

24 May 2023

# Newcastle Ocean Baths

## Community Reference Group

**MINUTES**

**Meeting 5**



City of  
Newcastle

|  |                         |                                   |
|--|-------------------------|-----------------------------------|
| <b>Date:</b> 24 May 2023   | <b>Time:</b> 6pm to 8pm | <b>Venue:</b> Newcastle City Hall |
| <b>Meeting:</b> Newcastle Ocean Baths Community Reference Group, Meeting 5 |                         |                                   |

## Meeting objective

To present the outcomes of the User Needs Analysis, provide updates on Coastal Inundation Study and have group discussion regarding Stage 2 design footprint options. The meeting also captured Community Reference Group (CRG) feedback on configuration options (pros and cons) to inform concept design.

## Attendees

|                           |  |
|---------------------------|--|
| Councillor Nuatali Nelmes | Lord Mayor   |
| Peta Winney-Baartz        | Infrastructure Advisory Committee Representative       |
| Cr Margaret Wood          | Access and Inclusion Advisory Committee Representative |
| Jennifer Ciba             | Community Representative                               |
| David Henderson           | Community Representative                               |
| Paul Scott                | Community Representative                               |
| Peter Shield              | Community Representative                               |
| Roderick See              | Community Representative                               |
| Joan Browning             | Newcastle East Residents Group                         |
| Mark Metrikas             | National Trust   |
| Peter Sherlock            | Hunter Living Histories (Coal River Working Party)     |
| Michelle Ware             | Friends of Newcastle Ocean Baths                       |
| Matthew Blandford (MB)    | Project Planning Coordinator, City of Newcastle (CN)   |
| Robert Dudgeon (RD)       | Executive Manager Project Management Office, CN        |
| Luke Jones (LJ)           | Senior Project Planner, CN                             |
| Nick Kaiser               | Interim Executive Manager MEECA, CN                    |
| Donna McGovern            | Acting Executive Manager Community & Recreation, CN    |
| Joanne Rigby (JR)         | Executive Director City Infrastructure, CN             |
| Sally Ryan                | Senior Advisor Communication & Engagement, CN          |

## Facilitators

|                               |                |
|-------------------------------|----------------|
| Laurie D'Angelo Edmonds (LDE) | Spectrum Comms |
| Rebekah Prendergast           | Spectrum Comms |

## Apologies

|  |   |
|--|---|
| Mel Allen                              | Community member  |
| David Compton                          | Community member  |
| Lynn Duffy                             | Acting Executive Director Creative & Community Services, CN |
| Robert Faraday                         | Representative of local businesses                          |
| Simon Michael Francis                  | Community member  |
| Jeremy Jonathon Landers                | Community member  |
| Cr John Mackenzie                      | Liveable Cities Advisory Committee Representative           |
| Karen Read                             | Newcastle East Residents Group                              |
| Ross Taggart                           | Pirates Swimming Club                                       |
| Tammara Ward                           | Executive Manager Assets and Facilities, CN                 |
| Peter Wickham                          | Friends of Newcastle Ocean Baths                            |
| Awabakal Local Aboriginal Land Council |   |
| Guraki Aboriginal Advisory Committee   |   |

## **Meeting Commenced 6.08pm**

### **1. Welcome**

LDE welcomed community members, CN staff and Councillors to the CRG and introduced Spectrum Comms as the meeting facilitator.

LDE provided an Acknowledgement of Country.

### **2. Agenda and housekeeping**

LDE provided a brief run-through of the agenda and what will be covered in today's CRG:

- Introductions
- Terms of reference
- A summary of the journey so far
- Stage 2 development and workshop
- Group reflection
- Next steps
- Final remarks

### **3. Introductions and apologies**

Round table introductions.

### **4. CRG update**

#### **Member and staff changes**

- Farewell to Simon Michael Francis (community member) and Jacinta Campbell CN Senior Advisor Communication & Engagement).

#### **Terms of reference and meeting etiquette**

LDE provided a recap of the role of the CRG and asked everyone to take the opportunity to listen to each other whether they agree or disagree with their ideas as well as to keep an open mind and challenge each other respectfully. Everyone agreed.

The purpose and objective of the CRG is to:

- Contribute to the planning of the facilities that balance the needs of present and future Baths users, and
- Provide a conduit between the project and the broader community.

Member responsibilities are to:

- Provide information on the current usage and areas for improvement of the Baths,
- Provide feedback and information to the community,
- Represent your user group and provide feedback from formal and informal networks,
- Provide feedback to CN on proposals, and
- Refrain from speaking on behalf of the CRG.

## 5. Project Update – the journey so far

*Delivered by Matthew Blandford and Luke Jones*

Stage 1 is currently in construction which includes the lower promenade, pools, and pump system. A key outcome of stage 1 is improved user experience due to better water quality. Stage 1 construction is on track, with the Baths due to open for swimming this coming summer.

In December 2022, planning commenced for Stage 2. At this stage, construction is planned for mid to late 2024.

### **Stage 1 recap**

Stage 1 was heavily influenced by meetings like this one. Key decisions resolved in Stage 1 by the project team with CRG input include:

- Seating between Stage 1 and Stage 2, bleachers, colour, art deco stairs
- Accessible ramps across the site and into the pool
- Concrete floor with a sandy bottom
- Iconic bleachers restoration
- Water quality improvements via a new pump location, design, and water turnover.

### **Stage 2 – what we've heard**

Throughout the journey, input has been sought on Stage 2 from the CRG via two online workshops (minutes can be found [here](#)), and this is what we heard:

#### *Change facilities – first workshop*

- Maintain individual cubicles with consideration for increased future demand.
- Open amenity is valued by some stakeholders for hygiene, historical and cultural value.
- Open amenities present mixed responses and concern across accessibility, privacy and child safety, and security.

#### *Café/Kiosk and Community Spaces – second workshop*

- Kiosk size, dual frontage aspect, and sustainability for baths users are valued by members.
- Members indicated the kiosk location, seating and shade for diners could be improved.
- Community space should be accessible, support pool users and not impinge on swimming. This was echoed in the broader 2020 Engagement Report.

### **Stage 2 – where we are going**

MB advised that Luke Jones will be leading the planning and concept works for Stage 2. MB will still be on the project team; however, LJ is responsible for planning and concept works.

LJ advised that CN has initiated planning activities based on the 2020 Engagement Report and CRG feedback.

We will move into concept design in the coming weeks, continuing to work with the CRG before moving into detailed design in late 2023.

CN have not made any decisions on the design for Stage 2, and we want to hear from you to get your feedback and work with it going forward.

LJ opened the floor to questions.

## **6. Questions**

Question – will construction for stage 2 be completed by late 2024?

Response – we are expecting to deliver Stage 2 in phases. Our intent is to provide lifeguard and amenity facilities when the pools open. The aim will be to minimise disruption to pool use.

Question – when we can expect Stage 1 to be complete?

Response – in time for summer.

Question – when Stage 1 opens will there be access to existing facilities?

Response – yes, the amenities will be open, however we are not certain about the kiosk and are exploring options.

Question – will the whole site be reopened, and will construction for Stage 2 be commencing at the same time?

Response – when the pools open, the site will be fully open as it was prior to construction commencement. Stage 2 construction will not start until mid 2024 at the earliest.

Question – will we be engaging with the community on the designs?

Response – yes, the preliminary layouts will be presented to the community next week for wider community engagement.

MB noted that similar to Stage 1, the CRG's feedback from tonight will be made available to the community.

## **7. Stage 2 Development and Workshop**

LJ presented the planning approach for Stage 2 which includes three tranches of work:

- A coastal inundation assessment – critical to buildings in an inundation zone
- Structural and geotechnical assessment of the pavilion buildings and façade
- User Needs Analysis – floor layouts based on the Newcastle and Merewether Ocean Baths. The User Needs Analysis considers previous community feedback.

The User Needs Analysis considers:

- Benchmarking the Newcastle Ocean Baths against other similar facilities such as Port Kembla Olympic pool, the Dawn Fraser Baths, and the ocean bath at Avalon Beach. All encountered similar challenges as Stage 1 and Stage 2, including heritage, structural, and coastal conditions. CN is looking at best practice and what has been done in other areas.
- Community facilities review – the Social Infrastructure Strategy identified there is a significant deficit of facilities in the East End of Newcastle (Newcastle – Cooks Hill catchment). GHD have reviewed and confirmed this is consistent with findings. The User Needs Analysis, including the community facilities section, has also been peer-reviewed by Urbis.

- Hygiene and HVAC best practice – this includes understanding the key concerns of stakeholders such as post covid respiratory illnesses. CN has also looked at best practice in Australia and internationally.
- Crime Prevention Through Environmental Design (CPTED) – this looks at things such as the social pressures of committing crime and graffiti. It's a touchpoint CN want to bring right through Stage 2 and underpins some of the core decisions made in the layouts the community will review.
- Current and future demand – specific to amenities, the service increase uptick, and looking to 2040.
- Preliminary business case for the café/kiosk – CN want to provide a solution that is sustainable for a business going forward. Under current legislation, the existing kiosk is a café. To support community discussion, a kiosk is more takeaway oriented while a café offers seating - similar to the previous deck set up.

### **Stage 2 non-negotiables**

These are the guiding principles that carry throughout the project. CN needs to meet these obligations for the community.

CN's obligation to the community include:

- Safe, equitable, accessible, and user-friendly amenities
- Safe and secure facilities that reduce the likelihood of antisocial behaviour.
- Conserve the setting, fabric, and identity of the Baths in line with its local heritage significance – hard to align with the development of the user needs analysis, but an important part of delivering these projects.
- Multipurpose and flexible community spaces – for both the existing groups that use these, and as a low barrier cost to entry.
- Appropriately sized and business case positive café/kiosk
- Environmentally sensitive facilities that recognise the importance of shade and coastal inundation.

LJ opened the floor to questions.

### **Questions**

Question - when can we expect the coastal inundation report?

Response - the results will be available mid-way through the concept/detailed design process.

Question - is there a reason the report wasn't done before Stage 1?

Response - we know that the intent of the pools is for the ocean to overtop the promenade and bring in sand in response to community feedback, therefore the coastal inundation report was not obtained for Stage 1 as it would not have made recommendations aligned with achieving community preferences. We know that the ocean impacts the pool and had sufficient data to allow for these forces in the design which are consistent with other ocean pools up and down the coast.

### **Layout sketches**

The User Needs Analysis has produced four layouts for discussion:

- Two ground floor options (**Attachment A**)
- Two first floor options (**Attachment B**)
- A detailed explanation of the features is attached as **Attachment C**.

The User Needs Analysis has determined the size of the 'spaces', but not the location. CN is keen to hear what the CRG think and feel about the different locations.

The options have been designed to allow for changes based on community feedback allowing each 'space' in each option to be moved and changed around on the site. The size of each 'space' has been defined in the User Needs Analysis. Each of the layouts consider the environmental sensitivity of the site.

### **Community space first floor**

This option is to meet the deficit of community facilities in the East End. The layout includes amenities, storage facility, community spaces for hire, stairs, and a lift. CN is thinking holistically about meeting community needs in this project, and this option will provide around 200m<sup>2</sup> of community space.

### **Change Facilities Options**

There are three options for the change facilities:

1. Open-air change rooms – retaining how the amenities currently operate. Enclosed toilets without a ceiling, all other elements are not enclosed and are open to the sky.
2. Open space change rooms – enclosed with a ceiling across the full area. Showers and change spaces remain unenclosed. Toilets enclosed with walls and a ceiling.
3. Private suite change rooms – enclosed with all internal elements also enclosed. Open space is only retained for circulation (people movement) around the change rooms.

Based on the User Needs Analysis, CN proposes to proceed with a hybrid solution of open space and private suites (items 2 and 3 above).

The Change Facilities Multi Criteria Analysis is attached as **Attachment D**.

### **Community Space Render one and two**

Two bulk form renders were presented to the group to show how a second level would look from both the street and the pool, and how this would fit in with the façade. The renders show that the structure of the first-floor community space is not visible over the top of the façade when viewed from street level.

It was explained that we are early in the process, and unlikely this option will be released for broader community consultation, however, is important to have the discussion to understand what it might look like.

Coastal inundation also needs to be taken into consideration, with the option of raising the floor level and we don't yet know what this will look like.

The community space renders are attached as **Attachment E**.

## **Workshop Activity 1**

### ***Group 'break out' discussions of design options***

Participants were asked to discuss the layout sketches in small groups (Tables 1, 2 & 3) and make notes of what they like and don't like about each option by writing and drawing on the printouts provided. Following the activity, a nominated spokesperson from each group reported back to the CRG.

## Feedback

| Group   | Supports  | More consideration needs to be given to...  |
|---------|---|---|
| Table 1 | <p>Location of amenities makes sense – close to accessible parking.</p> <p>Love the central pool entry.</p> <p>See the benefits of a second floor and the opportunity for revenue.</p>  | <p>Ground Floor – concerns about northern end kiosk and water damage to kitchen facilities. Could move kiosk to southern end of that pavilion and have the community space at the northern end (less risk for expensive equipment being damaged).</p> <p>Covering the change rooms completely - need to make sure there are skylights or opaque panels to allow for natural light. A decent gap between the ceiling and roof is needed to allow fresh air to flow in. Not as nice as open air, but the group understands the issues that come with this. See Bondi Pavilion for example of natural light and air flow.</p> <p>Second floor – concern that if the bottom floor needs to be raised due to inundation, the second-floor structure will pop up over the façade. Even if this isn't visible from the ground, it may be visible to the apartments above who look out over the Baths.</p> <p>Second floor – are we trying to get too much out of this facility? Concern over commercialisation of the space.</p> |
| Table 2 | <p>Agree that male and female change rooms should be in the same pavilion rather than separate – beneficial for families.</p> <p>Better access into ramp and pool.</p> <p>Like the idea of returning to original symmetry.</p> <p>Supportive of opening up to the pool through the middle.</p> <p>Not opposed to exploring a second level.</p> <p>Supportive of having a bigger dedicated kiosk/cafe.</p> | <p>Northern pavilion and render of second floor – need to see architectural design as the pink box is not selling the vision.</p> <p>Concerns around the second floor sitting below the façade, especially if the floor needs to be raised due to inundation.</p> <p>Concern over kiosk at northern end and water coming in. Might work better at southern end.</p>   |
| Table 3 | <p>Like the accessibility from the parking area to the southern end change rooms, the link to the ramp, and accessibility into the pool.</p>  | <p>Need more time to digest - concerned about inundation to the northern side.</p>  |



| Group | Supports   | More consideration needs to be given to...  |
|-------|--|---|
|       | Like that amenities are further from the main road – safer for families with kids. | <p>Preference to move the amenities to the northern end, and the kiosk to the south or upstairs to first floor.</p> <p>Suggestion to split change rooms and shift communal space to southern end. However, do recognise that by splitting male and female amenities, it will make it challenging for families trying to manage two locations.</p> <p>Do we need a café as large – could it be reduced to a small kiosk?</p> <p>How are we managing access to accessible spaces?</p> <p>Suggestion to keep only one entry point in facade open which will enable increased amenities on southern side.</p> <p>Is there really the demand for an upper level? How will the space be used?</p> <p>Considerations for the future – coastal inundation may impact the café space. Historically the baths are closed for 20-30 days due to inundation (including car park) – how will this affect the café?</p> |

### Group reflection

- Were there any surprises for you from your group's discussion?
- Has the discussion changed your views on the proposed options?
- Any key themes raised by your group?

Feedback from the groups was consistently mixed which is positive. The comments around coastal inundation are valid, and CN appreciates everyone's feedback on that. CN are appreciative of the group's reception of the layout sketches in lieu of concept designs. Overall, the layout sketches have been well received and a lot of common themes were raised in the group activity.

### Workshop Activity 2

Everyone was given 2 blue dots to stick on their preferred ground floor and first floor option, and 2 red dots to stick on their least preferred ground floor and first floor option.

Once the activity started, more dots were handed out as it was noted that it was hard to pick one preferred option and better to put more dots on specific features that were favoured / not favoured.

### Option A – Ground Floor Sketch

| Blue dots – in favour   | Red dots – not in favour   |
|---|--|
| <ul style="list-style-type: none"> <li>• Co-location of male and female amenities in southern pavilion</li> <li>• Location of kiosk and café in northern pavilion</li> <li>• Pool entry through middle</li> <li>• Pool entry and access to canoe pool at southern end</li> <li>• Suggestion to swap location of kiosk and community space</li> <li>• Suggestion of reduced kiosk space at northern end</li> </ul> | <ul style="list-style-type: none"> <li>• Suggestion to move female amenities to northern pavilion</li> </ul> |

### Option B – Ground Floor Sketch

| Blue dots – in favour   | Red dots – not in favour  |
|---|---|
| <ul style="list-style-type: none"> <li>• Female amenities in southern pavilion (x 1)</li> <li>• Accessible changing places at southern end</li> </ul> | <ul style="list-style-type: none"> <li>• Male and female amenities split between southern and northern pavilion</li> <li>• Female amenities in southern pavilion</li> </ul> |

### Option A – First Floor Sketch

| Blue dots – in favour  | Red dots – not in favour  |
|--|---|
| <ul style="list-style-type: none"> <li>• Amenities to have sky lights or opaque lights to allow for natural light</li> </ul> | <ul style="list-style-type: none"> <li>• Suggested skylights also received one red dot</li> </ul> |

### Community Space First Floor Sketch

| Blue dots – in favour  | Red dots – not in favour  |
|--|---|
| <ul style="list-style-type: none"> <li>• Community space</li> <li>• Corridor for circulation</li> <li>• Natural light for southern end amenities</li> <li>• Access ramp at northern end</li> </ul> | <ul style="list-style-type: none"> <li>• Community space</li> </ul> |

## 8. Next steps

Following the constructive conversation tonight, CN will take the time to consider the key points before going out for wider community consultation. Following community consultation, CN will:

- Finalise layouts based on the community engagement.
- Appoint a Principal Design Consultant (PDC) for concept and detailed design.
- The next CRG will be scheduled in response to PDC timeline for concept delivery.

## Questions

Question – are we taking all these plans to the wider community, or has this group refined what they want?

Response – CN will review before deciding on the final approach due to the mixed responses received. Ideally, we would like to slim down the options for the community so it's not overwhelming.

Question – if community consultation is pushed back, will the community still have the same amount of time for consultation?

Response – Yes, the consultation period of two weeks will stay the same.

Question – given there has been so much feedback tonight, can this group come back together as a middle step to look at the plans and how the feedback has been captured, prior to going out to the wider community?

Response – we understand the CRG is a key stakeholder group and it's important to get the balance right with community consultation and make sure the rest of the community has the opportunity to comment in the timeframes we are working to. Once community consultation has occurred, CN will collate broader feedback to help inform CN's decision making.

Question – clarity on what the community will be offered to comment on.

This question was taken on notice, noting that CN needs to review the feedback from this CRG meeting and consider the best way to communicate this with the community.

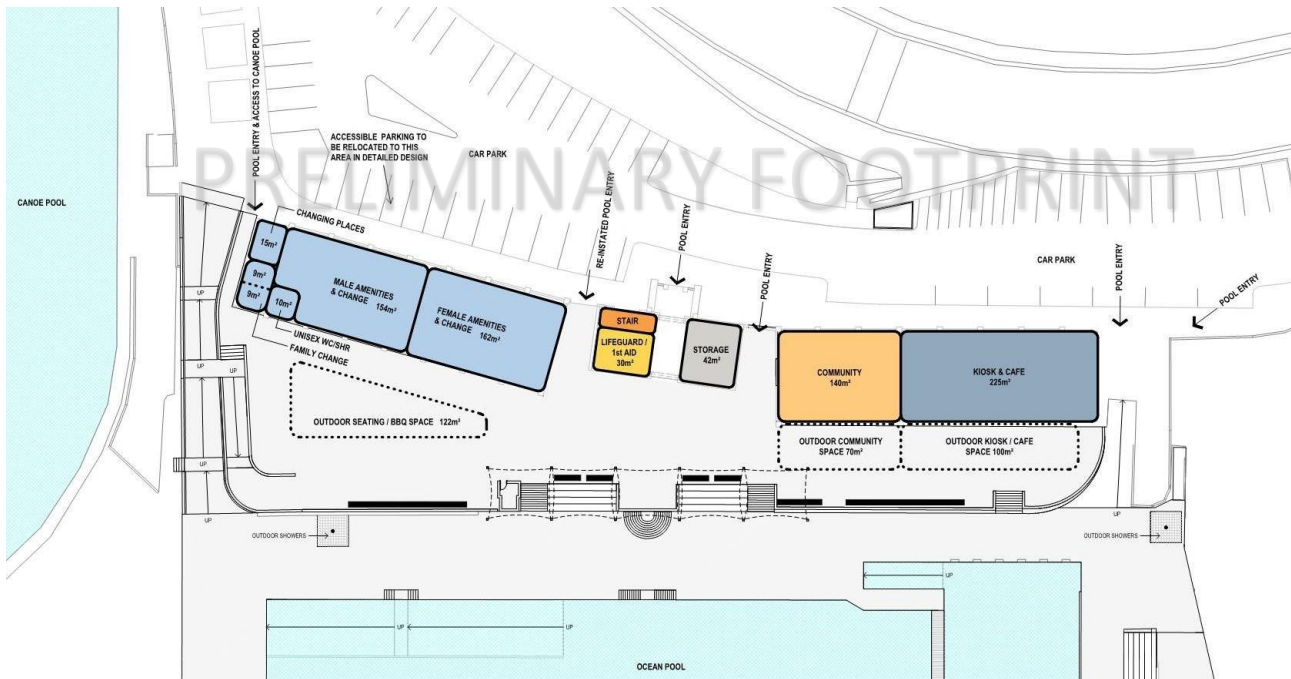
## **9. Final remarks**

Lord Mayor Nuatali Nelmes offered final remarks, thanking everyone for their time and emphasising the importance of this project for our city.

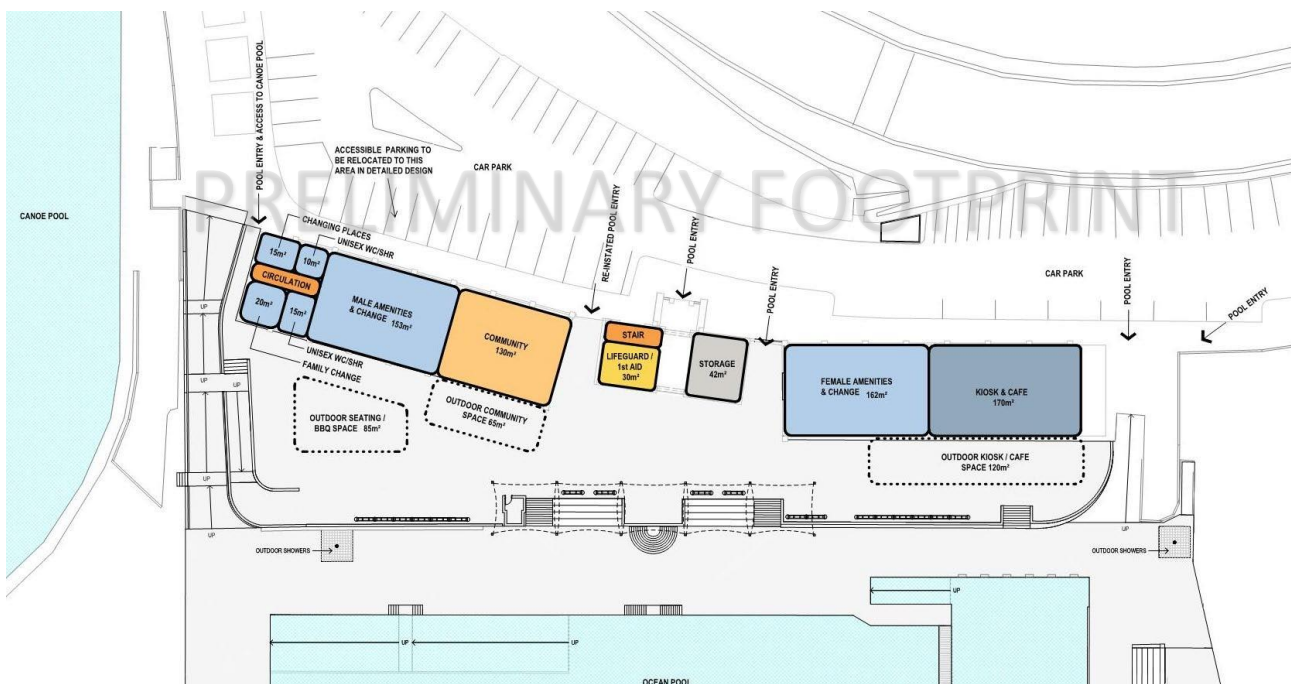
## **10. CRG Meeting closed 8.08pm**

## Attachment A – Ground Floor Sketches

### Option A – Ground Floor Sketch

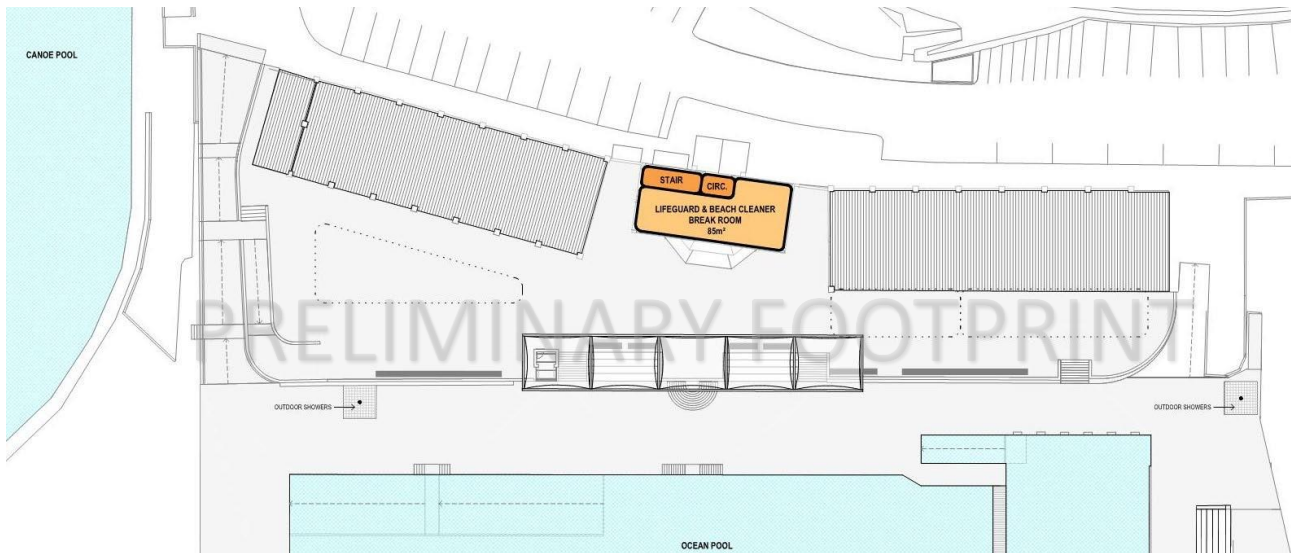


### Option B – Ground Floor Sketch

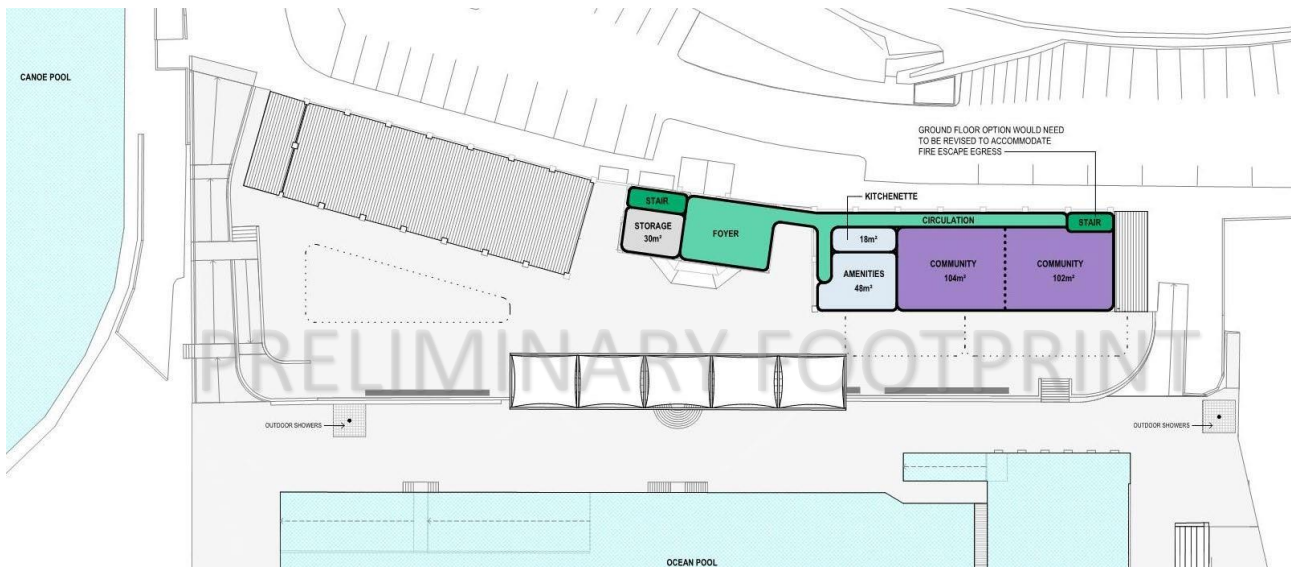


## Attachment B – First Floor Sketches

### Option A – First Floor Sketch



### Community Space First Floor Sketch





## **Attachment C – Detailed explanation of features**

### **Features of Ground Floor Option A:**

- Male and female amenities located alongside the family change rooms and accessible change rooms in the southern pavilion building, closest to the accessible entry ramp into the pool. Accessible parking would be reviewed to suit during Stage 2 design processes.
- Space for a combined café / kiosk facility in the northern pavilion building with shared kitchen space, views north over the Cowrie Hole towards Nobbys and the breakwater, and direct access down from the Bathers Way to attract customers. 100m<sup>2</sup> of space for outdoor dining.
- 140m<sup>2</sup> of flexible indoor community space.
- Improved lifeguard facilities including storage for equipment and provision of first aid in the central two storey building (similar to existing). Lifeguards will also have use of an observation tower closer to the pool which is being delivered as part of Stage 1.

### **Features of Ground Floor Option B:**

- Male amenities located alongside the family change rooms and accessible change rooms in the southern pavilion building, closest to the accessible entry ramp into the pool. Female amenities located in the southern pavilion, consistent with the historic layout of the site.
- Space for a combined café / kiosk facility in the northern pavilion building with shared kitchen space, views north over the Cowrie Hole towards Nobbys and the breakwater, and direct access down from the Bathers Way to attract customers. Locating one of the change facilities in this pavilion would enable an additional 20m<sup>2</sup> of space for outdoor dining (total 120m<sup>2</sup> of outdoor dining).
- 130m<sup>2</sup> of flexible indoor community space.
- Improved lifeguard facilities including storage for equipment and provision of first aid in the central two storey building (similar to existing). Lifeguards will also have use of an observation tower closer to the pool which is being delivered as part of Stage 1.

### **Features of Community Space First Floor:**

- Improved lifeguard facilities including storage for equipment and provision of first aid in the central two storey building (similar to existing). Lifeguards will also have use of an observation tower closer to the pool which is being delivered as part of Stage 1.
- When combined with Ground Floor Option A:
  - 346m<sup>2</sup> of community space - 140m<sup>2</sup> of flexible indoor community space on the ground floor, and an additional 206m<sup>2</sup> of community space upstairs in a second storey, with dedicated amenities, elevator to facilitate equitable access, and storage on the second floor to support community usage of the facility.
- When combined with Ground Floor Option B:
  - 336m<sup>2</sup> of community space - 130m<sup>2</sup> of flexible indoor community space on the ground floor, and an additional 206m<sup>2</sup> of community space upstairs in a second storey, with dedicated amenities, elevator to facilitate equitable access, and storage on the second floor to support community usage of the facility.

## Attachment D – Change Facilities Multi Criteria Analysis

| Option                  | Security |                | Child Safety & Privacy |                | Heritage |                | Best Practice |                | Hygiene |                | Total Score | Rank |
|-------------------------|----------|----------------|------------------------|----------------|----------|----------------|---------------|----------------|---------|----------------|-------------|------|
|                         | Score    | Weighted Score | Score                  | Weighted Score | Score    | Weighted Score | Score         | Weighted Score | Score   | Weighted Score |             |      |
| Open Air and Open Space | 1        | 4%             | 1                      | 7%             | 5        | 15%            | 2             | 6%             | 4       | 12%            | 44%         | 3    |
| Open Space Only         | 4        | 16%            | 3                      | 21%            | 2        | 6%             | 3             | 9%             | 4       | 12%            | 64%         | 1    |
| Private Suites          | 3        | 12%            | 4                      | 28%            | 1        | 3%             | 4             | 12%            | 3       | 9%             | 64%         | 1    |

Scores are from 1-5 based on the User Needs Analysis report

Weighting for each criteria:

- Security 20%
- Child Safety & Privacy 35%
- Heritage 15%
- Hygiene 15%
- Best Practice 15%

## Attachment E — Community Space Renders

### Community Space Render One



### Community Space Render Two





## Attachment F – Agenda

### Newcastle Ocean Baths Community Reference Group

#### Agenda – Meeting 5

|   |                         |  |
|---|-------------------------|--|
| <b>Date:</b> Wednesday<br>24 May 2023   | <b>Time:</b> 6pm to 8pm | <b>Venue:</b> Hunter Room<br>Newcastle City Hall |
| <b>Meeting Objective:</b> To present the outcomes of User Needs Analysis and Coastal Inundation Study and have group discussion regarding Stage 2 design footprint options. Capture CRG feedback on configuration options (pros and cons) to inform concept design. |                         |  |

#### Invited Attendees

|                         |  |
|-------------------------|--|
| Laurie D'Angelo Edmonds | Spectrum (Facilitator)                             |
| Rebekah Prendergast     | Spectrum (Co-Facilitator)                          |
| Cr Nuatali Nemes        | Lord Mayor   |
| Cr Peta Winney-Baartz   | CN Infrastructure Advisory Committee               |
| Cr John MacKenzie       | CN Liveable Cities Advisory Committee              |
| Representative          | CN Guraki Aboriginal Advisory Committee            |
| Cr Margaret Wood        | CN Access Inclusion Advisory Committee             |
| CEO or Representative   | Awabakal Local Aboriginal Land Council             |
| Peter Sherlock          | Hunter Living Histories (Coal River Working Party) |
| Peter Wickham           | Friends of Newcastle Ocean Baths                   |
| Karen Read              | Newcastle East Residents Group                     |
| Ross Taggart            | Pirates Swimming Club                              |
| Mark Metrikas           | National Trust                                     |
| Robert Faraday          | Representative of local businesses                 |
| Paul Scott              | Community member                                   |
| Peter Shields           | Community member                                   |
| Jeremy Landers          | Community member                                   |
| David Compton           | Community member                                   |
| David Henderson         | Community member                                   |
| Roderick See            | Community member                                   |
| Simon Francis           | Community member                                   |
| Jennifer Ciba           | Community member                                   |
| Mel Allen               | Community member                                   |

#### City of Newcastle Project Representatives

|                   |  |
|-------------------|--|
| Luke Jones        | Senior Project Planner   |
| Matthew Blandford | Project Planning Coordinator   |
| David Grejsen     | Program and Project Services Manager                                   |
| Robert Dudgeon    | Executive Manager Project Management Office                            |
| Kathleen Hyland   | Acting Executive Director Creative & Community Services                |
| Donna McGovern    | Acting Executive Manager Community & Recreation                        |
| Tammara Ward      | Executive Manager Assets & Facilities                                  |
| Nick Kaiser       | Interim Executive Manager Media Engagement Economy & Corporate Affairs |
| Sally Ryan        | Senior Adviser Communication & Engagement                              |

## Newcastle Ocean Baths Community Reference Group

### Agenda Items

| Item | Topic   | Responsibility                                     | Time               |
|------|---|--|--------------------|
| 1    | <b>Welcome</b>  | Facilitator / Lord Mayor                           | 6:00 pm<br>5 mins  |
| 2    | <b>Agenda and housekeeping</b>  | Facilitator  | 6:05 pm<br>5 mins  |
| 3    | <b>Introductions and apologies</b><br>Round table introductions   | Facilitator / All                                  | 6:10 pm<br>10 mins |
| 4    | <b>CRG Update</b><br>Member and staff changes<br>Terms of Reference – recap of role of the CRG  | Facilitator /<br>Matthew Blandford                 | 6:20 pm<br>5 mins  |
| 5    | <b>Project Update</b><br>Project background, the journey so far and next steps  | Matthew Blandford<br>Luke Jones                    | 6:25 pm<br>15 mins |
| 6    | <b>Presentation recap and questions</b>   | Facilitator  | 6:40 pm<br>5 mins  |
| 7    | <b>Workshop activity</b><br>Presentation of design options<br>Group 'break out' discussions<br>Report back and group reflection on feedback | Facilitator /<br>Luke Jones /<br>All               | 6:45 pm<br>60 mins |
| 8    | <b>Next Steps</b>   | Matthew Blandford<br>Luke Jones                    | 7:45 pm<br>10 mins |
| 9    | <b>Final remarks / reflection</b>   | Facilitator /<br>Lord Mayor /<br>CN representative | 7:55 pm<br>5 mins  |
| 10   | <b>CRG Meeting Closed</b>   | Facilitator  | 8:00 pm            |

**Next Meeting:** To be confirmed

## Attachment G – Presentation Slides

# Newcastle Ocean Baths Community Reference Group Meeting 5

24 May 2023



## Acknowledgement of Country

We all sit on Awabakal and Worimi land  
'Niirun Yalawa Awabakal and Worimi burrel'

City of Newcastle (CN) acknowledges its Local Government Area (LGA) sits within the Country of the Awabakal and Worimi peoples. We acknowledge that Country for Aboriginal peoples is an interconnected set of ancient relationships. We acknowledge the custodianship of the Awabakal and Worimi peoples and the care and stewardship they have performed in this place since time immemorial.

Always was, always will be Aboriginal land  
'Wunyibu wunyibu warra wunyibu wunyibu kuumba  
Guuri burrai'



## Agenda & Housekeeping

- Introductions
- Terms of reference and meeting etiquette
- The journey so far
- Stage 2 development and workshop
- Group reflection
- Next steps
- Final remarks





# Introductions



## Introductions

- Elected Councillors
- Facilitators
- City of Newcastle
- CRG Members



# Terms of Reference



## Terms of Reference and Meeting Etiquette

The purpose and objective of the CRG is to:

- Contribute to the planning of the facilities that balance the needs of present and future Baths users
- Provide a conduit between the project and the broader community.

Member responsibilities are to:

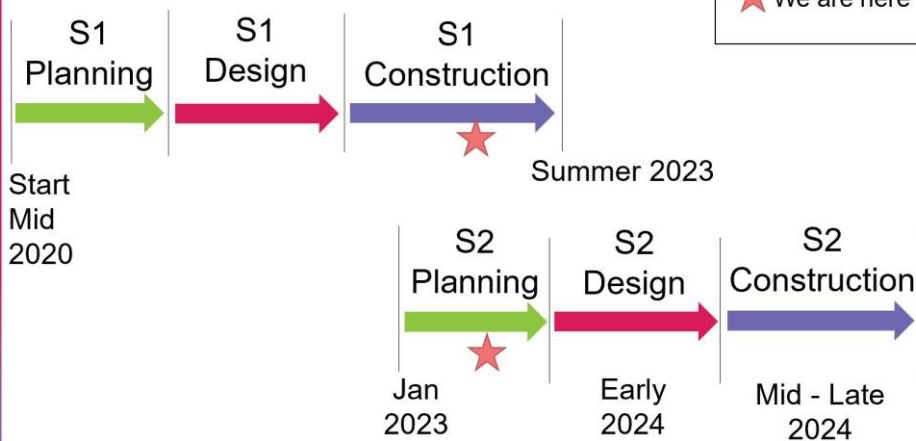
- Provide information on the current usage and areas for improvement of the Baths
- Provide feedback and information to the community
- Represent your user group and provide feedback from formal and informal networks
- Provide feedback to City of Newcastle on proposals
- Refrain from speaking on behalf of the CRG



## The Journey So Far



## The Project to Date



## Stage One – Recap

Key decisions resolved in Stage 1 by the project team with CRG input:

- Seating between Stage 1 and Stage 2, bleachers, colour, art deco stairs
- Accessible ramps across the site and into the pool
- Concrete floor with a sandy bottom
- Iconic bleachers restoration
- Water quality improvements via a new pump location, design and water turnover.



## Stage Two – What We've Heard

Input has been sought from the CRG via two focus groups, we have heard:

### *Change facilities*

- Maintain individual cubicles with consideration for increased future demand
- Open amenity is valued by some stakeholders for hygiene, historical and cultural value
- Open amenities present mixed responses across accessibility, privacy and child safety, and security



## Stage Two – What We've Heard

Input has been sought from the CRG via two focus groups, we have heard:

### *Café/Kiosk and Community Spaces*

- Kiosk size, dual frontage aspect, and suitability for baths users are valued by members
- Members indicated the kiosk location, seating and shade for diners could be improved
- Community space should be accessible, support pool users, not impinge on swimming.





## Stage 2 - Where We Are Going

- Luke will be leading the planning and concept works.
- We have initiated planning activities based on the 2020 engagement report and CRG feedback.
- We will move into concept design in the coming weeks, continuing to work with the CRG before moving into detail design in late 2023.



## Stage 2 Development and Workshop



## Stage Two Approach

The planning phase of Stage 2 includes:

- A coastal inundation assessment – critical to buildings in an inundation zone
- Structural and geotechnical assessment of the pavilion buildings and façade
- **User Needs Analysis** – Floor layouts based on the Newcastle and Merewether Ocean Baths



## Stage Two Approach Continued

The User Needs Analysis considers:

- Benchmarking the Newcastle Ocean Baths against other similar facilities
- Community facilities review
- Hygiene and HVAC best practice
- Crime Prevention Through Environmental Design (CPTED)
- Current and future demand
- Preliminary business case for the café/kiosk



## Stage Two Non-Negotiables

City of Newcastle's obligations to the community include:

- Safe, equitable, inclusive, accessible and user-friendly amenities
- Safe and secure facilities that reduce the likelihood of antisocial behaviour
- Conserve the setting, fabric and identity of the Baths in line with its local heritage significance
- Multipurpose and flexible community spaces
- Appropriately sized and business case positive café/kiosk
- Environmentally sensitive facilities that recognise the importance of shade and coastal inundation



## Layout Sketches

The User Needs Analysis has produced four layouts for discussion:

- Two ground floor options
- Two first floor options

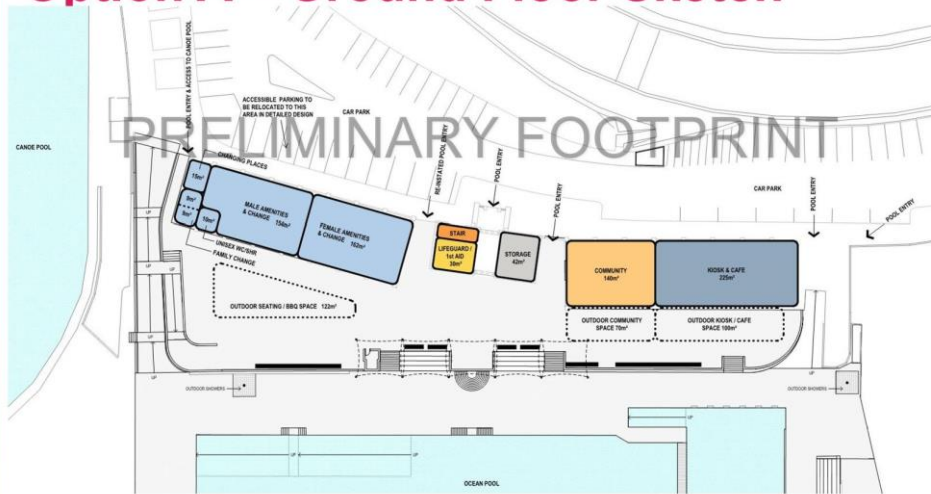
The options have been designed to allow for changes based on community feedback:

- Treat each 'blob' in each option as a puzzle piece that can be changed around on the site
- The size of the puzzle pieces have been defined in the User Needs Analysis
- The layouts consider the environmental sensitivity of the site.

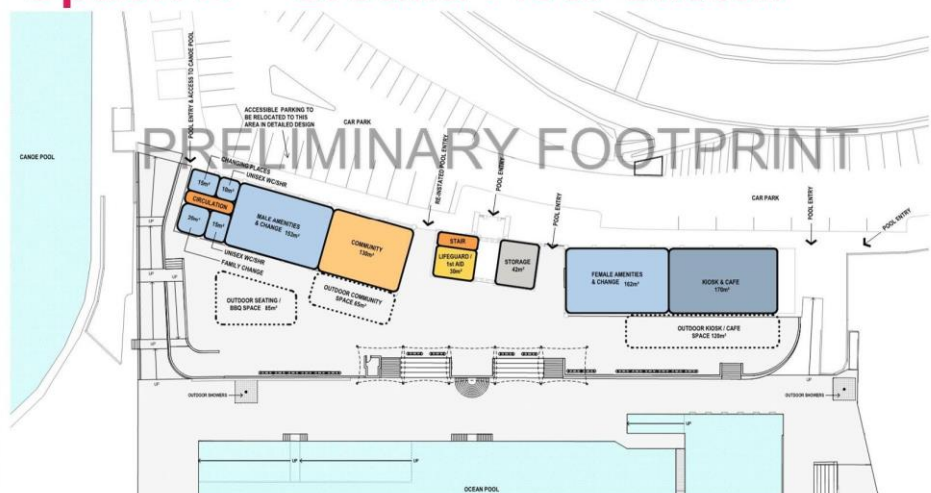




## Option A – Ground Floor Sketch



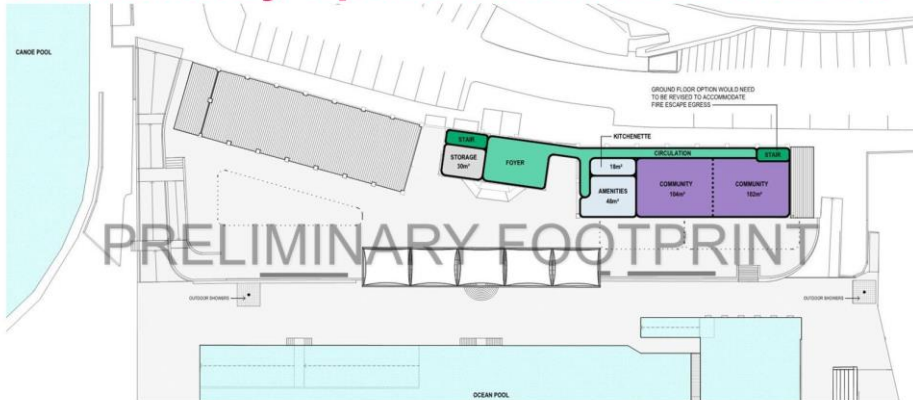
## Option B – Ground Floor Sketch



## Option A – First Floor Sketch



## Community Space First Floor Sketch



## Change Facilities Options

### 1. Open Air Change Rooms

Retaining how the amenities currently operate. Enclosed toilets without a ceiling, all other elements are not enclosed and are open to the sky.

### 2. Open Space Change Rooms

Enclosed to the sky with a ceiling across the building. Showers and change spaces remain unenclosed. Toilets enclosed with walls and a ceiling – simplified as putting a roof over the current facility.

### 3. Private Suite Change Rooms

Enclosed to the sky, all internal elements are enclosed. Open space is only retained for circulation (people movement) around the change rooms.

## Change Facilities Multi Criteria Analysis

| Option                  | Security |                | Child Safety & Privacy |                | Heritage |                | Best Practice |                | Hygiene |                | Total Score | Rank |
|-------------------------|----------|----------------|------------------------|----------------|----------|----------------|---------------|----------------|---------|----------------|-------------|------|
|                         | Score    | Weighted Score | Score                  | Weighted Score | Score    | Weighted Score | Score         | Weighted Score | Score   | Weighted Score |             |      |
| Open Air and Open Space | 1        | 4%             | 1                      | 7%             | 5        | 15%            | 2             | 6%             | 4       | 12%            | 44%         | 3    |
| Open Space Only         | 4        | 16%            | 3                      | 21%            | 2        | 6%             | 3             | 9%             | 4       | 12%            | 64%         | 1    |
| Private Suites          | 3        | 12%            | 4                      | 28%            | 1        | 3%             | 4             | 12%            | 3       | 9%             | 64%         | 1    |

Scores are from 1-5 based on the User Needs Analysis report

Weighting for each criteria:

- Security 20%
- Child Safety & Privacy 35%
- Heritage 15%
- Hygiene 15%
- Best Practice 15%

**Result: CN to proceed with a hybrid solution of open space and private suites**

## Community Space Render One



## Community Space Render Two



## Workshop Activity

- Over to you – tell us what you like and don't like about each Option.
- Get creative – you can write, draw on the floor layout options
- Report back – nominate a spokesperson to share your groups feedback



## Stage Two Non-Negotiables - Workshop

Interpreting the Stage 2 Non-Negotiable into the workshop:

- All amenities' blobs must remain – inclusive facilities
- The footprint size should not expand, facility symmetry and entrances are important to the heritage of the site
- Community space blob size must remain – Multipurpose and flexible community spaces
- Café/kiosk sized blob (Option B) must remain – business case positive café/kiosk
- Inundation prevails from south to north – consider blob location with respect to inundation
- Shade is a factor in the engagement survey – look to identify further opportunities for shade



## Group Reflection



## Group Reflection

- Were there any surprises for you from your group's discussion?
- Has the discussion changed your views on the proposed options?
- Any key themes raised by your group?



# Next Steps



## Next Steps

- Community consultation - Monday 29 May to Sunday 11 June 2023
- City of Newcastle to finalise a layout based on engagement
- Appointment of Principal Design Consultant (PDC) for concept and detailed design
- Next CRG to be scheduled in response to PDC timeline for concept delivery



# Final Remarks



Meeting facilitated and minutes prepared by:

**SPECTRUM COMMS.**



City of  
Newcastle