FACILITIES (VIA A RAMP & STAIRS), IF REQUIRED
- THE SPORTS HALL CAN HAVE OWN ENTRY POINT.
- NO OVERSHADOWING OF NEARBY BUILDINGS BY THE SPORTS HALL

DISADVANTAGES:

- REMOVAL OF LARGE MATURE TREES (THIS WILL BE OFFSET BY LANDSCAPING IN MEMORIAL PARK).
- UNDERGROUND SERVICES MAY NEED DIVERTING TO ACCOMMODATE NEW SPORTS HALL

SUMMERLAND WAY



OPTION 3 - STAGE 2

KYOGLE AQUATIC CENTRE UPGRADE

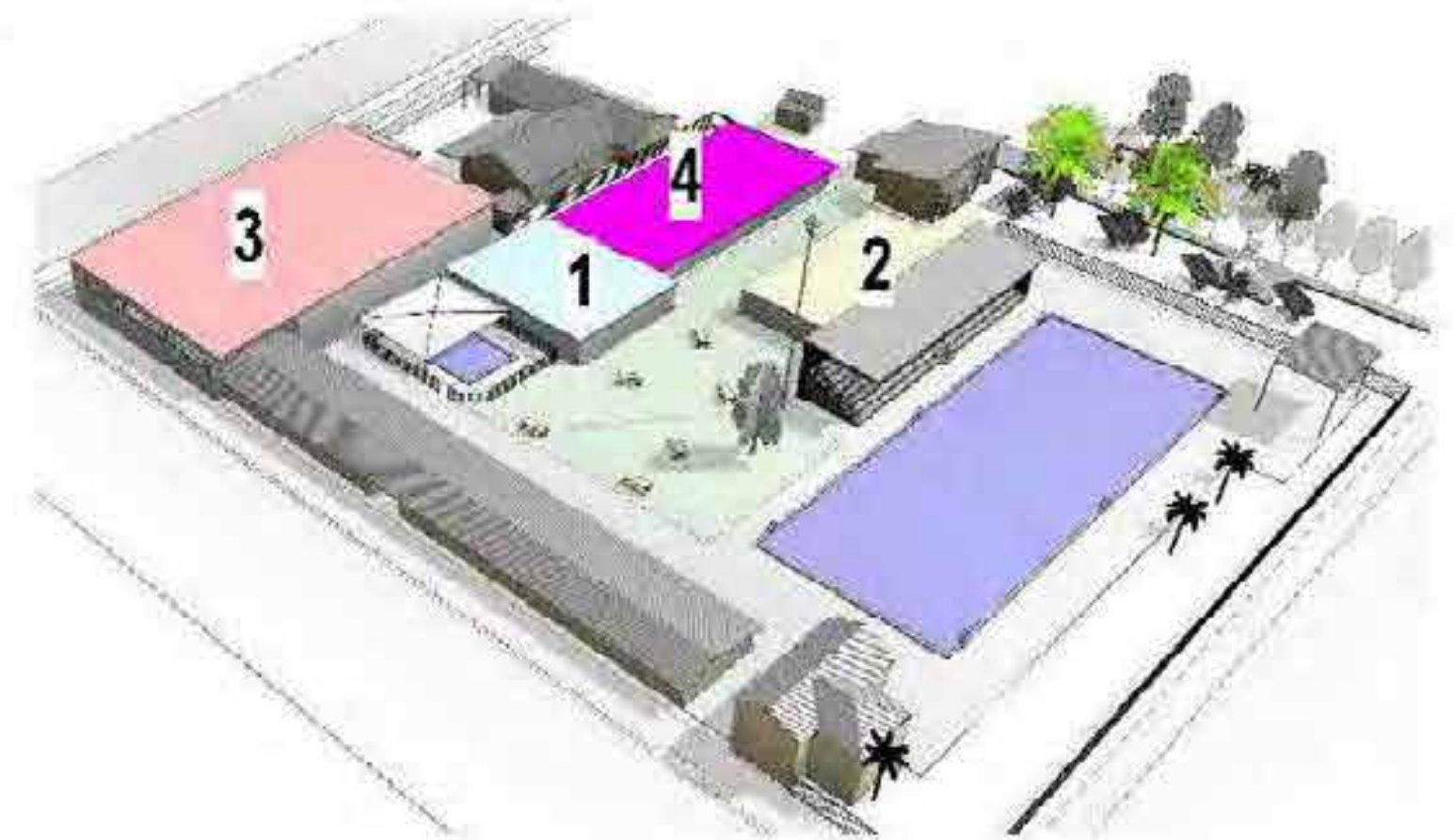


ADVANTAGES:

- MAINTAINS SOME OPEN SPACE FOR EXTERNAL GYM USE
- ALLOWS RETENTION OF MEDIUM SIZED POOL
- ALLOWS LAP POOL USERS ACCESS TO HEATED POOL AREA
- POSSIBLE TO USE EXISTING POOL INFRASTRUCTURE AND PIPEWORK MORE EFFICIENTLY
- MAINTAINS COMPACT USE OF THE SITE WHILE PROVIDING SOME OPEN AREAS
- LAP POOL USERS COULD HAVE THEIR OWN ENTRANCE, IF REQUIRED
- SINGLE STOREY BUILDING WILL NOT OVERSHADOW SENIOR'S CENTRE.
- DISTANCE FROM BOUNDARY MEANS NO FIREPROOFING REQUIRED.

DISADVANTAGES:

- LIMITS THE AMOUNT OF EXISTING OPEN SPACE AVAILABLE TO POOL USERS



OPTION 3 - STAGE 3



KYOGLA AQUATIC CENTRE UPGRADE

ADVANTAGES:

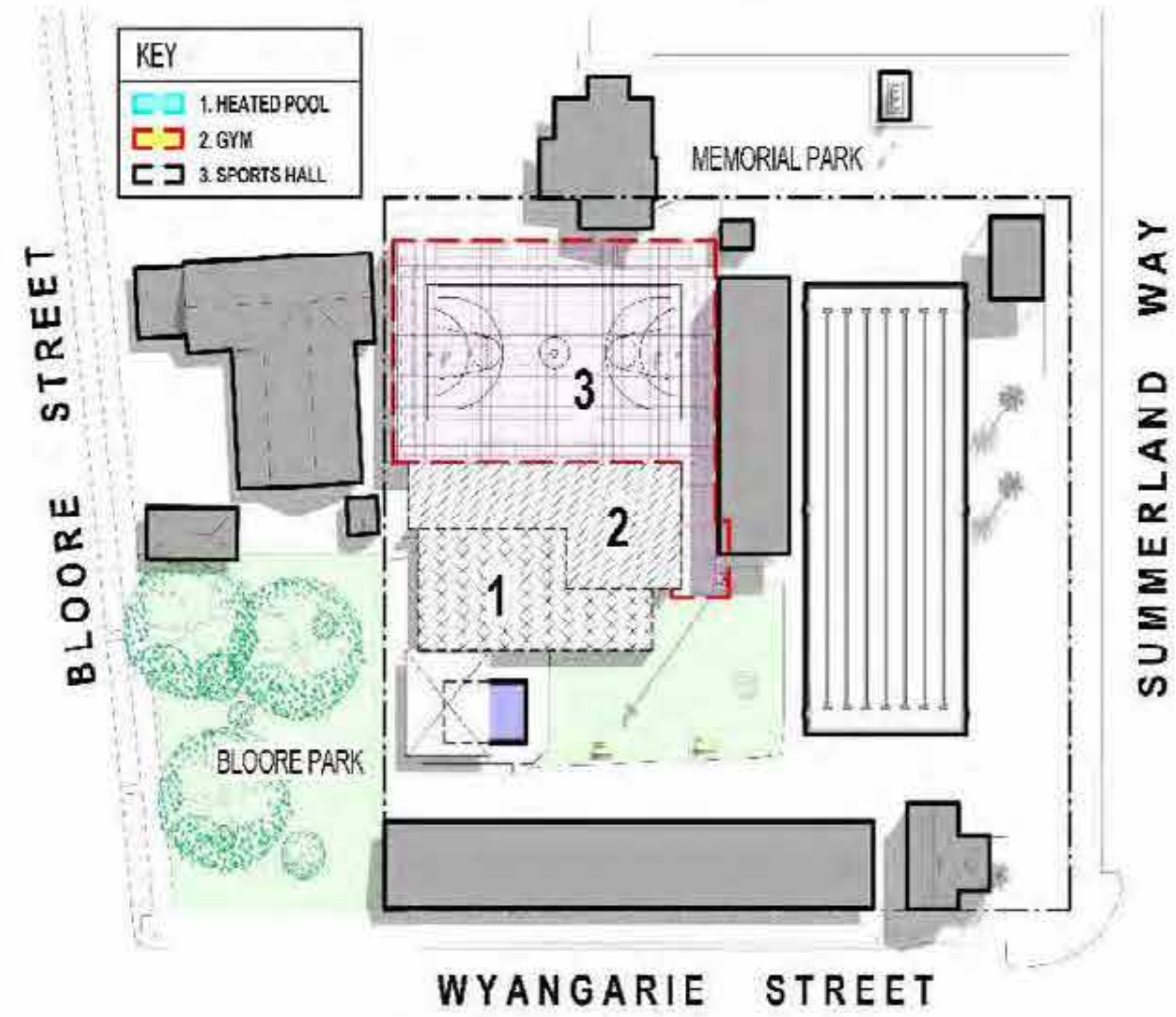
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- ALLOWS CLEAR DELINEATION BETWEEN GENERAL POOL & GYM FACILITIES. GYM WILL OPERATE ALL YEAR WHEREAS MAIN POOL WILL OPERATE ON A SHORTER SEASONAL BASIS.
- GYM IS CONNECTED TO HEATED POOL
- ENCLOSES MEDIUM SIZED POOL TO ALLOW ALL-YEAR ROUND USE

DISADVANTAGES:

- REDUCES OPEN SPACE FOR POOL USERS
- GYM USERS MUST USE EXISTING POOL ENTRANCE
- STAGE 2 SPORTS HALL BLOCKS VIEWS FROM YOUTH CENTRE WINDOWS FACING SOUTH
- SPORTS HALL OVERSHADOWS SENIORS' CENTRE
- FIRE-PROOFING ISSUES TO TOM DODD STAND AND YOUTH CENTRE WILL NEED TO BE ADDRESSED



OPTION 4 - STAGE 1



OPTION 4 - STAGE 2



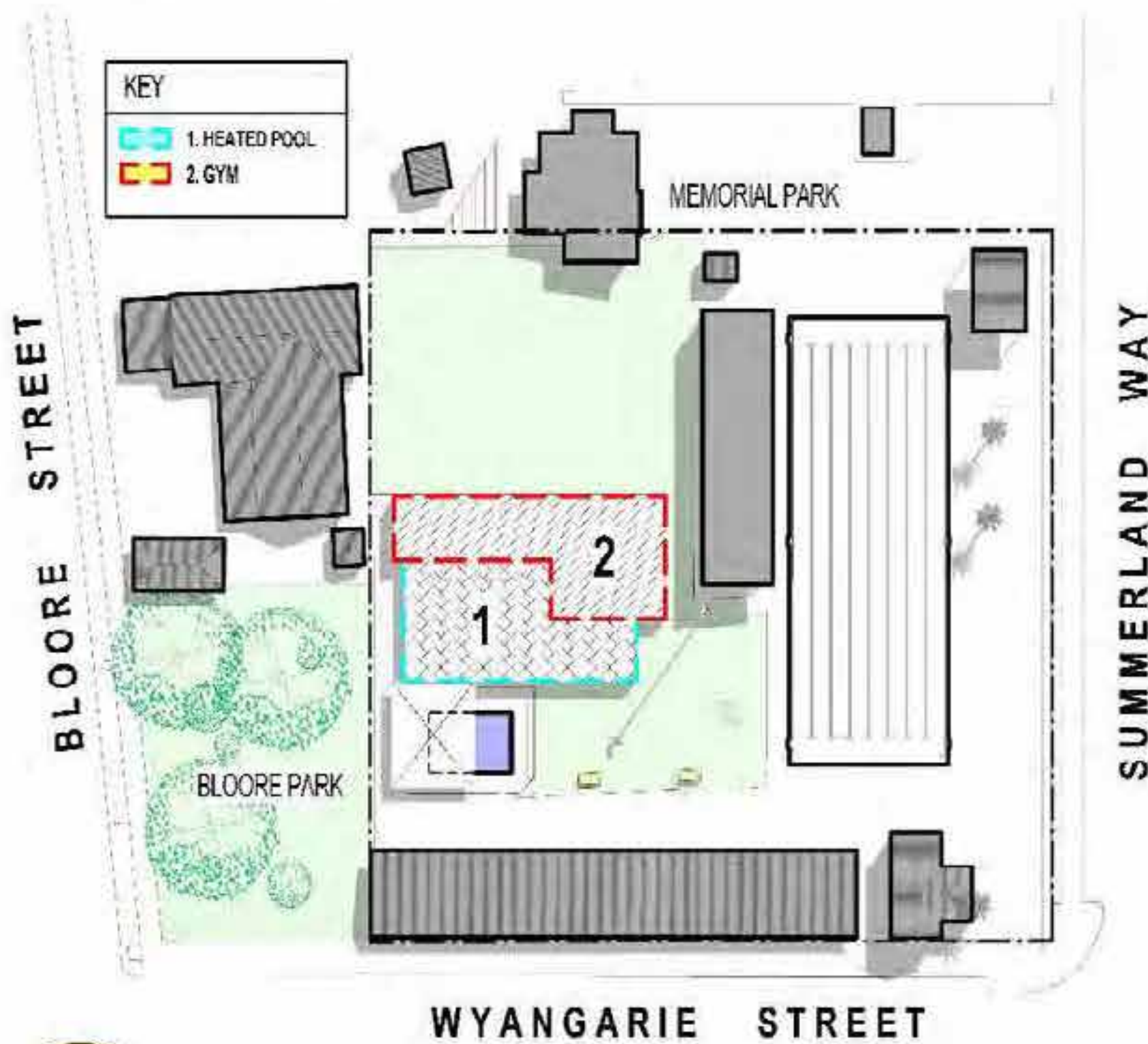
KYOGLA AQUATIC CENTRE UPGRADE

ADVANTAGES:

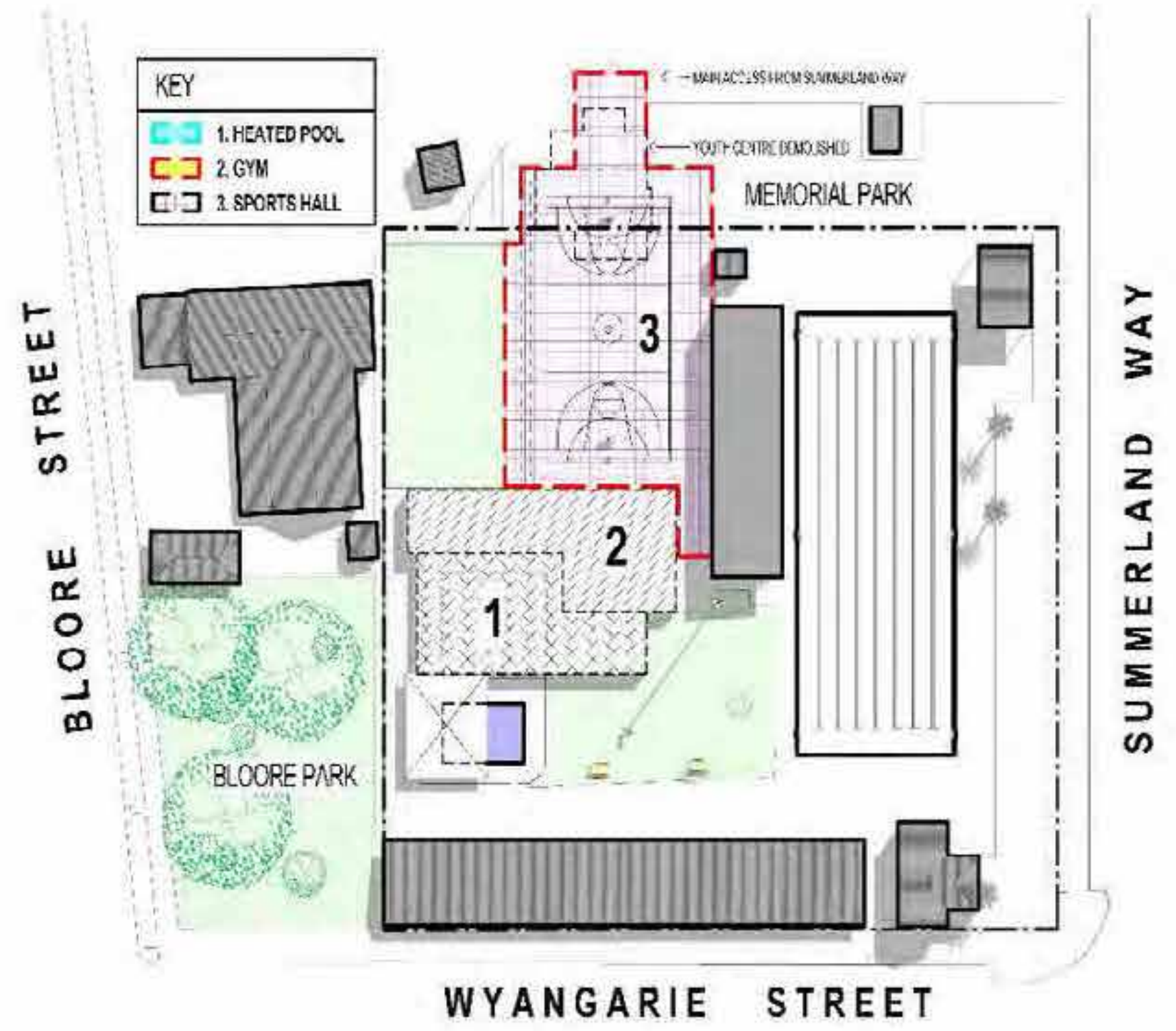
- MAXIMISES OPEN SPACE FOR GYM USERS, SEPARATE FROM POOL USERS. MAKES MAXIMUM USE OF SITE AVAILABLE IN AQUATIC CENTRE
- ALLOWS CLEAR DELINEATION BETWEEN GENERAL POOL & GYM FACILITIES. GYM WILL OPERATE ALL YEAR WHEREAS MAIN POOL WILL OPERATE ON A SHORTER SEASONAL BASIS.
- GYM IS CONNECTED TO HEATED POOL
- ENCLOSES MEDIUM SIZED POOL TO ALLOW ALL-YEAR ROUND USE

DISADVANTAGES:

- REDUCES OPEN SPACE FOR POOL USERS
- GYM USERS MUST USE EXISTING POOL ENTRANCE
- YOUTH CENTRE MUST BE DEMOLISHED FOR STAGE 2 SPORTS HALL
- FIRE-PROOFING AND BOUNDARY ISSUES TO TOM DODD STAND AND NORTH BOUNDARY WILL NEED TO BE ADDRESSED



OPTION 5 - STAGE 1



OPTION 5 - STAGE 2



FEEDBACK FROM THE AFTERNOON SESSION

- Community Feedback –
presented by Suzie Coulston

An aerial photograph of a school campus. A large, rectangular, bright blue pool is the central feature. To its left is a yellow building with a solar panel array on its roof. The campus is surrounded by green lawns, trees, and other buildings. A road with cars is visible on the right side of the image.

YOUR THOUGHTS

We would like to hear *your* thoughts, ideas and concerns:

- Do you have any concerns with the proposals?
- Is something missing?
- Could anything be removed or changed?
- Is there anything we, or Council, could do better for this project?

Where to from here:

- The options presented here will remain available on the Kyogle Council website for a period of one week
- Further comments will be welcome within that period
- The two preferred options will then be developed further and an '**Options Report**' prepared
- The two preferred options, once developed further, will be presented at a Concept Design Workshop
- The preferred design will then be chosen and work can commence on finalising the design and preparing tender documents for pricing.

Chris Pritchett - ARCHITECT

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