

Welcome to the Newcastle Ocean Baths Community Reference Group

16 March 2020

Introductions

Agenda

- **Introductions**
- **Terms of Reference**
- **Presentation** - The Baths Overview & Site Analysis
- **Check in** - Introductions; Questions
- **Activity: Opportunities and Constraints**
- **Activity: Project Scope**
- **General Business** - Next steps in the process and next meeting

Terms of Reference

Objectives

- Contribute to the planning of facilities that balance the needs of all users of the Baths
- Inform the broader community of project objectives, status and outcomes of the project

Functions of Community Reference Group (CRG)

- Provide information on current usage and areas for improvement of the Baths
- Provide feedback and information to the community
- Represent your user group
- Provide feedback to City of Newcastle (CN) on proposals

CRG Reporting Structure

- The CRG is part of CN's review process and is not a decision-making body. Outcomes of CRG meetings will be reported to the Coastal Revitalisation Project Control Group

The Baths Overview

- Relevant Documents
- Recent Timeline
- Site Plan
- Current Issues
- Community Feedback
- Site Analysis

Relevant Documents

Crown Land Manager	Newcastle Coastal Plan of Management 2015
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Community	Newcastle 2030 Community Strategic Plan
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Priority Projects	Coastal Revitalisation Strategy Masterplan 2010 Bathers Way Public Domain Plan 2012
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Heritage Value	Conservation Management Plan 2002 Heritage Places Strategic Plan and Plan of Management 2012 Newcastle Local Environmental Plan 2012
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Environment	Newcastle Coastal Zone Management Plan 2018 Newcastle Coastal Zone Hazards Study 2014
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Recent Timeline

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- Mid 2014** ● Community surveys undertaken on the use and importance of the Baths
 - Late 2014** ● CN invited EOIs for a private partner to financially contribute to redevelop the Baths, required by POM. However this process was unsuccessful
 - Mid 2015** ● Pools remediation works undertaken to rectify storm damage
 - 2017** ● Northern pavilion demolition and remediation works undertaken to address safety concerns
 - 2018** ● Site investigations and reviews undertaken
 - Nov 2019** ● EOI submissions called, required by POM. No partner was identified
- ▼ Community engagement commenced to inform future works



Newcastle Ocean Baths Site Plan

LEGEND

- 1 North Pavilion
- 2 Main Pavilion
- 3 South Pavilion
- 4 Raised platform covered eating area
- 5 Covered tables
- 6 Cowrie Hole Beach access
- 7 Grandstand
- 8 Ocean Pool
- 9 Lap Pool
- 10 Canoe Pool
- 11 Rockpools
- 12 Ocean
- 13 Carparking
- 14 Site vehicular access
- 15 Newcastle Beach

Current Issues

- Funding and budget allocation
- Planning and staging options
- Degrading structures
- Coastal environment
- Project scope - community input



Community Engagement Newcastles Ocean Baths

Conducted
22 Nov 2019 to 1 March

OCEAN BATHS



1094 ideas wall entries



218 face-to-face surveys



898 telephone surveys



**9000+ visits to our
Have Your Say page**

"expand kiosk with more undercover seating and keep it casual"

"separate family change/baby change, family shower and children's toilet area would be wonderful"

"consider better access to change areas"

"spaces should be a community hub which is available and accessible"

"be great to have additional seating and lots of shade added"

To have your say, visit:
newcastle.nsw.gov.au

Ideas Wall Summary

- Community comments are being analysed, with emerging findings noted below.
- Full report to be issued end-March.

Improved Safety

- Improved parking
- Increase parking spaces
- Timed parking required

potential pavilion activities



Discussion (77)

Like +11 Dislike 31

Thoughts on potential pavilion activities



Start a discussion (36)

3 months ago

potential uses



Discussion (39)

Like +10 Dislike 53

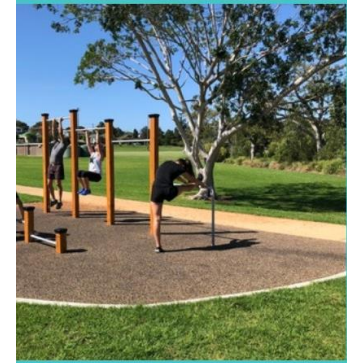
Thoughts on potential uses



Start a discussion (46)

3 months ago

exercise equipment



More seating (benches, p...



Ideas Wall Summary

Improve access

- Support to improve public transport
- Support to improve disability access and ramps

Improved amenities

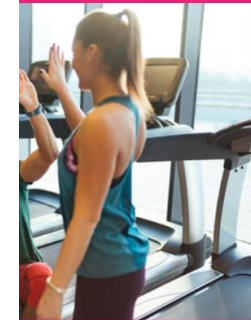
- Upgraded change rooms
- Support for more change facilities (family/ baby change facilities)

pavilion facade



Like +82 Dislike 5

pavilion uses



Like +10 Dislike 62

Look and feel of the pavilion building



Start a discussion (79)

3 months ago

Like

More shade/shelters



Start a discussion (26)

3 months ago

Like

Improved disability access/ramps



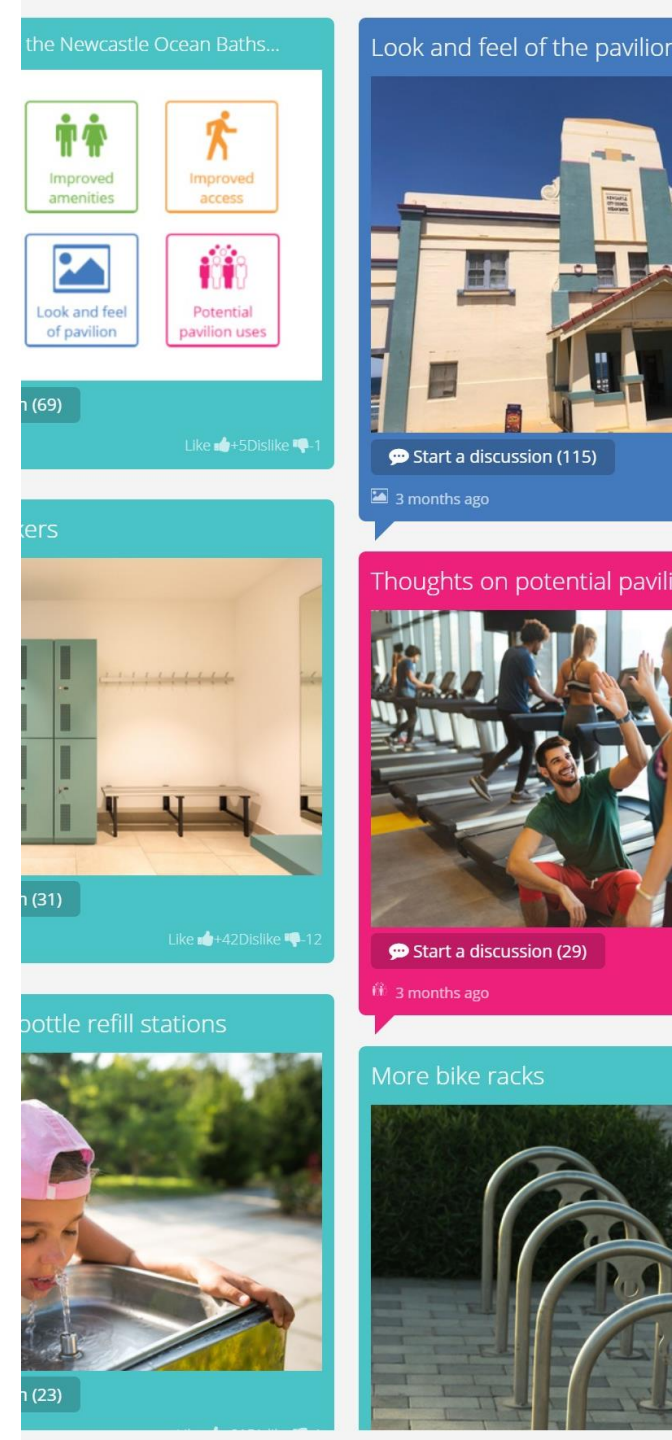
Ideas Wall Summary

Facilities and activities

- Support for more shade/ shelters
- Support for provision of lockers

Look and feel

- Don't alter/ change the façade
- Renovations to maintain the iconic art deco look



Ideas Wall Summary

Other emerging themes

- Support to keep the baths for public use
- No privatisation or commercialisation
- Continue free access

potential pavilion activities



Discussion (77)

Like +11 Dislike 31

Thoughts on potential pavilion



Start a discussion (36)

3 months ago

potential uses



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Like +10 Dislike 53

Thoughts on potential uses



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More seating (benches, p



Site Analysis



Degrading structures

- Pavilions
- Pools
- Promenades



Site Investigations

- Full structural condition assessment
- Specific site coastal environmental studies (wave overtopping and rising sea levels)

Maintenance

- Ongoing costs increasing with degrading structures and harsh environment
- Pool pump breaks down and not efficient





Western façade remediation

- Cathodic Protection System installed
- Council has resolved to protect the facade
- Remediation options being considered

The image shows the exterior of a building with a prominent sign that reads "OCEAN BATHS". The sign is set within a decorative frame with gold-colored scrollwork above it. The building's facade is light-colored with dark blue and teal accents. The sky is clear blue.

OCEAN BATHS

Heritage Value

- Locally listed in the LEP 2012
- Conservation Management Plan 2002

Pavilions

- Northern pavilion in a derelict state
- Under used areas
- General poor condition of existing facilities
- Cracks, rising damp, leaks, rust



Kiosk / Café

- Poor link to pool side
- Poor accessibility with steps and changing levels
- Poor facilities
- Seating inadequate





Accessibility

- Uneven surfaces, cracks
- Stepped levels and ramps
- Not fully accessible



Shade

- Limited areas
- Rust and missing canopies



Despite all the issues it is a much-loved community asset used by many for:

- Swimming in the pool
- Meeting friends over coffee
- Taking time out to relax
- Playing with family
- Widely photographed
- Fashion shows, and more

As part of the CRG you are here to ensure the Baths are a place to be enjoyed for the next 50+ years

Check in

- Introduce yourself and who you represent
- Any questions?

Activity: Opportunities and Constraints

- Thinking about your user group, what are the opportunities and constraints on the site?

Activity: Project Scope

- What should be in the scope?
- What should not be in the scope?

Project Scope: Pavilions

- Minimum scope requirements

Space Description	Comments
Patrol room	Change room with toilet, hot & cold showers; lockers; sink with hot water; secure storage; fridge, clear access to baths; equipment; must have clear view of entire ocean baths and surrounding walkways; must comply with Workcover Guidelines.
Patrol storage	
First aid	
Men's toilet	Toilets, urinals, handbasins, hand dryers
Women's toilet	Toilets, handbasins, hand dryers
Accessible toilet, shower, change	To meet 'Changing Places'
Change facilities	Separate male and female change benches, cubicles, hot & cold showers, lockers and baby change area, power points
Beach cleaner space	To be located at the northern end
Pool cleaner space	To be located at the northern end
Bin store	
Kiosk / café	
Community space / meeting space / hall	Potentially the upper floor
Electrical room	For cathodic protection (if required) and building electricity
Pump room / plant room	

Project Scope: Pools, Promenades & External Areas

- Minimum scope requirements

Space Description	Comments
Pools	Size, floor bottom – sand, boardwalk, access, maintenance
Outdoor Showers	Hot and cold showers
Promenade	Level access, ramps, stairs
Bleaches	
Access	Ramps and stairs into the pool, maintenance, users
Public seating	Shade, tables, chairs, bleaches
General	Lighting, water points for drinking, taps for cleaning
Shade to the baths side of the building	Significant shade required
Car park access	Consider access from northern part of car park to promenade in front of pavilion
Bicycle racks	

Next steps in the process and next meeting

- Is there any information that you would like to see before the next meeting?
- In thinking about the timeframes, how often do you want to meet?
- Does this style of meeting work for you?

Thank you