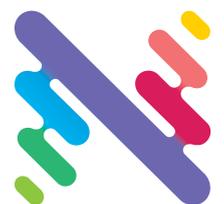
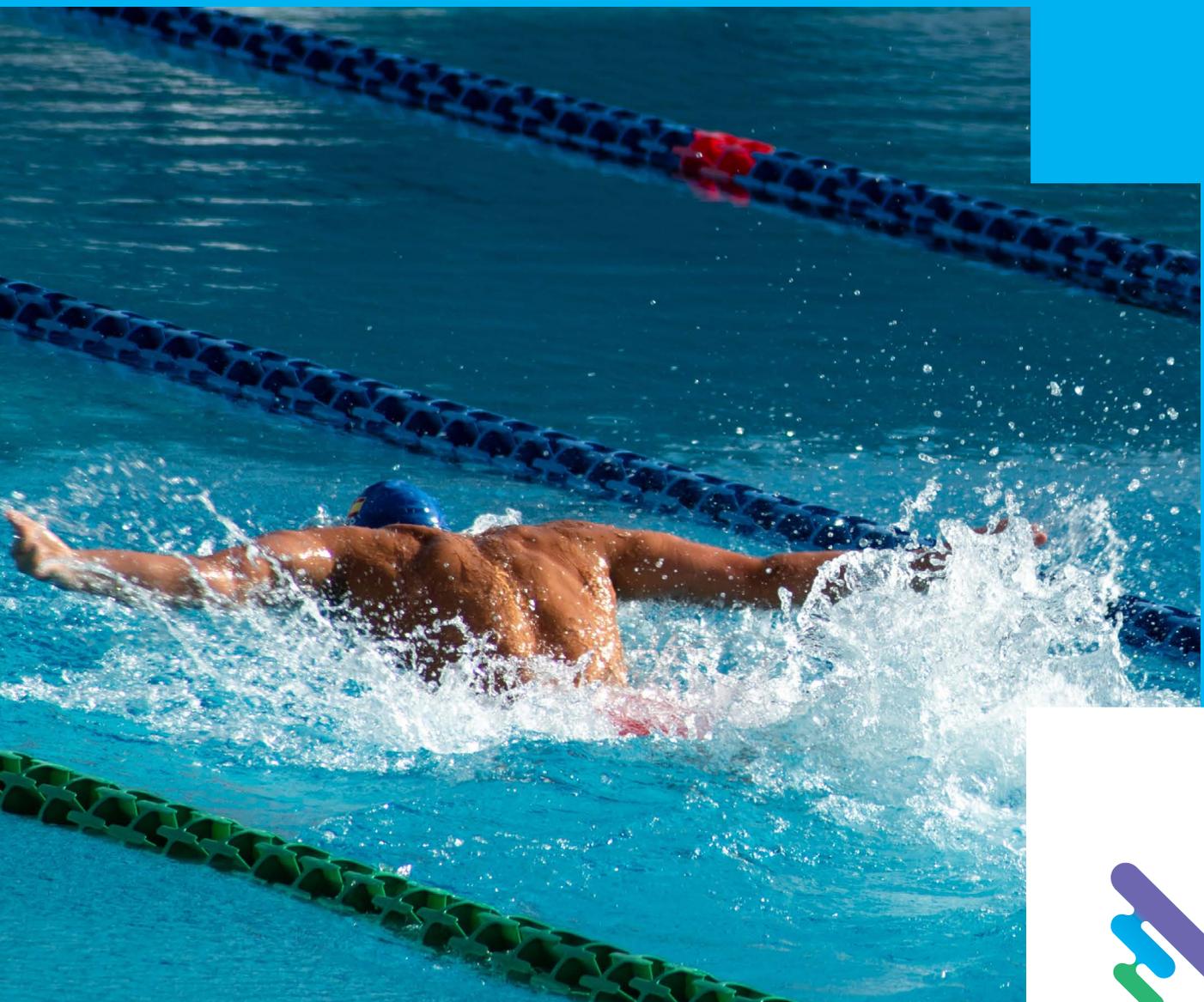


Inland Pools Strategy 2043

Our plan for protecting and improving
Newcastle's public pools for the next 20 years



Acknowledgement of Country

**We all sit on Awabakal and Worimi land
'Niirun Yalawa Awabakal dha Worimi burrai'**

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.

We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal and Torres Strait Islander people and how this still resonates today.

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

Uluru Statement of the Heart

CN supports the Uluru Statement from the Heart and the campaign for Constitutional Recognition and come together to support a First Nations Voice to Parliament.

This Inland Pools Strategy 2043 has been prepared for City of Newcastle by:



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CEO Message



Some of the happiest memories from my childhood are thanks to council owned swimming pools.

There was something magical about the sensation of that first dive into a cold pool on a hot summer's day. Hours would pass by in seemingly minutes. Eventually when exhaustion had taken hold, I would heave myself onto the pool edge and then collapse onto my laid out towel that had been nicely cooked by the concrete path. Then shortly before leaving, my parents would buy me a bag of hot chips which somehow always tasted better if the kiosk had a bottle of vinegar on the counter. Mixed in between the lay down and the hot chips were games of cricket, football, and red rover. What more could an Australian kid ask for.

In the early 1980s between 500 and 600,000 people would annually visit Newcastle's public pools. The number of people using our public pools today is half this, predominately due to the surge in the number of backyard pools, which stands at a record high of 15% of local homes. However, in a sign of the enduring popularity of public pools, this visitation has remained consistent at around 350,000 people each year since the late 1990s.

And so it is with confidence that City of Newcastle, the Lord Mayor and elected Council in 2021 set about developing a strategy to ensure the continued operation and protection of our five public pools for at least the next two decades. Key to this work is understanding the cost of maintaining our five inland swimming centres, as well as planning for future investment in our pools to ensure they are fit for purpose.

The Inland Pools Strategy 2043 is our plan for protecting and improving Newcastle's public pools for the next 20 years. City of Newcastle commissioned independent engineering reports on the pool shell and tiles for each of our five pools. The reports confirm that our pools are in relatively good condition, and that proactive maintenance work in recent years has ensured that none of them will require replacing inside the 20 year timeframe of this strategy.

However, the report does also confirm that the responsibility of owning a public pool is hugely expensive, and an unavoidable loss making operation. For City of Newcastle, the annual cost of operating our five pools would be more than \$5million, which doesn't include the cost of maintenance or improvements to the pool shells or associated buildings. The task of maintaining local swimming pools has in reality been beyond the financial ability of local government for several decades. Increasingly, this gap between financial sustainability and community expectation is rightly being met via state and federal governments. Indeed, in just the past few years, the Liberal and Labor parties have combined pledged \$630 million to upgrade public pools in NSW. Unfortunately no money of note has been committed to the electorates of Newcastle, Wallsend or Charlestown.

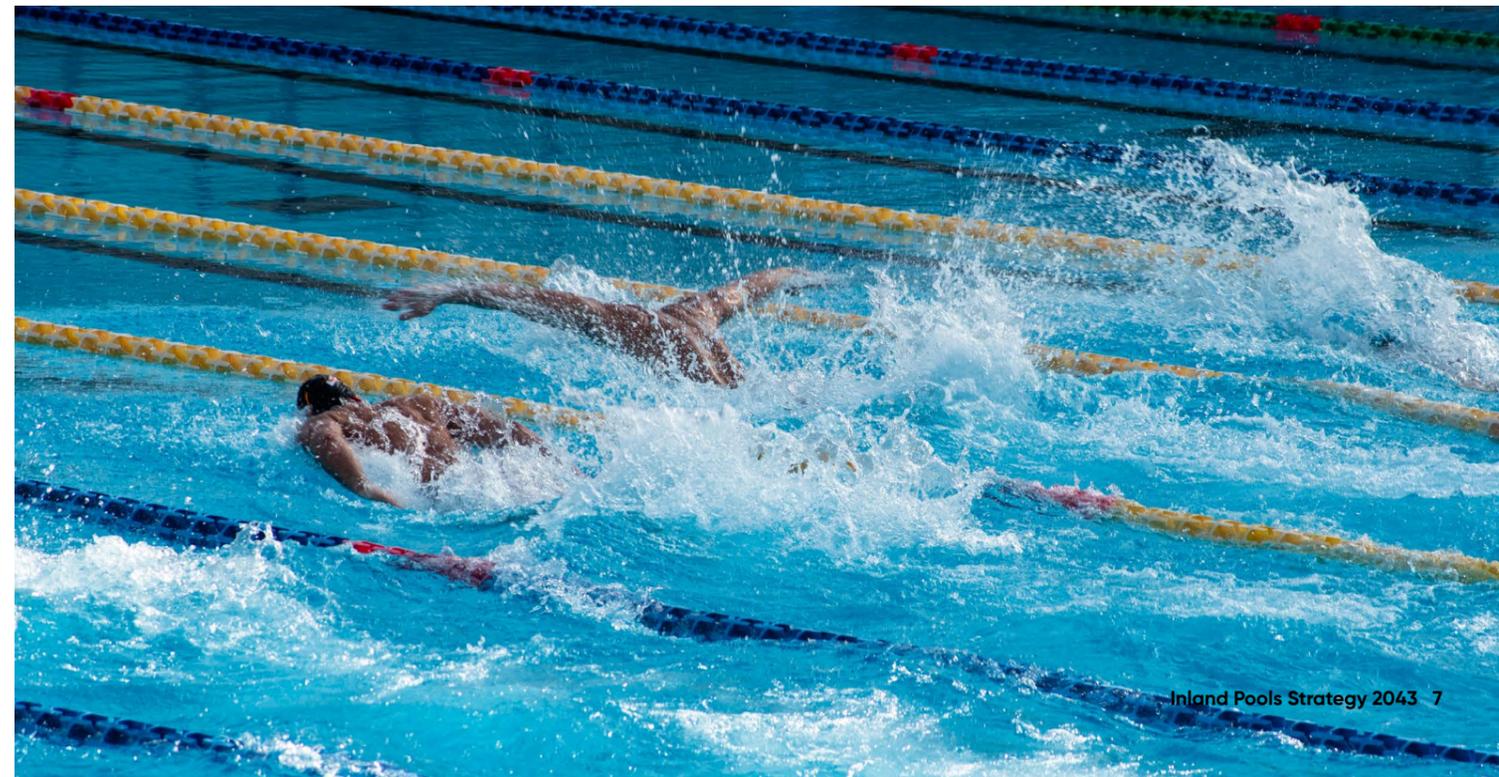
It is with this financial challenge in mind that the Strategy proposes a fund be established, with an amount set aside in a restricted reserve for the sole purpose of ensuring our five local pools remain of a standard consistent with community expectations. It is my view that this amount of money will need to be around \$1 million annually based on the estimated costs identified in the Strategy. This funding will not however go near to covering the cost of replacing our pool shells when they fall due in 20 to 35 years. Noting by 2043, the population of Newcastle is forecast to hit more than 200,000 people and the population of Greater Newcastle 800,000, City of Newcastle will expect a significant funding contribution from our State Government in

recognition of our status as NSW's second largest city as capital of the Hunter region.

While this Strategy provides answers to many pool related questions, the one matter it can't resolve is the timetable for a state of the art aquatic centre at the NSW Government's sports and entertainment precinct in Broadmeadow known as Hunter Park.

Regardless of the uncertainty of when the NSW Government will build a new aquatic centre at Broadmeadow, the Inland Pools Strategy 2043, is an evidence-based roadmap for what your local council can control. With the support of the Lord Mayor and our elected councillors, City of Newcastle will ensure that our five inland swimming centres continue to serve the community, and where appropriate, are upgraded so that they meet your expectations and needs.

Jeremy Bath
Chief Executive Officer





Introduction

Purpose and Objectives

The City of Newcastle (CN) provides five inland swimming centres of similar age and facility mix.

This Strategic Plan provides a recommended investment strategy for each of the inland swimming centres, to ensure they can operate safely over the next 20 years with consideration of facility enhancements to help meet the needs of the community.

The timing for the development of a future year round aquatic centre at the NSW Government's sports and entertainment precinct at Broadmeadow known as Hunter Park is yet to be publicly communicated and so this Strategy considers a future both with and without the much needed facility proceeding.

CN will undertake a review of this strategy within seven years to ensure short term actions have been delivered, technical advice remains valid, and the status of Hunter Park is considered.



Identify and provide evidence of **life expectancy of pool shells**. Forecast remaining asset life.



Where relevant, propose **repair methods of pool shells** and costs, vs replacement cost. Identify repair works, solutions to specific problems and intervention required to maintain, vs replacement of each of the aquatic facility assets.



Identify cost estimates to **repair and/ or replace equipment** needed to meet any relevant standards.



Prioritised schedule of **maintenance/ solution/ intervention works** to guide the development of a work program for each facility, including estimated costs for repair and or replacement.

- « Identify what investment is required to keep each aquatic facility operational
- « Consideration of sequencing works, to allow for a continuation of service
- « Provide timeframe.



Report based on the **structural assessment and safety compliance** of the diving tower and estimated cost to bring to standard at Lambton Park War Memorial Swimming Centre.

The Study Approach

The Newcastle Inland Pools Strategy 2043 has been completed using the following stages:



Previous Resolutions of Elected Council

Previous Council resolutions about CN's five inland swimming centres include:

Development Applications Committee 21/03/23 Two Lot Subdivision - Part B REITERATE AND SUPPORT COUNCIL'S RESOLUTION OF 25 OCTOBER 2022, ITEM 35 - NEWCASTLE NEEDS A YEAR ROUND AQUATIC FACILITY

Lord Mayoral Minute 26/04/22 - KEEP BERESFIELD POOL PUBLIC AND LOW FEE

Notice of Motion 26/02/19 - COMMITMENT TO HIGH QUALITY POOLS

Notice of Motion 24/10/17 - BERESFIELD SWIMMING CENTRE

Notice of Motion 24/10/17 - REFURBISHMENT AND UPGRADE OF LAMBTON POOL

Notice of Motion 24/03/15 - LAMBTON POOL YEAR ROUND UPGRADE FEASIBILITY

Report to Council 11/12/07 - DRAFT POOL SERVICE DELIVERY MODEL

Full resolutions are at Appendix 1.

The Newcastle Inland Pools Strategic Plan aligns with a range of government strategies, policies and guidelines.

Sport 2030 – The National Sport Plan

Australian Water Safety Strategy 2016–2020 – Australian Water Safety Council

NSW 2021 and Premier Priorities

NSW Office of Sport Strategic Plan

2041 Hunter Regional Plan

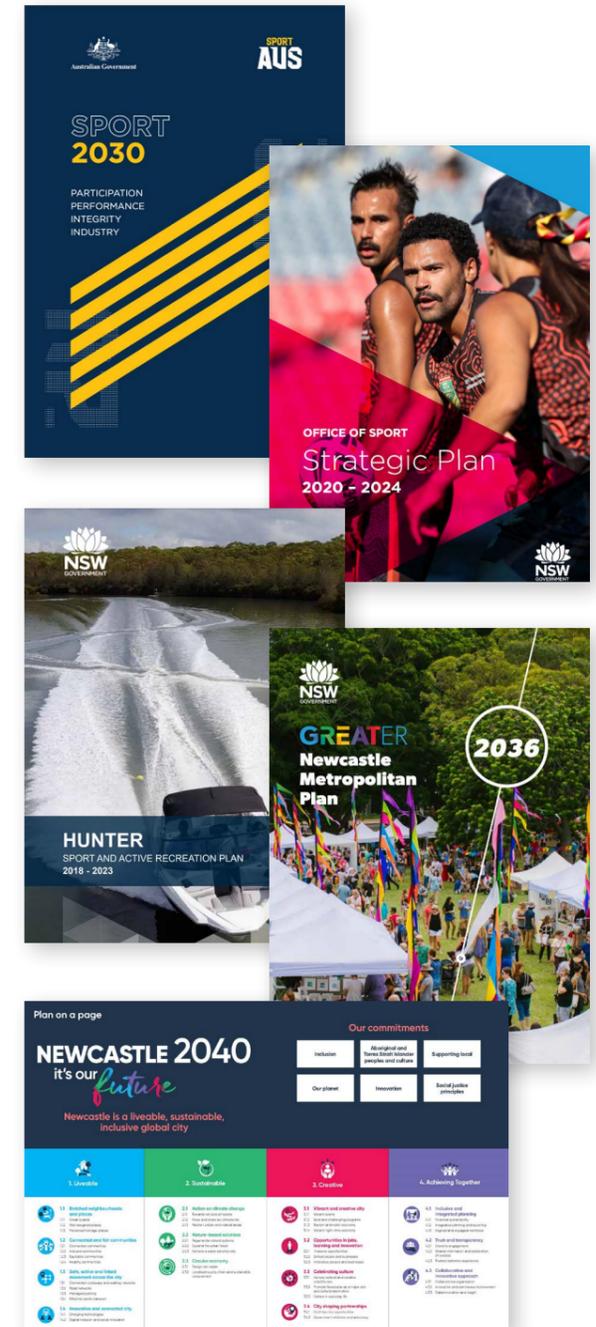
Hunter Active Recreation Plan 2018–2023

Greater Newcastle Metropolitan Plan 2036

Newcastle 2040 Community Strategic Plan

Newcastle Local Strategic Planning Statement

City of Newcastle 2020 Strategic Sports Plan



Newcastle at a glance

This section profiles the population and demographic characteristics of the Newcastle community. These characteristics will influence the aquatic and leisure services and facilities needed for the community into the future.

The City is located in the Hunter Region of NSW. The Council area is bounded by the Lake Macquarie Council area to the south, Port Stephens Council area to the north and Maitland and Cessnock Council areas to the west.

Figure 1: Location Map – City of Newcastle in Context of the Hunter Region

Our population

Newcastle population 2021

169,317

Population by 2041

202,049

Greater Newcastle population 2021

604,115

Population by 2041

773,825

Estimated annual population growth rate **1%**



Median age

Newcastle	37	<div style="width: 37%;"></div>
NSW	39	<div style="width: 39%;"></div>

Aboriginal and Torres Strait Islander population

Newcastle	4.4%	<div style="width: 4.4%;"></div>
NSW	3.4%	<div style="width: 3.4%;"></div>

Born overseas

Newcastle	15%	<div style="width: 15%;"></div>
NSW	29%	<div style="width: 29%;"></div>

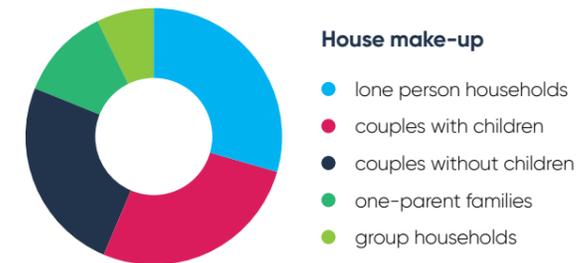
Speak a language other than English

Newcastle	11%	<div style="width: 11%;"></div>
NSW	27%	<div style="width: 27%;"></div>

- 81km** of watercourses
- 91** bushland parcels totalling 5.1 million m²
- 113,048** street and park trees
- 42** inland cliffs totalling 3.6km
- 5.7km** bushland tracks and trails
- 21** coastal cliff lines totalling 3.5km
- 14km** coastline
- 10** beaches
- 65** wetlands
- 33** community spaces (20 CN-owned)
- 41** cultural spaces (8 CN-owned)

134 different languages spoken at home – most widely spoken included Mandarin, Macedonian, Italian, Greek, Arabic AND languages spoken with greatest need for translation included Arabic, Mandarin, Swahili, Persian/Dari and Tibetan.

Live



52 suburbs

Average household size **2.34** people

Internet access at home **80.85%**

33% of dwellings are medium or high density

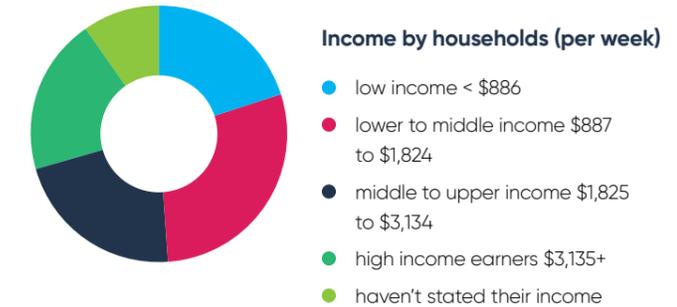
29% of residents fully own their home; 30.3% have a mortgage; 34.5% are renting

Play



- 2 ocean baths
- 5 aquatic centres
- 6 patrolled beaches
- 8 lifeguard facilities
- 17 off-leash dog areas
- 4 outdoor exercise facilities
- 14 community gardens
- 14 libraries (11 CN-owned)
- 6 surf clubs
- 250 recreation parks
- 147 sporting grounds
- 63 sports venues
- 15 grandstands
- 13 BMX/skate parks
- 134 playgrounds (that contain either a playground or exercise equipment)

Work



Top 3 industry sectors by employment

Health care & social assistance – creating **20,293** jobs

Education and training – creating **9,789** jobs

Retail trade – creating **8,803** jobs

102,800 jobs in Newcastle

49% live within LGA

Median weekly household income **\$1,802**

Unemployment rate **3%**

53.5% journey to work by car

36,331 businesses

30% of the Hunter's developed industrial space

80% of the Hunter's office space

Invest

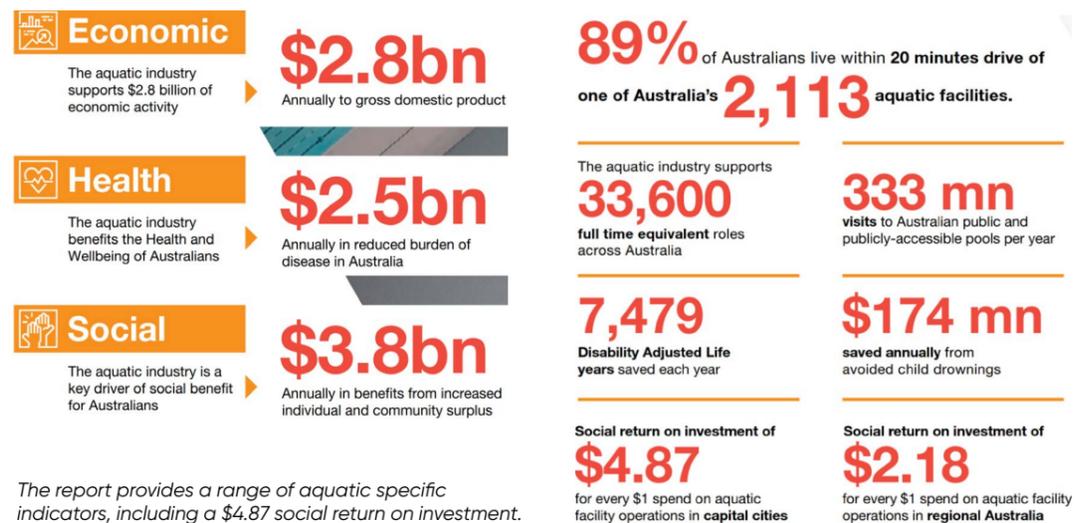


- 1 airport
- 1 holiday park
- 1 waste and resource recovery centre
- 125 early education and childcare centres (10 CN-owned)
- 62 primary and secondary education facilities
- \$1.1 billion** value of building approvals (2020–2021)
- \$18.4 billion** Gross Regional Product
- 4.63 million annual visitors (2019)
- \$2 billion** value of city-owned assets
- \$48 million** received in grants and subsidies (2021–2022)
- 11 tertiary education facilities

Benefits, Values and Trends in Aquatic Facilities

Benefits of Sport and Recreation Infrastructure

In 2021, Royal Life Saving Australia engaged PWC to investigate the value of the aquatic industry. The Social, Health and Economic Value of the Australian National Aquatic Industry report found the industry's total benefit to be \$9.1 billion annually in economic, health and social benefits.



Sport and active recreation are a valuable part of life in Newcastle. It promotes active lifestyles and helps develop valuable social networks and contributes to the liveability of communities. Benefits of community sport and recreation infrastructure include:

- Health Benefits**
 Regular activity improves physical and mental health and reduces the risk of obesity and lifestyle-related illnesses. An active lifestyle contributes to general wellbeing, productivity and performance. Research shows that the benefits of physical activity extend to mental health, community wellbeing and social capital. Sport can help people to feel a part of their community.
- Economic Benefits**
 Sport and active recreation is a growing industry that creates jobs and attracts visitors. An active population leads to improved productivity and assists in reducing preventative health costs.
- Social Benefits**
 Sport and active recreation bring people and communities together, contributing to a stronger, more inclusive society. Sport creates connections within a community and offers a way to drive inclusion and acceptance in society. Participant diversity makes sport an ideal forum to reach people from every age group, cultural background, demographic and socio-economic group. Government and non-government policies for community development and social inclusion often use sport as a mechanism to drive change.

Aquatic Facility Trends

Over the past decade, there has been a greater emphasis on the development of a variety of water spaces within aquatic centres, including:

Program pools are designed for learn to swim and a variety of aquatics programs

Warm water pools, used for rehabilitation and therapy, become one of the highest use spaces within public aquatic and leisure centres

Water play including large, enclosed slides, water jets and other leisure play opportunities.

Health and fitness programming have also advanced with a greater emphasis on programs for older adults and a much broader range of opportunities, including Pilates, Yoga and Boot Camp.

Components that contribute to successful contemporary aquatic & leisure facilities are summarised in the figure below

Figure 4: Successful Aquatic and Leisure Facility Model



Successful and sustainable contemporary aquatics and leisure facilities are also community destinations and meeting points for a range of physical and social activities.

OPG aquatic facility research and reviews of more than 500 aquatic leisure centres highlight that four distinct key user markets need to be attracted to the facility if it is to be developed for high use and sustainable operations. These are:

- « Recreation, Leisure and Adventure
- « Fitness and Training
- « Education
- « Therapy.

Facilities designed to include these elements will attract the four key user markets listed in the graphic below.

Figure 5: Main Aquatic and Leisure Facility User Markets

Recreation, Leisure and Adventure

60% to 70% of pool users
 Families, friends, social groups
 Coming for fun and play

Education

10% to 15% of users
 Learn to swim, schools, etc.
 Special needs users



Fitness and Training

20% to 25% of pool users
 Club/ Association users
 Fitness lap swimmers
 Competitive swimmers

Therapy

10% to 15% of users
 Hydrotherapy/ Rehabilitation
 Exercise classes in water

Insights from Royal Life Saving Society Australia

The research by PWC on behalf of the Royal Lifesaving Society found that:



The average Australian public pool was built in 1968



Forty percent of all of public pools in Australia will reach the end of their functional lifespan by 2030



\$8 billion is needed to replace these public pools



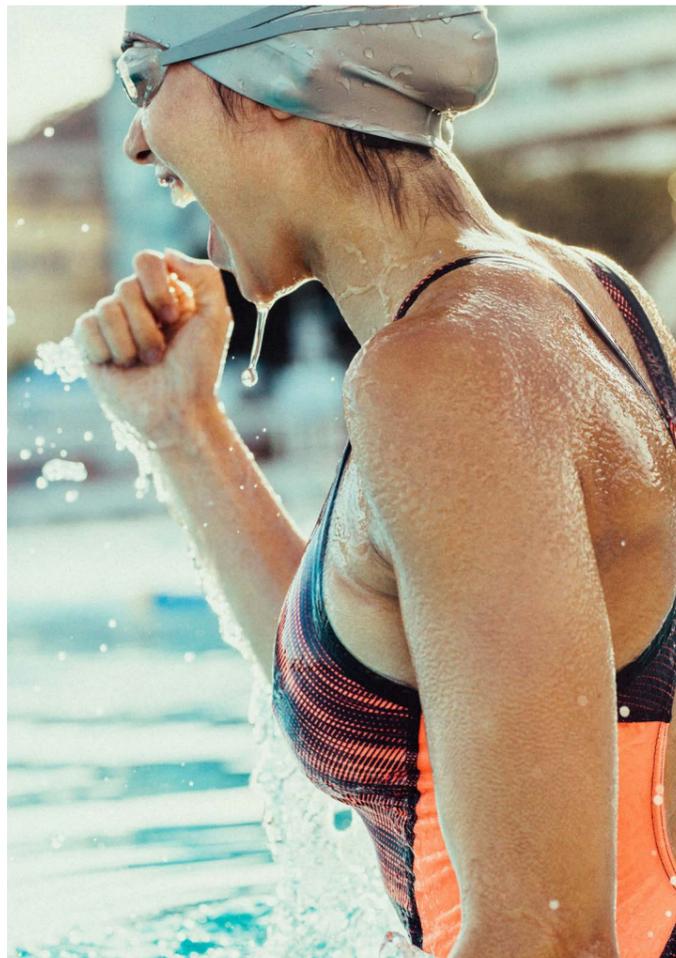
A further \$3 billion will be needed to replace public pools ending their lifespan by 2035



Case Study – City of Gold Coast (Queensland)

There are several similarities between the City of Newcastle and the City of Gold Coast (COGC) relating to their population, coastal locality, tourism attraction and aquatic infrastructure. Prior to the COGC Council undertaking the 2017 review of its aquatic facilities, it owned eight aquatic centres varying in design, scale and catchment area. A further two major public pools serviced the community at Bond University (Robina) and Sports Super Centre (Runaway Bay). Across the Gold Coast LGA there are a number of privately owned, purpose built learn-to-swim pools and some schools have pools that are known to be available for community use (usually for squads or learn-to-swim).

The review highlighted that a future strategic direction for the City's aquatic centres was needed to differentiate facilities to avoid unnecessary duplication, recognise site limitations and provide for three facilities to be developed as larger, contemporary aquatic centres with a broader range of components that service large catchment areas. The review recommended that four aquatic facility categories be established:



Citywide

Gold Coast Aquatic Centre

- Improvements over time

Sub-Regional

Palm Beach Aquatic Centre

- Full redevelopment
- Detailed design and funding approved

Pimpama Sports Hub

- New greenfield development
- Commissioned 2021

High Performance

Miami Aquatic Centre

- Redeveloped 2019

District

Helensvale Aquatic Centre

- Improvements over time

Nerang Aquatic Centre

- Improvements over time

Mudgeeraba Aquatic Centre

- Improvements over time

Upper Coomera Aquatic Centre

- Minor improvements over time.

The COGC aquatic facility management models are currently mixed, with some managed through leases with commercial companies and others directly managed by Council staff. Multiple management options were explored within the review with transitional changes recommended including:

Setting measurable targets and performance indicators and consistent reporting framework

Establishment of a company limited by guarantee to manage the whole-of-city aquatic centre business.



CITYWIDE AQUATIC CENTRE



GOLD COAST AQUATIC CENTRE



SUB-REGIONAL AQUATIC CENTRE



PIMPAMA SPORTS HUB



HIGH PERFORMANCE AQUATIC CENTRE



MIAMI AQUATIC CENTRE



DISTRICT AQUATIC CENTRE

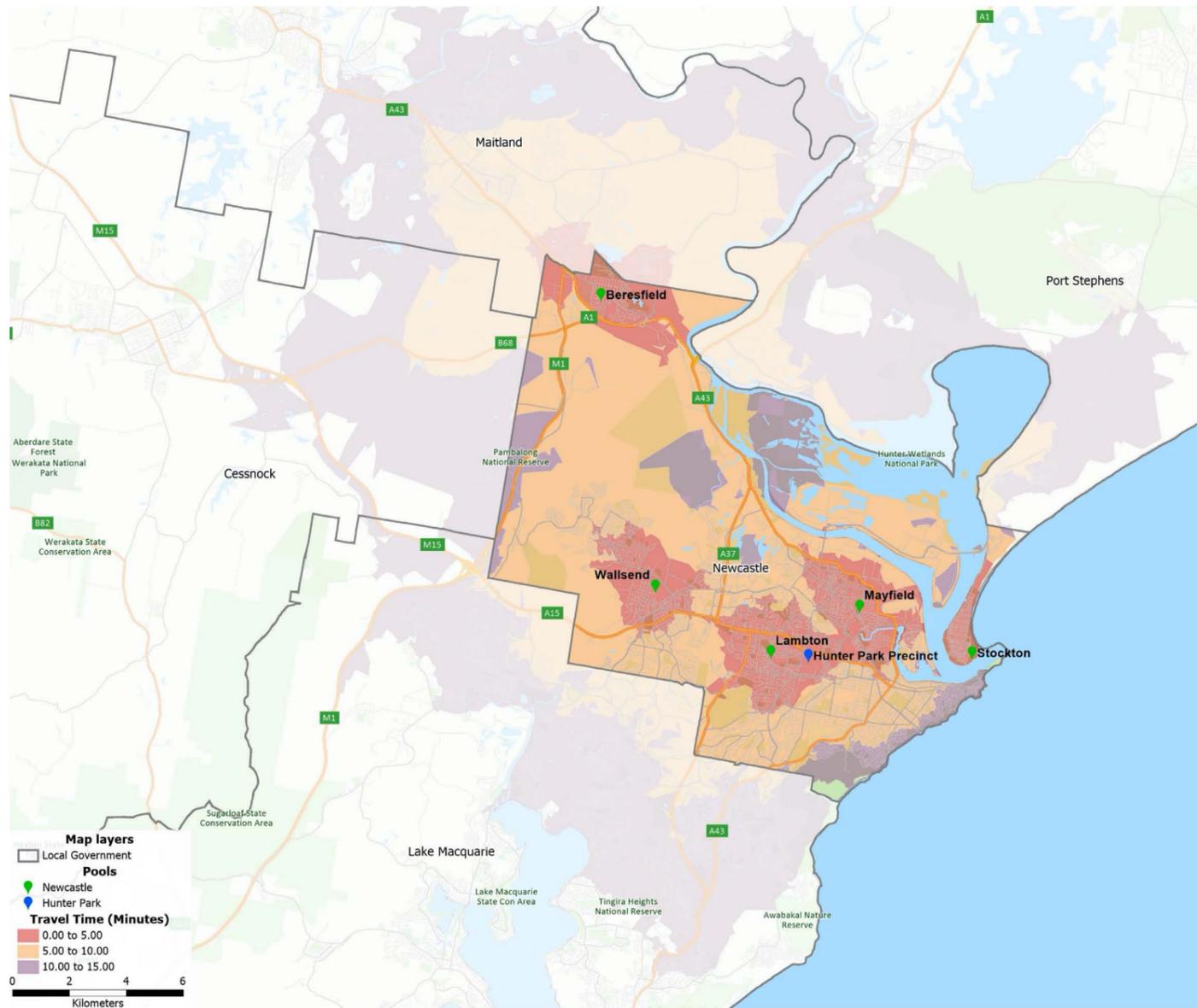


MUDGEERABA AQUATIC CENTRE

City of Newcastle Swimming Centres

The City of Newcastle provides five inland swimming pool sites, all of which were originally built over 40 years ago. The figure below illustrates the distribution of the inland pool facility network within 15-minutes (showing five-minute increments). Appendix 2 provides individual travel time catchment analysis for each site.

Figure 6: Newcastle Inland Pool Network and 15-minute Travel Time Catchments.



The catchment for each inland pool is summarised in the table below:

Table 1: Newcastle Inland Pools Catchment Summary

INLAND POOL	0 TO 5 MIN	5 TO 10MIN	10 TO 15MIN	0 TO 15MIN
Lambton	22,991	93,166	108,119	224,276
Wallsend	12,900	52,677	83,900	149,477
Mayfield	20,144	53,381	64,905	138,430
Beresfield	7,837	22,942	32,973	63,752
Stockton	3,839	1,330	2,216	7,385



224,276

people live within 15 minutes of Lambton Park War Memorial Swimming Centre



149,477

people live within 15 minutes of Wallsend Memorial Olympic Swimming Centre



169,317

Newcastle LGA population 2021



CN also provides two ocean baths, with free entry. Newcastle Ocean Baths is currently closed while its shell, lower promenade, pumping system and platform are replaced at a cost of \$15 million.

City of Newcastle Swimming Centres

The Newcastle inland pool facility network provides almost identical facility components at each site. A summary of the sites and their facility components is provided in the table below.

Table 2: Summary of Sites and Facilities

	<h3>LAMBTON PARK WAR MEMORIAL SWIMMING CENTRE</h3> <p>Facility Components</p> <ul style="list-style-type: none"> Heated 9-lane 50m pool with associated covered grandstand Heated 6-lane 25m pool Heated toddler's pool Diving pool and tower (tower closed for public use) Aquatic playground Large waterslide Grassed areas BBQs and shaded seating Heated showers Entrance building and kiosk <p>Accessible features:</p> <ul style="list-style-type: none"> Off-street and disabled parking Plant room and chemical store. Accessible toilet/ changeroom Change table (no hoist) Steps with handrail into the pool (not a ladder) <p>Opening Year and Season Operations</p> <ul style="list-style-type: none"> Opened in 1963 Operates for a 40 week season
	<h3>BERESFIELD SWIMMING CENTRE</h3> <p>Facility Components</p> <ul style="list-style-type: none"> Heated 7-lane 50m pool with associated covered grandstand. Solar heating only. Solar heated learners pool Solar heated toddler pool Playground equipment and grassed areas BBQs and shaded seating Heated showers Entrance building and kiosk Off-street and accessible parking Plant room and chemical store. <p>Accessible features:</p> <ul style="list-style-type: none"> Accessible toilet/ changeroom Change table (no hoist) Steps with handrail into the pool (not a ladder). <p>Opening Year and Season Operations</p> <ul style="list-style-type: none"> Opened in 1971 Operates for a 30 week season

	<h3>MAYFIELD SWIMMING CENTRE</h3> <p>Facility Components</p> <ul style="list-style-type: none"> Solar heated 7-lane 50m pool Solar heated learners pool Playground equipment and grassed areas BBQs and shaded seating Heated showers Entrance building and kiosk Off-street and disabled parking Plant room and chemical store. <p>Accessible features:</p> <ul style="list-style-type: none"> Steps with handrail into the pool (not a ladder). Accessible toilet/ changeroom Change table (no hoist) <p>Opening Year and Season Operations</p> <ul style="list-style-type: none"> Opened in 1966 Operates for a 30 week season
---	---

	<h3>STOCKTON WAR MEMORIAL OLYMPIC POOL</h3> <p>Facility Components</p> <ul style="list-style-type: none"> Solar heated 7-lane 50m pool Solar heated learners pool Playground equipment and grassed areas BBQs and shaded seating Heated showers Entrance building Fully functional kiosk including hot food & barista made coffee Off-street and disabled parking Plant room and chemical store. <p>Accessible features:</p> <ul style="list-style-type: none"> Disabled toilet/ changeroom Change table (no hoist) Steps with handrail into the pool (not a ladder). <p>Opening Year and Season Operations</p> <ul style="list-style-type: none"> Opened in 1973 Operates for a 30 week season
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	<h3>WALLSEND MEMORIAL OLYMPIC SWIMMING CENTRE</h3> <p>Facility Components</p> <ul style="list-style-type: none"> Solar heated 7-lane 50m pool Solar heated learners pool Playground equipment and grassed areas BBQs and shaded seating Heated showers Entrance building and kiosk Off-street and disabled parking Plant room and chemical store. <p>Accessible features:</p> <ul style="list-style-type: none"> Steps with handrail into the pool (not a ladder). <p>Opening Year and Season Operations</p> <ul style="list-style-type: none"> Opened in 1978 Operates for a 30 week season
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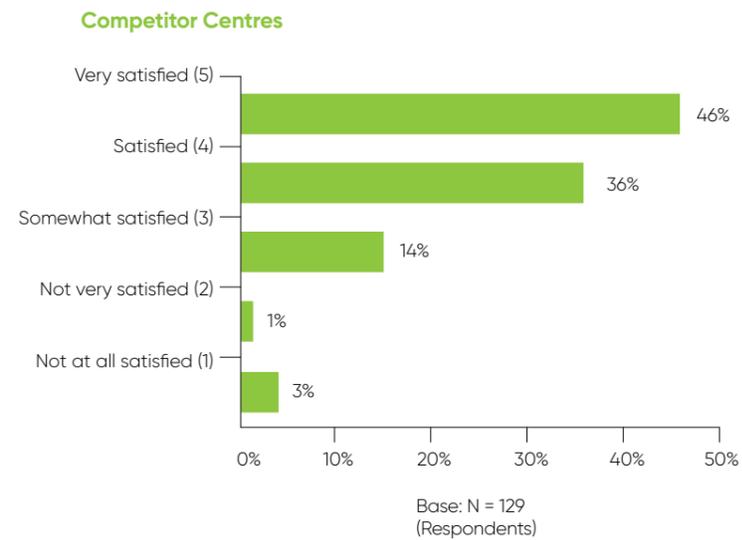
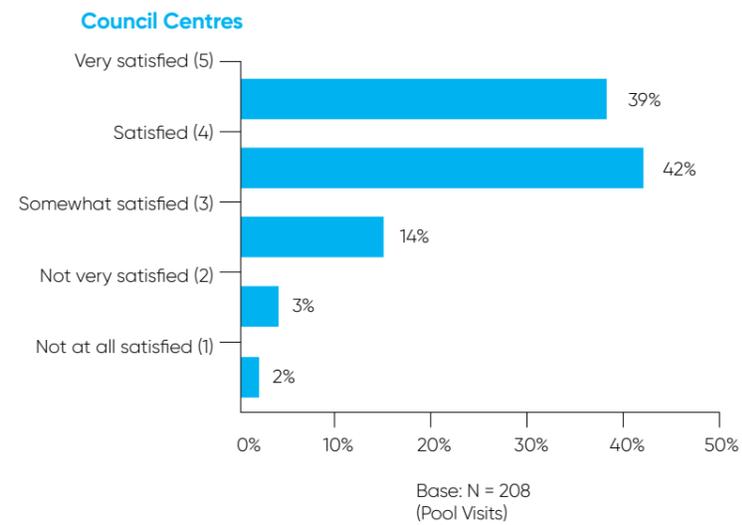
Importance of City of Newcastle's Inland Swimming Centres

Inland swimming centres are important places for the community and user groups such as schools, swimming clubs, water polo clubs and diving. In City of Newcastle's 2021 Community Survey, satisfaction with inland pools received the third highest rating among services/facilities.

Satisfaction with City of Newcastle's swimming centres is also on par with privately owned swimming centres in Newcastle and the region. In 2020 Micromex conducted a survey on local inland swimming centres. This included comparing satisfaction with swimming centres owned by City of Newcastle with other pools in surrounding areas. Micromex reported that overall satisfaction between CN swimming centres and competitor swimming centres was almost identical at 81% and 82%.

Figure 7: Overall satisfaction for council centres

Figure 8: Overall satisfaction for competitor centres



The provision of aquatic facilities is a key deliverable in the Newcastle 2040 Community Strategic Plan as part of ensuring a Liveable Newcastle. The aim and objectives of City of Newcastle's inland swimming centres aligned with Newcastle 2040 is to:

Meet community needs and industry requirements and maintain a strong customer experience

Provide facilities, programs and services that are accessible to a broad range of the community

Ensure cost effective management of facilities

Provide and maintain active and passive open spaces to promote the wellbeing of the community

Plan parks and recreation facilities that support inclusivity, health and wellbeing, safety and liveability

Promote water safety awareness that supports community wellbeing and continue to develop and deliver initiatives to increase awareness



Non-Council Owned Swimming Centres

In addition to the inland public pool provision identified above, there are range of aquatic opportunities such as The Forum Sports and Aquatic Centre, located within the University of Newcastle, as well as private pool facilities, and City of Newcastle's two ocean baths and six beaches.

Furthermore, there are aquatic facilities located outside of the City of Newcastle that compete for the same catchment areas of some Newcastle pools. This includes but is not limited to:

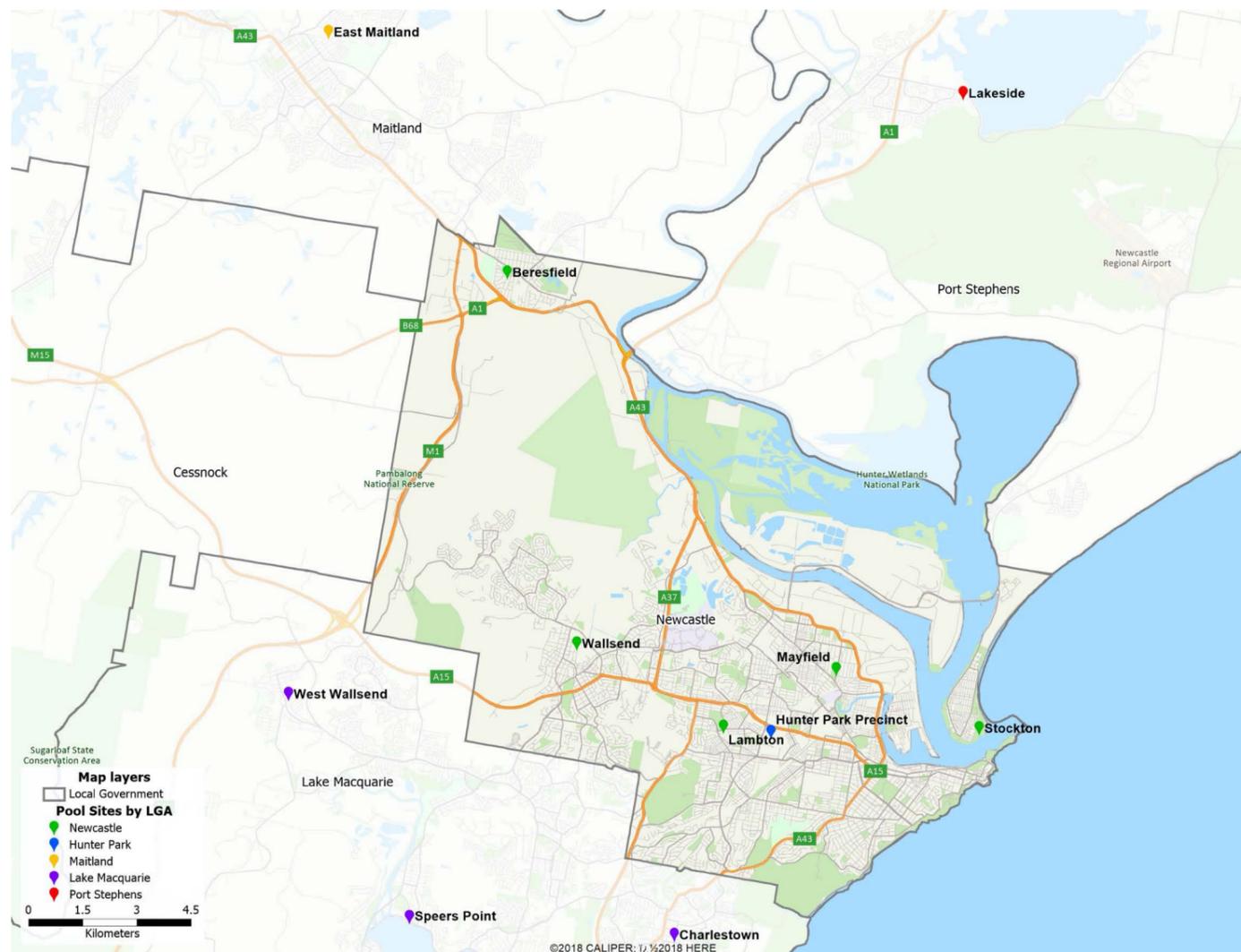
East Maitland Pool (50m outdoor pool, toddlers pool), services a similar catchment to Beresfield Swimming Centre

Lakeside Leisure Centre (Raymond Terrace) located in the Port Stephens Local Government area (outdoor 50m pool, indoor program pool with spa, toddler area), has a potential crossover catchment to Stockton and Beresfield Swimming Centres

West Wallsend Pool located in the Lake Macquarie Local Government Area (indoor 25m pool), has a potential crossover catchment to Wallsend Memorial Olympic Swimming Centre.

The map below summarises the location of the competing pools outside of the City of Newcastle local government area in relation to its five inland swimming centres:

Figure 9: Neighbouring LGA Competing Pools



Hunter Park Precinct

In 2017, Venues NSW on behalf of the NSW Government developed a vision for the Hunter Sports & Entertainment Precinct (Hunter Park) in Broadmeadow, in order to establish a long-term vision for a sustainable, exciting sporting and entertainment precinct for the Hunter Region. The NSW Government's objective was to ensure the region has access to quality, state of the art sporting facilities that can attract and host national sporting competitions and events, as well as to increase visitation, improve sporting participation opportunities and ensure a better game day and entertainment experience.

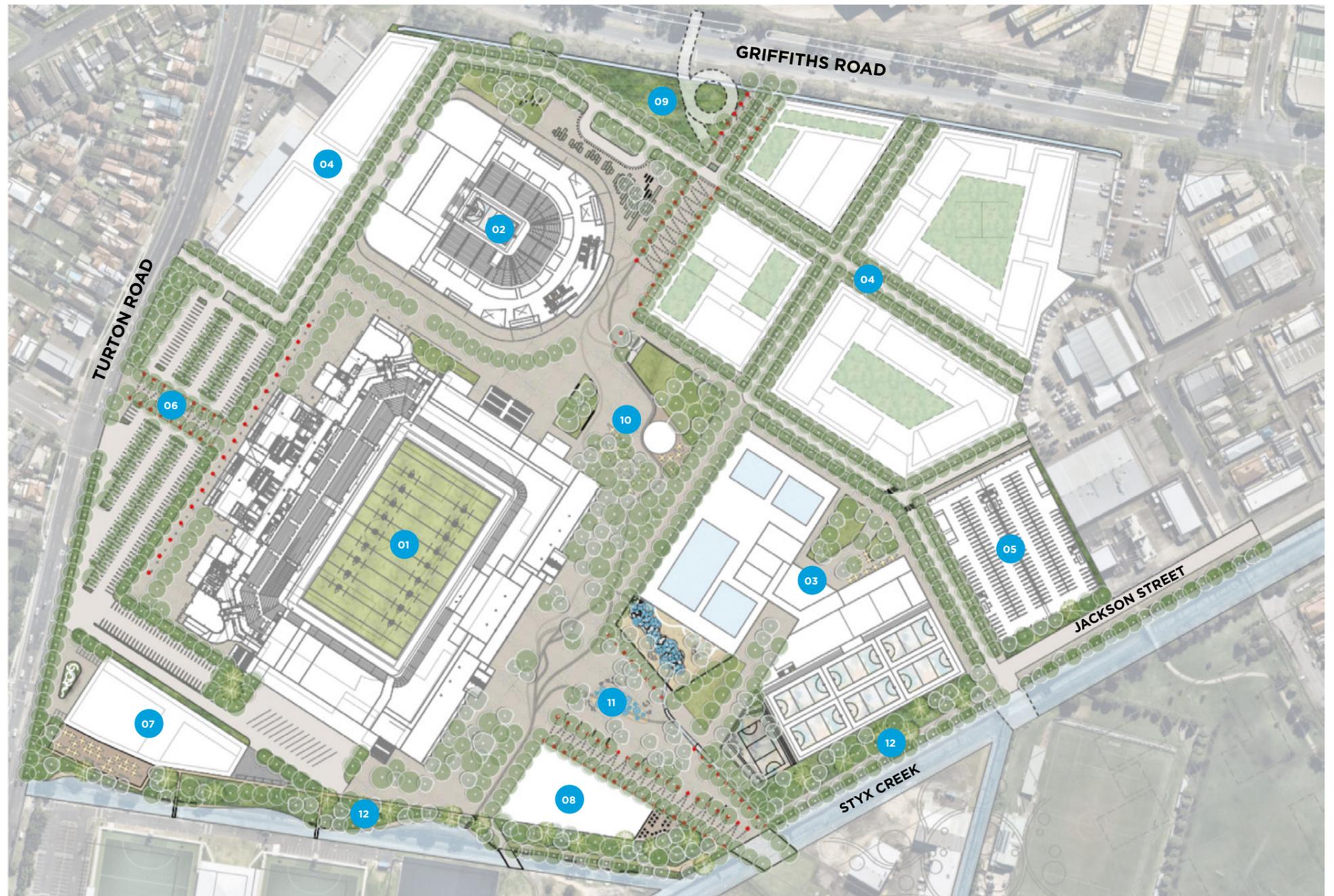
In June 2021, the NSW Government announced funding of \$6.7 million to develop a masterplan and final business case for the Hunter Park. The business case was finalised in late 2022 and will shortly be presented to the NSW Government, noting a change of government occurred in March 2023.

A revitalised precinct will further cement Newcastle's place as the gateway city to northern NSW and ensure it continues its strong and vibrant legacy with quality sports and entertainment facilities. It has the potential to deliver upgraded sporting facilities, high-quality public spaces and playgrounds, new multi-purpose leisure and entertainment facilities (including a year-round aquatic centre), improved parking options, a dining precinct, 2,000 residential dwellings, renewed community facilities, and cycling and walking tracks.

If the NSW Government builds an aquatic facility at Hunter Park then Lambton Park War Memorial Swimming Centre would be maintained as a District facility with Hunter Park becoming the region's premier swimming centre and maintained as a "Hunter facility". Regardless of the delivery timeframe for the construction of an aquatic facility at Hunter Park by the NSW Government, this Strategy proposes that Wallsend Memorial Olympic Swimming Centre move from a "District facility" to a "Greater Newcastle facility" over the medium term. For more detail, see section "Future Inland Pools Network Categories".

Figure 10: Proposed Concept Plan for Hunter Park courtesy of Venues NSW.

**This is an indicative diagram that shows an aquatic/leisure centre as part of the Hunter Park precinct. It indicates what could fit in the space and is not a detailed representation or render of a future development.*



HUNTER PARK PRECINCT REDEVELOPMENT | VENUE DESIGN REPORT AUGUST 2022 | VENUES NSW

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- | | |
|--|--|
| 01/ McDonald Jones Stadium | 07/ Hotel site |
| 02/ Newcastle Arena | 08/ Pub/retail site |
| 03/ Leisure Centre | 09/ Griffiths Rd Arena Plaza and drop-off |
| 04/ Mixed use development sites | 10/ Events Plaza |
| 05/ Multi-storey car park | 11/ Water Plaza and Broadmeadow Boulevard |
| 06/ Turton Rd Stadium Plaza & on-grade car park | 12/ Styx Creek edge revitalisation |

Benchmark Comparisons

Otium Planning Group has undertaken aquatic benchmarking with similar local government areas in NSW.

Table 3: Benchmarking Comparison

COUNCIL	2020 POPULATION	COUNCIL AQUATIC FACILITIES	AQUATIC FACILITY PROVISION RATE	YEAR ROUND AQUATIC FACILITIES	YEAR ROUND FACILITY PROVISION RATE
Central Coast	345,809	4	86,452	3	115,270
Lake Macquarie	207,775	6	34,629	3	69,258
	219,798	9	24,422	4	54,950
AVERAGE			48,501		79,826
Newcastle	167,363	5	33,473	0	N/A

As demonstrated in the above benchmarking exercise, the provision rates of aquatic facilities to residential population range from 1:24,422 to 1:86,452. The average Council owned aquatic facility provision rate across the four areas investigated, demonstrates a provision rate of 1: 39,198

The City currently provides five aquatic facilities for the estimated 2020 residential population of 167,363. This equates to a provision rate of 1:33,473. This is comparably higher than the provision rate of the three local government areas investigated.

In addition, the benchmarking indicates that City of Newcastle provides a comparably higher provision rate of seasonal aquatic facilities, with a provision rate three to four times greater than the average of the Councils benchmarked. The City of Newcastle does not provide any year-round aquatic facilities, hence making the construction of an aquatic facility at Hunter Park a necessary priority for the NSW Government.

It is important to acknowledge that the size, facility component mix offered and associated facility capacity at any given aquatic site can vary greatly. When considering future aquatic directions, it is recommended to focus the following key principles as opposed to a quantity only provision standard:



Distribution and Access



Quality and Functionality



Size and Capacity



Performance Review

Infrastructure Spend

City of Newcastle continues to invest significant funds to upgrade and renew its five local inland swimming centres and supporting facilities, with over \$5.4M spent within the past seven years.

Improvements include:

Beresfield Swimming Centre

New starting blocks

New shade structures

New recreation pool inflatable

Additional seating

Lambton Park War Memorial Swimming Centre

Permanent grandstand replacement (including temporary seating while new grandstand is constructed)

New palisade fencing

Replacement of water slide

Upgrade to water play area

Painting of facility and changerooms

New blankets and lane ropes

Improved shade structure

Design investigations for improvement to heating

Mayfield Swimming Centre

New grandstands including shade

Improved pathway connections

New playground

Installation of family change room

New shade structures

New lane ropes

Solar upgrades to heat 50m pool

Additional seating

Stockton War Memorial Olympic Pool

Major works to reduce water usage and relining of main lines to pool

New boundary fencing

Renewal works on pavilion roof

New blanket rollers to store heat blankets

New blanket and lane ropes

Additional seating

Wallsend Memorial Olympic Swimming Centre

New shade structures

New playground

Landscaping improvements

New lane ropes

Solar upgrades to heat 50m pool

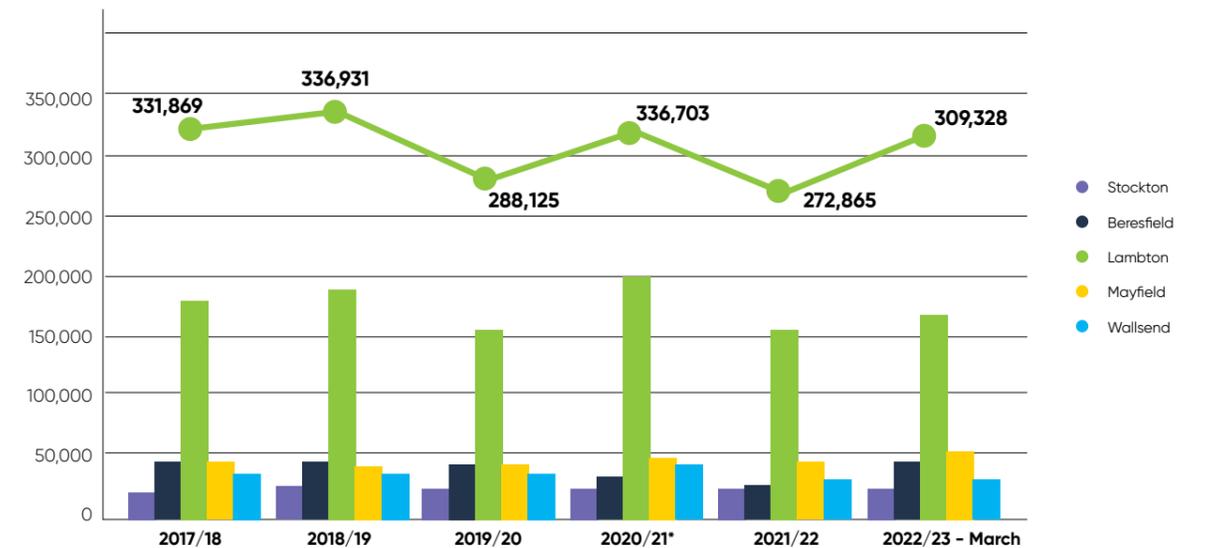
Additional seating

Visitation

Visitation data between 2017/18 and 2022/23 demonstrates that most centres experienced relatively consistent visitation over the past six years. The highest patronised centre is Lambton, receiving more than 150,000 visits more per annum than any of the other inland swimming centres.

Figure 10: Inland Pool Visitation

Inland Pool Visitation



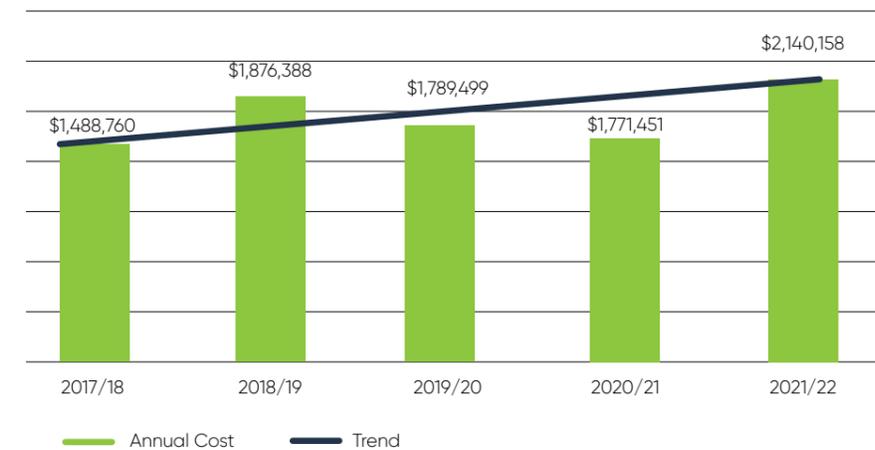
*Forum closed for 12 months for \$8M renovations

Operating Result

The combined operating cost to ratepayers for City of Newcastle owned inland pools over the past five years is outlined below:

Figure 11: Operating Cost to Council

Operating Cost to Council



Cost to Ratepayers of Each Visit to a CN Swimming Centre

The combined cost per visit for CN inland swimming centre over the past five years is outlined below:

Figure 12: Combined Cost per Visit

Combined Cost per Visit



Asset Condition Assessment

Asset Condition reviews of City of Newcastle's five inland pools was undertaken by JWC Engineers (see Appendix 3 - JWC Report 2022).

The condition reviews apply to the pool shells and tiling etc. That is buildings and water treatment systems are not included.

Weighted condition ratings were applied to specific main pool elements to give a comparative condition rating that applies across the five facilities. The Moloney 10-point scale has been used with:

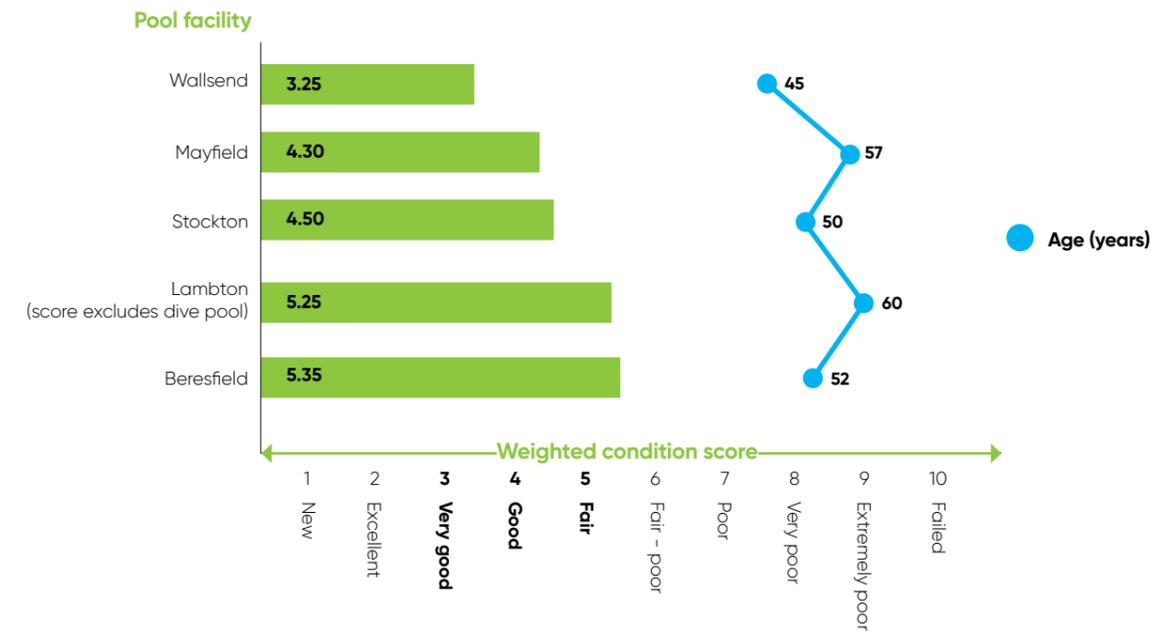
« Rating 1 Near New

« Rating 10 Failed.

To make this comparative assessment valid, a list of 'common' pools and their elements must be defined. For example, since Lambton is alone in having a dive pool, the dive pool is excluded from the comparison.

Figure 13: Asset Condition

Asset condition



* in order of condition

Remaining Useful Life

A summary of the estimated remaining useful life of aquatic facilities at each pool is summarised below. Planning for renewal needs to be incorporated to be completed by the timeframes provided in the table below.

Table 4: Remaining Useful Life

	LAMBTON	BERESFIELD	MAYFIELD	STOCKTON	WALLSEND	
Concrete shell - Main pool (underwater)	20	20+	30	30	35+	MAIN POOLS
Concrete hob/ gutter overhang - Main pool	20	15	25	25	30	
Concrete shell-LTS pools (underwater)	30+	20+	20+	30+	40+	LTS POOLS
Concrete hob/ gutter overhang-LTS pools	20	15	25	25	30	
Tiling - Main pool	15	15	15	15	25	MAIN POOLS
Tiling - LTS pools	20	15	15	20	30	LTS POOLS
Promenade slabs	15	20	25	25	30	
Dive Pool						LAMBTON DIVE POOL
Concrete shell - Dive pool (underwater)	20					
Concrete hob/ gutter overhang - Dive pool	20					
Tiling - Dive pool	20					

Asset Maintenance Recommendations

The following maintenance recommendations are proposed by JWC Engineers:

Tests proposed are:

1. City of Newcastle engage specialists to investigate gutter overhangs to gauge the corrosion 'front' and whether lower cost patch repairs can serve as an interim repair, or full replacement of the overhang is the only option in the short / medium term. The following tests are recommended:

- a. Radar (GPR) scanning
- b. Carbonation/pH/chloride tests.
- c. Drumminess tests.

2. Implement a program of 5-yearly emptying of the pools to allow for investigations and repairs to be more thorough and achieved at lower cost as per the program outlined below:

- a. Lambton 2024
- b. Beresfield 2025
- c. Mayfield 2026
- d. Stockton 2027
- e. Wallsend 2028

3. Schedule the recommended maintenance works over the coming 20 years as outlined in individual inland pool reports and as summarised below:

Table 5: Recommended Maintenance Works

Pool Facility	Probable order of cost (20 year estimate)
Wallsend	\$447,797
Mayfield	\$604,230
Stockton	\$405,948
Lambton (includes dive pool and tower)	\$2,270,075
Beresfield	\$920,042
TOTAL	\$4,648,092

Note – Where the timing of recommended works occurs at a similar time to the recommended pool replacements (see Section 8 below), it is proposed the maintenance tasks not be undertaken.

Costs have been estimated by JWC Engineers. Costs / allowances are probable order of costs that includes the pool shell and tiling maintenance only. Their purpose is to establish conservative funding amounts for City of Newcastle's forward capital works program and Long Term Financial Plan.

Strategic Direction for Aquatic Centres

Analysis of Future Needs

With five inland swimming centres of similar age and facility mix, enhancement will be required to ensure the assets operate safely and consider the needs of the community over the next 20 plus years. However, adequate capital and operating funding for major public assets of this nature is increasingly difficult to secure within the local government environment, which is financially constrained by a collar on council rates and implemented by the NSW Government, known as the rate peg. Increasingly, state and federal governments are providing significant funding to councils to ensure the renewal of existing pools as well as for new pools. During the past four years the NSW and Federal Governments have jointly provided \$630 million to upgrade public pools (none in the Newcastle LGA).

Outlined below is a summary of the analysis undertaken for this Strategy that takes into account a realistic funding environment and City of Newcastle's investment capability.

Asset Condition

Overall whilst the facilities across City of Newcastle's five inland swimming centres are ageing and in need of investment, the assessment undertaken by JWC Engineers did not identify any infrastructure that is considered catastrophic and/ or near end of life.

The primary concerns are several hobs and gutters at a number of pools, however, this problem can be repaired and remedied without having to decommission the entire pool structure. The facilities at City of Newcastle's inland swimming centres do not necessarily meet contemporary standards for aquatic facilities, however, based on the assessment of JWC Engineers, they are not unsafe to users. Whilst out of scope, it was noted that the Lambton Pool Grandstand required replacement and as such this structure is currently being replaced by City of Newcastle at significant cost.

All pools have limited universal accessibility to encourage maximised use by all members of the community regardless of ability within the facilities

overall and the pools themselves. It is recommended that this deficiency be prioritised in the short term for correction.

Subject to the remedial works recommended within this report being undertaken, all facilities will have the capacity to continue to function beyond the 20-year life of this Strategy.

Network of Supply

The continuing population growth within the Newcastle LGA will increase the demand for sport and recreation facilities generally, including aquatic facilities. With a high increase within the 25-49 and 70-84 years of age brackets, there is likely to be more intensified demand for aquatic fitness and year-round warm water opportunities.

The network of supply of City of Newcastle's inland swimming centres means that all residents are within a 15-minute drive of an inland pool. However, there is an overlap for users between several of City of Newcastle's and adjoining LGA inland pools, including between:

Mayfield, Lambton and the proposed Hunter Park Precinct

East Maitland Pool with Beresfield Swimming Centre

Lakeside Leisure Centre (Raymond Terrace) with Stockton and Beresfield Swimming Centres.

Lambton Park War Memorial Swimming Centre is the city's current premier pool, and will remain so until a year round aquatic facility of a standard that can service the needs of the Hunter region, with world class, modern facilities, is built at the NSW Government's Hunter Park site at nearby Broadmeadow. Once constructed, Lambton will move to a "District facility" and maintain its focus on families and water play. Over time, population growth in the city's western corridor will require Wallsend Memorial Olympic Swimming Centre to be enhanced and upgraded from a "District facility" to a "Regional facility", with a catchment area further away from Broadmeadow to compliment the future Hunter Park facility.

Market Attraction

The non-contemporary inland pool facilities are adversely impacting the ability of the network to reach its full usage and viability potential. There is a large provision of 50m outdoor pools which is attractive to the aquatic fitness and training market. Conversely, there are minimal opportunities for recreation, leisure and adventure; education; or therapy aquatic markets. Further, none of City of Newcastle's 50m pools support contemporary accessibility (i.e. ramps, lifts) or program flexibility (swim walls, moveable boom).

The 50m pools are important to the community and should be retained, however, there is a need to differentiate and expand the aquatic facility offerings subject to the future funding capacity of City of Newcastle.

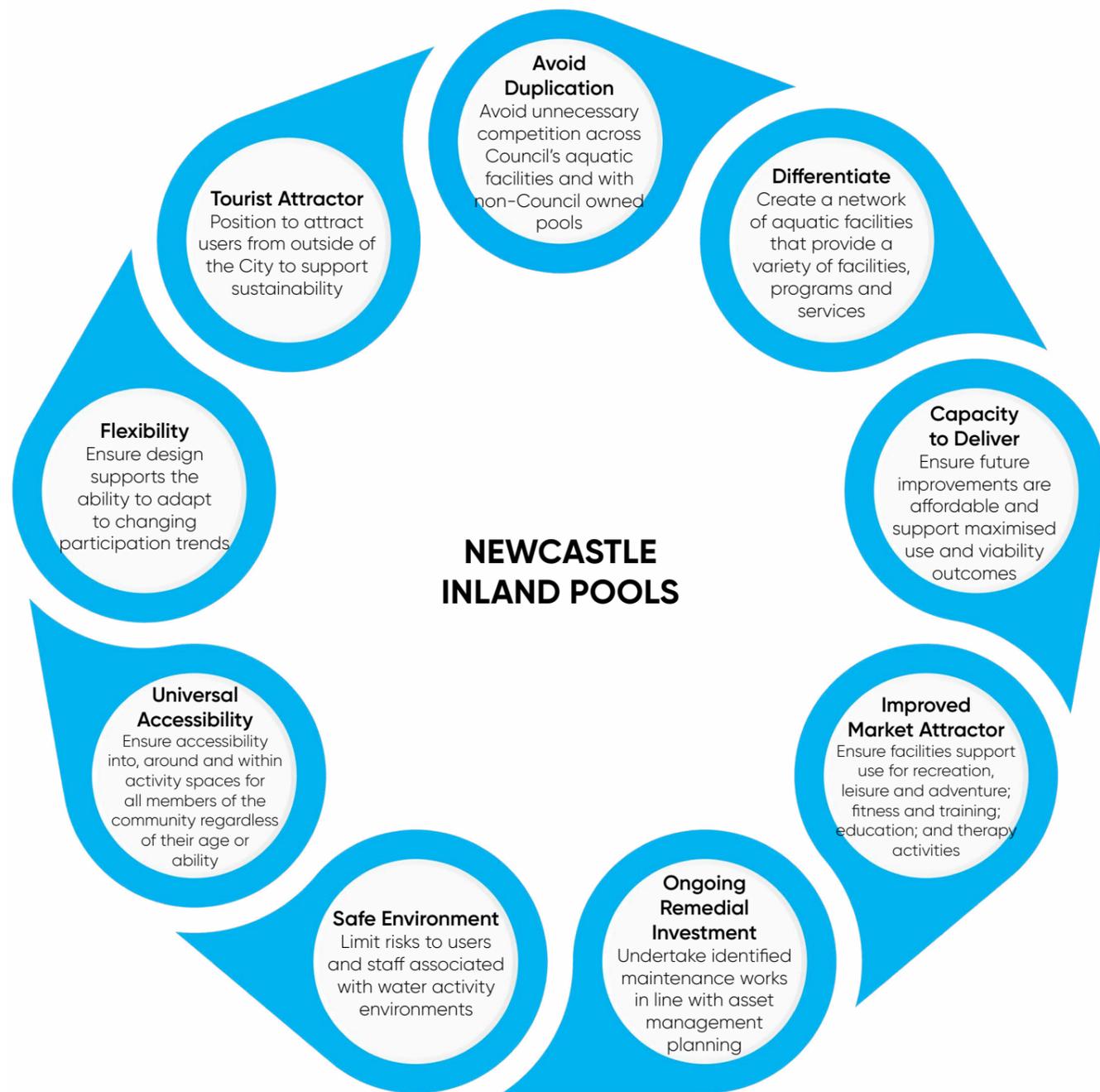
The lack of universal accessibility opportunities, combined with outdated entry, food & beverage, retail and amenities is also likely to be adversely impacting the performance of the inland pools.

The five inland pools currently play a very minor role in attracting tourists to Newcastle. Opportunities for the inland pools, particularly at a location such as the Stockton War Memorial Olympic Pool, to better support tourism and to better align with the strategies and vision of the Newcastle Destination Management Plan should be explored in future. For example, partnering with the City of Newcastle owned Stockton Holiday Park.

Guiding Principles

In consideration of the analysis of future needs for City of Newcastle's inland swimming centres, the following Guiding Principles will inform future improvements and investment:

Figure 14: Newcastle Inland Pool Guiding Principles



Future Inland Pools Network Categories

To service the full range of aquatic uses, maximise viability and avoid unnecessary competition between its five inland swimming centres, the City of Newcastle needs to have clear differentiation between its centres. CN uses hierarchy definitions across a range of open space assets including parks, playgrounds and sporting complexes to guide future provision of community facilities. The Inland Pools Network Categories below recommends four classifications for inland swimming centres which will guide future investment over the next 20 years.



HUNTER

Serves the Hunter region and focuses on facilities that support aquatic based event and high performance programs and services, including increased lap swimming space, deep water related facilities, and recreation, leisure & adventure; fitness & training; education; and therapy activities



GREATER NEWCASTLE

Serves whole Council area and some regional demand and incorporates high quality and high capacity facilities, that support recreation, leisure & adventure; fitness & training; education; and therapy activities.



DISTRICT

Serves a cluster of communities/ suburbs from its immediate surrounding catchment, with a mix of local training or social use and inter-club competition.



TOURIST

Supports broader City tourism strategies with a focus on informal leisure/ adventure and recreation aquatic facilities.

Table 6: Future Inland Pools Network Categories

NETWORK CLASSIFICATION	INLAND POOL	STRATEGIC DIRECTION
Hunter	Hunter Park <i>*Subject to NSW Government</i>	<ul style="list-style-type: none"> The Hunter region lacks a contemporary, major event and high performance aquatic facility that should be addressed through an aquatic facility at Hunter Park. Inclusion of a national standard facility is consistent with other planned major event and high performance facilities at the NSW Government owned site. Investment by the NSW Government in high performance aquatic facilities supports City of Newcastle to better invest in community aquatic infrastructure. Recommend that it incorporates deep water for water polo and diving. Ability to hold swimming carnivals.
Greater Newcastle	Wallsend Memorial Olympic Swimming Centre	<ul style="list-style-type: none"> Wallsend and Lambton have similar catchments; if the Hunter Park aquatic facility is realised then the Lambton catchment will be reduced and Wallsend is relatively central to the Newcastle community. Wallsend will be well positioned to provide upgraded facilities, programs and services that are attractive to the full potential aquatic market. Ability to hold swimming carnivals.
District	Beresfield Swimming Centre Mayfield Swimming Centre	<ul style="list-style-type: none"> District inland pools to be improved over time, to meet immediate surrounding catchments and ensure minimal competition with Hunter Park and Wallsend aquatic facilities. Majority of improvements med-long term; will differ from Wallsend in scale and mix. Ability to hold swimming carnivals.
Tourist	Stockton Memorial Olympic Swimming Pool	<ul style="list-style-type: none"> Consistent with coastal location, adjacent holiday park and small catchment of 4,000 people. Improve over time to increase opportunities for informal leisure/ adventure and rec opportunities.
Greater Newcastle or District	Lambton Park War Memorial Swimming Centre	<ul style="list-style-type: none"> Lambton will be Greater Newcastle or District, depending on the timing of the NSW Government's commitment to fund an aquatic centre at Hunter Park. Classification at Lambton is dependant on the future of Hunter Park to ensure offerings are fit for purpose and do not duplicate the offering at Hunter Park. Ability to hold swimming carnivals.

Individual Swimming Centres Recommendations

Facility improvements for each inland pool, including their proposed development priority and cost estimate, are outlined below. A Prioritised Schedule of Maintenance prepared by JWC Engineers is outlined below. Timeframes for recommendations are notionally classified as:

Short Term:
0 – 7 years

Medium Term
7 – 14 years

Long Term:
14 – 20 years

FUTURE DIRECTION	PRIORITY	COST ESTIMATE ²
Wallsend Memorial Olympic Swimming Centre		
1 New platform lift for 50m pool	Short Term	\$250,000
2 New pop-up wall (capability to split into 2 sections) in 50m pool	Short Term	\$200,000
3 Redevelop amenities and changerooms, including a Changing Places facility (approx 250m ²)	Medium Term	\$1,100,000*
4 Replace toddlers pool with an adventure water play park with multiple zones for different ages (up to 500m ²)	Medium Term	\$1,800,000*
5 Replace learners pool with a indoor heated multi-purpose pool with a platform lift and swim ledge on one side (up to 1,500m ² including concourse)	Medium Term	\$6,000,000*
6 Redevelop entry, foyer, café, retail lounge (approx 300m ²)	Medium Term	\$1,000,000*
7 Replacement of pools	Long Term plus	\$50,000,000*
		TOTAL: \$60,350,000+

FUTURE DIRECTION	PRIORITY	COST ESTIMATE ²
Lambton Park War Memorial Swimming Centre		
1 New platform lift for 50m pool	Short Term	\$250,000
2 New pop-up wall (capability to split into 2 sections) in 50m pool	Short Term	\$200,000
3 Redevelop amenities and changerooms, including a Changing Places facility (approx 250m ²)	Short to Medium Term	\$1,100,000*
4 Replace toddlers pool with Leisure and water play with multiple zones for different ages (up to 500m ²)	Short to Medium Term	\$1,800,000*
5 Construct an indoor heated multi-purpose pool at the site, with a platform lift and swim ledge on one side (up to 1,500m ² including concourse), creating a swimming centre with indoor and outdoor facilities	Short to Medium Term	\$6,000,000*
6 Redevelop entry, foyer, café, retail lounge (approx 300m ²)	Short to Medium Term	\$1,000,000*
7 Ongoing future of Dive Pool to be further reviewed once Hunter Park Precinct offerings are determined	Following the opening of Hunter Sports Park aquatic facility	
8 Replacement of pools	Long Term plus	\$70,000,000+*
		TOTAL: \$80,350,000+

Beresfield Swimming Centre		
1 New platform lift for 50m pool	Short Term	\$250,000
2 New pop-up wall (capability to split into 2 sections) in 50m pool	Medium Term	\$200,000
3 Redevelop entry, foyer, café, retail lounge (up to 225m ²)	Long Term	\$750,000
4 Redevelop amenities and changerooms (up to 200m ²)	Long Term	\$1,000,000*
5 Modernise seating in Grandstand	Following the opening of Hunter Sports Park aquatic facility	\$500,000
6 Replacement of pools	Long Term plus	\$50,000,000+*
		TOTAL: \$52,700,000+

Mayfield Swimming Centre		
1 New platform lift for 50m pool	Short Term	\$250,000
2 New pop-up wall (capability to split into 2 sections) in 50m pool	Short Term	\$200,000
3 Redevelop entry, foyer, café, retail lounge (up to 225m ²)	Long Term	\$750,000
4 Redevelop amenities and changerooms (up to 200m ²)	Long Term	\$1,000,000*
5 Replacement of pools	Long Term plus	\$50,000,000+*
		TOTAL: \$52,200,000+

Stockton War Memorial Olympic Pool		
1 New platform lift for 50m pool	Short term	\$250,000
2 Amend the name to better reflect the facility as a tourist, leisure and recreation destination	Medium Term	
3 New zero-depth water playground (up to 300m ²)*	Long Term	\$1,000,000*
4 Redevelop entry, foyer, café, retail lounge (up to 225m ²)	Medium Term	\$750,000
5 Redevelop amenities and changerooms (up to 200m ²)	Medium Term	\$1,000,000*
6 Replacement of pools	Long Term plus	\$50,000,000+*
		TOTAL: \$53,00,000+

* subject to State Government funding



Concept layout for Wallsend Memorial Olympic Swimming Centre

The cost estimates outlined in Section 8.4 are based on Otium Planning Group's knowledge of similar recent developments. The estimates should not be considered a Quantity Surveyor standard estimate. It is recommended that a cost estimate by a qualified Quantity Surveyor be undertaken prior to formal commitment to the proposed future direction works

Funding for the Future

The analysis of the asset condition and works required to renew and upgrade City of Newcastle's inland pool network into the future indicates that significant investment is required to ensure these valued facilities remain fit for purpose.

Replacing the shells of each of the five inland pools for instance, will likely cost upwards of \$300 million.

This level of investment can only be achieved in partnership with the NSW and Federal governments and other key service providers.

With the population of Newcastle and Greater Newcastle expected to increase significantly over the term of this Strategy, significant financial contributions should be allocated by the NSW and Federal Governments to support this critical infrastructure in the State's second largest city.

In addition to these partnerships, consideration should also be given to complimentary funding models such as the establishment of an Inland Pool Reserve Fund by the City of Newcastle for the sole purpose of maintaining and improving its network of inland swimming centres. This model would see City of Newcastle setting aside funding annually in a restricted internal reserve to support future renewal work to ensure the inland pool network is sustainable into the future. Such funding would not be sufficient to fund major works such as replacing the shells, but acknowledges the increasing cost of maintaining the inland pool network as outlined in this Strategy.

The financial challenge is one that will require innovative solutions and strong partnerships to ensure the community can continue to enjoy local inland pool into the future.

Appendix

Appendix 1: Previous Resolutions of Elected Council



SUBJECT: DEVELOPMENT APPLICATIONS COMMITTEE 21/03/23 ONE INTO TWO LOT SUBDIVISION

MOVED: Councillor Winney-Baartz/Councillor Clausen

Part B:

1. Reiterate and support Council's resolution of 25 October 2022, Item 35 – Newcastle needs a year round aquatic facility That Council:

- Notes its continued investment of more than \$3 million to upgrade local pools, while ensuring affordable entry fees for equity in access for residents, including:

Mayfield Pool

Connecting pathways to new undercover picnic and accessible barbecue area
 Three grandstands with shade
 New playground
 Family change room
 Installation of new shade at deep end of the pool
 New lane ropes
 Installation of two umbrella shade shelters adjacent to learners pool
 Installation of brighter lighting in change rooms
 New pace clock

Stockton Pool

Major works to reduce water use
 New boundary fencing on western side
 Rectification of roof in main pavilion
 Three new blanket rollers to store heat blankets
 Relining main lines to the pool
 Replace learners pool blanket

Lambton Pool

Replace 120m long water slide
 Upgrade to water play area
 Repaint of facility
 New starting blocks and covers to protect the blocks for the 50m pool
 Safety works on stairway access platform to water slide
 Design investigations to more adequately heat the pools
 Painting of all changerooms and non-slip at entrances
 New lane ropes
 Installation of Cantilever shade structure at water slide

Beresfield Pool

New starting blocks for the 50m pool
 Five new shade umbrellas
 New large pool inflatable
 Additional bench seating
 Additional permanent shade off changeroom pavilion

Wallsend Pool

New shade above seating along pool deck
 New shade at starting block end
 Replacement of large shade structure in open space
 Removal of unsafe shade structure on western side
 Replacement of playground
 Relocation and new pace clock on South end
 Repair/maintenance of plumbing in amenities
 General tidy up of gardens and open space, clean of scum lines
 Relocation of ducks
 External garden beds mulched
 Linemarking of car park
 New lane ropes
 Scheduled pressure clean of pool pre-opening

- Notes its commitment to providing a modern year-round public aquatic facility in Newcastle

- Notes that a year-round facility requires substantial investment. Elsewhere, the NSW Government has provided significant funding for pool upgrades or redevelopments. Projects that received funding from Governments include:

- Below are examples of recent additional State/Fed funded pool upgrades (beyond those in the table above):
 Notes recent NSW Government funding for council owned pool upgrades or redevelopments elsewhere in NSW, including:
 City of Sydney: \$106 million: www.ausleisure.com.au/news/cost-of-city-of-sydneys-new-gunyama-aquatic-centre-set-to-exceed-100-million/
 North Sydney: \$58 million: www.smh.com.au/national/a-regional-facility-sydney-mayor-defends-10-million-pool-grant-20200226-p544o5.html
 Parramatta: \$87 million: www.ausleisure.com.au/news/nsw/government-announces-77-million-partnership-to-build-new-parramatta-pool/
 Eurobodalla: \$69 million: <https://www.esc.nsw.gov.au/council/major-projects/current-projects/infrastructure-and-planning/Bay-Pavillions>

Notes that Council's entire Capital Works Program is \$132 million in 2022 up from a historical average of \$50m per year. A \$80m to \$100m pool upgrade is equal to the entirety of Council's infrastructure budget, and cannot be delivered on a rates base alone.



SUBJECT: Mayoral Minute 26/04/22 – KEEP BERESFIELD POOL PUBLIC AND LOW FEE

MOVED: Lord Mayor Cr Nelmes

- Recognises the unique, equitable and immensely important community service provided by Beresfield Pool to our western suburbs, particularly as local residents do not have the same ease of access to our free ocean pools;
- Notes that in 2013, the Newcastle Independent Councillors tried to close and sell off Beresfield Pool and that when this was unable to be achieved due to significant community backlash, they attempted to reduce its opening hours and significantly increase entry fees;
- Notes that Labor Councillors joined with the community to Save Beresfield Pool from closure in 2013, and have fought ever since to keep the entry fees at Beresfield Pool lower than any other swimming pool in the region, and maintain its opening hours for the community;
- Notes that in the 2022/23 draft Budget, Beresfield Pool will join Mayfield and Wallsend Pools in receiving an updated Playground, as a part of our popular Playground Replacement Program;
- Recommits to our longstanding commitment to the community to keep Beresfield Pool in public hands, and low fee, to ensure that families in our western suburbs have equitable

SUBJECT: NOM 26/02/19 – COMMITMENT TO HIGH QUALITY POOLS

MOVED: (Councillors Clausen/Winney-Baartz)

That Council:

1. Reiterates its commitment to high quality aquatic facilities and ocean baths accessible to all Novocastrians.
2. Notes recent submissions and discussions with Venues NSW about the future of the Broadmeadow Sports and Entertainment Precinct, and the opportunities to locate a new all year round aquatic facility as part of the future Sports Precinct at Broadmeadow.
3. Notes the NSW Government's recent commitment towards a new aquatic facility in the Paramatta Local Government Area.
4. Receives an updated report referred to the Infrastructure Advisory Committee outlining the current condition assessment of each inland pool, and a report on the quality of service delivery at each pool (including engagement with relevant communities and users) that outlines options for the future operation of Newcastle's aquatic facilities (including both short term operational and longer term capital and operational management)
5. Writes to local state members and the NSW Ministers and Shadow Ministers for Local Government and Sport advocating for a commitment to an all year-round aquatic facility as part of the Broadmeadow Sports and Entertainment Precinct.

SUBJECT: NOM 24/10/17 – REFURBISHMENT AND UPGRADE OF LAMBTON POOL

MOVED: (Councillors Rufo/Church)

1. That Council staff report to the Ordinary Council Meeting of 28 November 2017 on the options for refurbishment and upgrade of Lambton Pool including broad cost estimates of each of the options.
2. The options to include, as a minimum:
 - a. Replacement of existing pools, water recirculation, filtration and heating systems, pool surrounds and footpaths, grandstand and shade structures with latest technologies including pool insulation and energy efficient water recirculation and heating.
 - b. Upgrade and cover 25m pool to enable 12 monthly operations.
 - c. Upgrade amenities and include spaces for 'dry' activities such as a gymnasium and work out rooms.
 - d. Extra parking spaces to cater for increased patronage.
3. The report to explain the opportunities for staging the works, in line with funding availability.
4. The report to describe potential funding options, including State and Federal grants, private sector funding, and SRV funds.
5. A briefing of Council be conducted prior to the submission of this report.

SUBJECT: NOM 24/10/17 – BERESFIELD SWIMMING CENTRE

MOVED: (Councillors Dunn/Byrne)

That Council:

1. Amend the operating hours of the Beresfield Swimming Centre (BSC) for the 2017/2018 season to:

23 September 2017 to 29 October 2017	Mon – Sun	6am – 6pm
	Sat – Sun	6am – 6pm
30 October 2017 to 18 March 2018	Mon – Fri	6am – 7pm
	Sat – Sun	6am – 7pm
19 March 2018 to 29 April 2018	Mon – Fri	6am – 6pm
	Sat – Sun	6am – 6pm

with associated costs to be addressed through the Quarterly Budget Review process.

2. Implement the changes in operating hours at BSC as soon as possible and notify relevant stakeholders.
3. Investigate upgrades to BSC including but not limited to additional shading, additional shaded seating, children's water activities, a water park and report back to Council.

SUBJECT: NOM 24/03/15 – LAMBTON POOL YEAR ROUND UPGRADE FEASIBILITY

MOVED: (Councillors Clausen/Luke)

That:

1. A workshop be provided to Councillors providing an overview of previously completed reports on Swimming Pool Strategy and the potential expansion of Lambton Pool;
2. That the current Officer's review of the Swimming Pool Strategy additionally incorporate consideration of:
 - the works necessary to upgrade Lambton Pool to a year round facility including options of providing cafe, gym, and learn-to-swim facilities onsite, and consideration of the revenue that could be raised from these separate streams
 - the potential energy and maintenance savings from upgrading pool facilities
 - likely costs of upgrades
3. A further workshop be provided following the current Officer review of the Swimming Pool Strategy scheduled for completion in September.



SUBJECT: CD 11/12/07 - DRAFT POOL SERVICE DELIVERY MODEL

MOVED: (The Lord Mayor John Tate/Councillor B Scully)

1 Council adopt the PSDM, subject to the following:

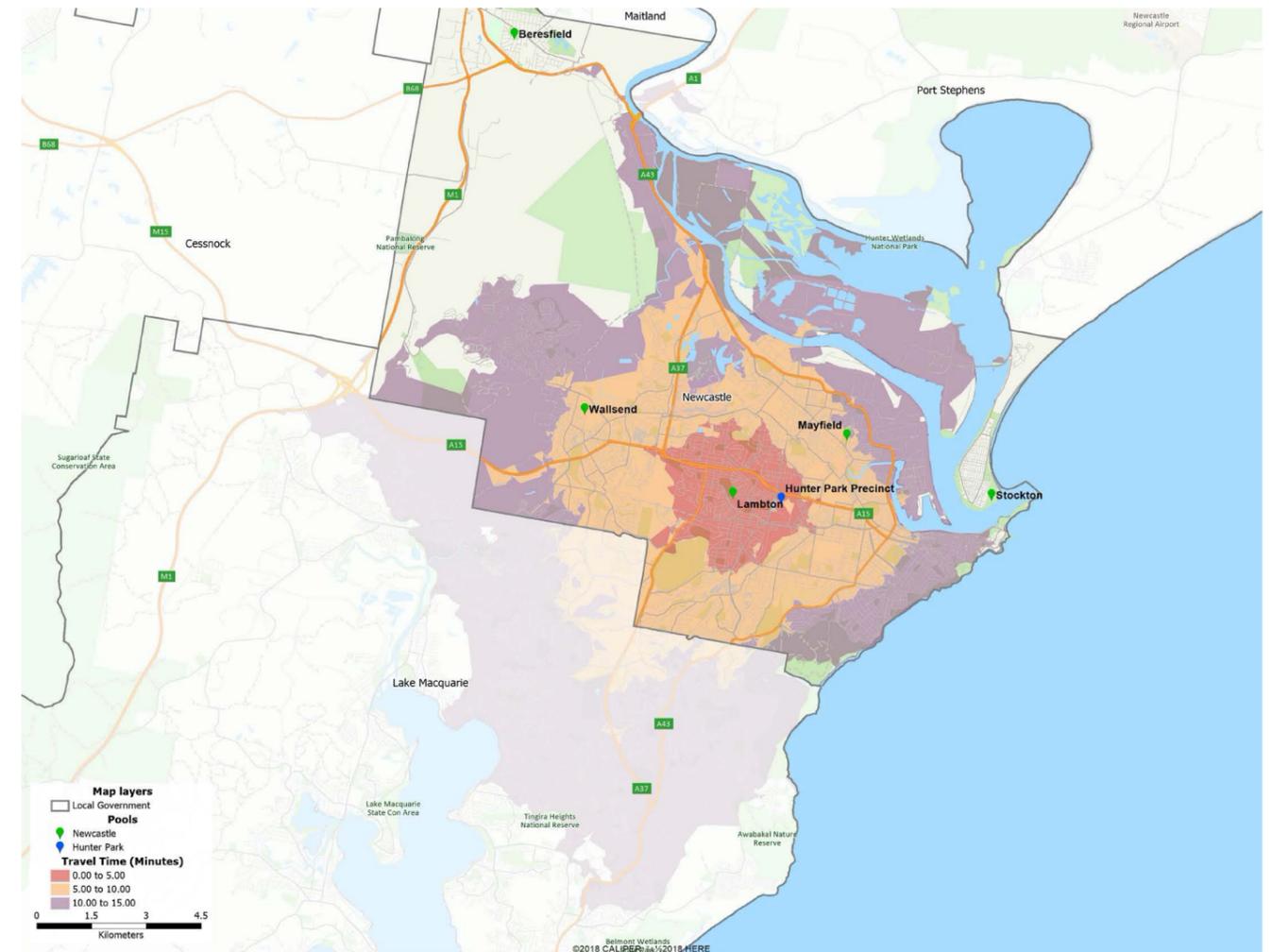
- a. Lambton - The PSDM concept proposal for the Newcastle Aquatic & Leisure Centre be adopted as the first priority and included in the draft 2008/09 Major Projects Program subject to further detailed feasibility analysis and design planning being undertaken, including consideration of the submission by, and in consultation with, the Lambton Memorial Pool Redevelopment Committee (LMPRC).
- b. Mayfield - The submission by the Save Mayfield Swimming Pool (SMSPP) Community Group be received as a basis for further consultation to take place between Council and SMSPP Community Group over a five year period to investigate the business case for the retention of, and future improvement program for, Mayfield Pool.
- c. Stockton - The community submission be received as a basis for further consultation to take place between Council and the Stockton Community Forum, including the Stockton Pool Improvement Appeal Committee, over a five year period to investigate the business case for the retention of the 50 metre outdoor pool and future improvement program for Stockton Pool. Further benchmarking of other aquatic & leisure centres be undertaken including the Kurri Kurri Aquatic Centre and Junee Recreation & Aquatic Centre. Ongoing consultation take place with Port Stephens Council in respect of any proposed aquatic centre developments in that LGA.
- d. Beresfield - The PSDM concept proposal be adopted and ongoing consultation take place with Maitland City Council in respect of any proposed aquatic centre developments in that LGA and future joint venture opportunities between Newcastle and Maitland City Councils.
- e. Wallsend - The PSDM concept proposal be adopted and ongoing consultation take place with Lake Macquarie City Council in respect of any proposed aquatic centre developments in that LGA.
- f. Future development proposals for Mayfield, Stockton, Beresfield and Wallsend swimming centres be reviewed and subject to detailed feasibility analysis and design planning and community consultation following the completion of the aquatic & leisure centre development at Lambton.

- 2. Implementation be completed in stages with Council approval at each stage being subject to detailed feasibility analysis and design planning and presentation of a sound business case informed by ongoing community consultation.
- 3. A committee of Councillors and Council officers be formed to negotiate with BHP Billiton and nominated coal companies to seek funding contributions towards the upgrading and/or maintenance of Mayfield, Beresfield and Wallsend Swimming Centres.
- 4. The word "Memorial" be retained in any future naming of developments for Lambton, Beresfield, Stockton and Wallsend swimming centres.
- 5. The Pool Service Delivery Model Steering Group be retained to guide the future swimming centre developments and improvements.
- 6. Councillors receive a memo of the schedule of the works in relation to playground equipment for the pools. The Pool Service Delivery Model Steering Group be provided with the options for heating the unheated pools.

RESOLVED: (Councillor B Gaudry/The Lord Mayor John Tate)

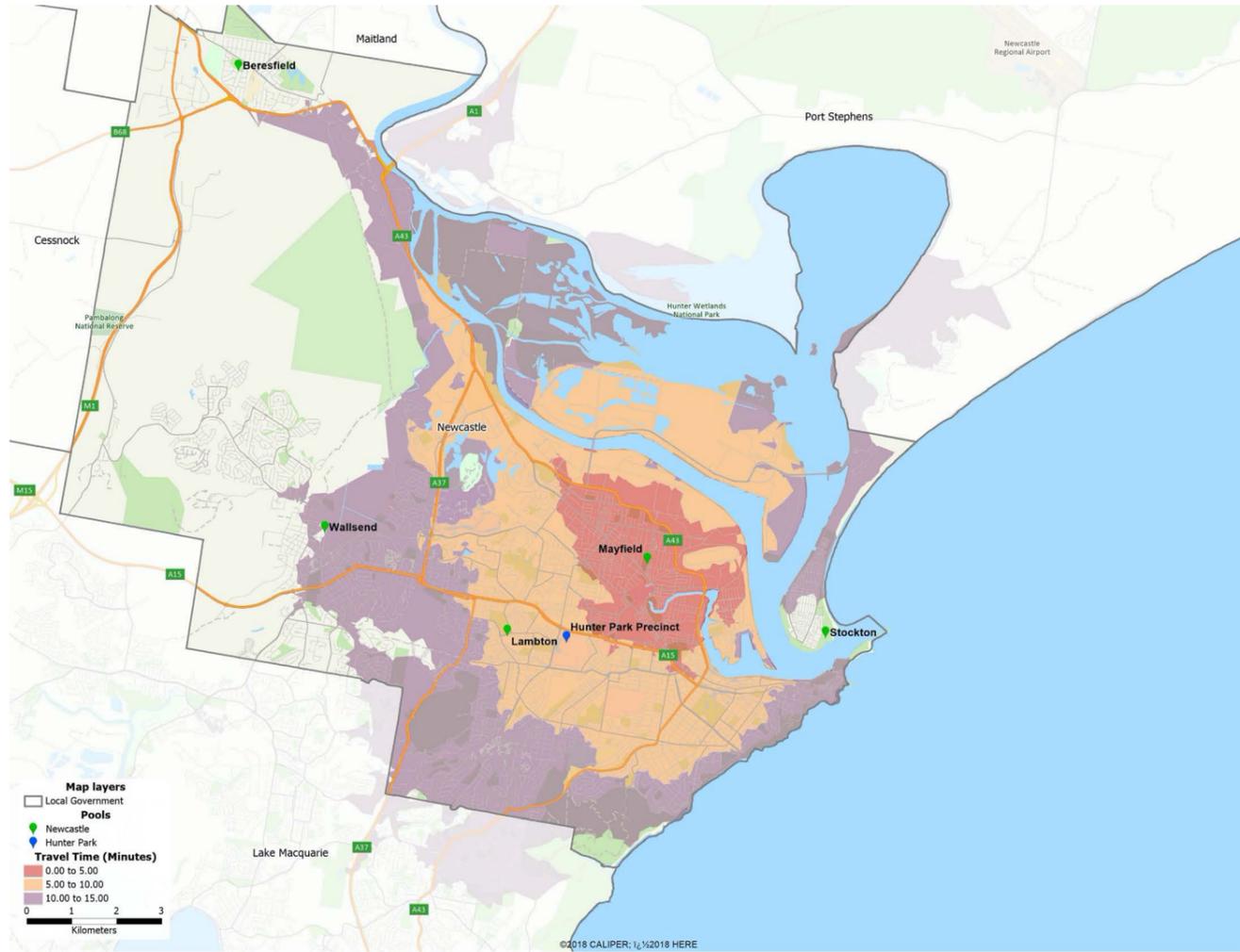
Appendix 2: Travel Catchments – 15 Minutes

LAMBTON



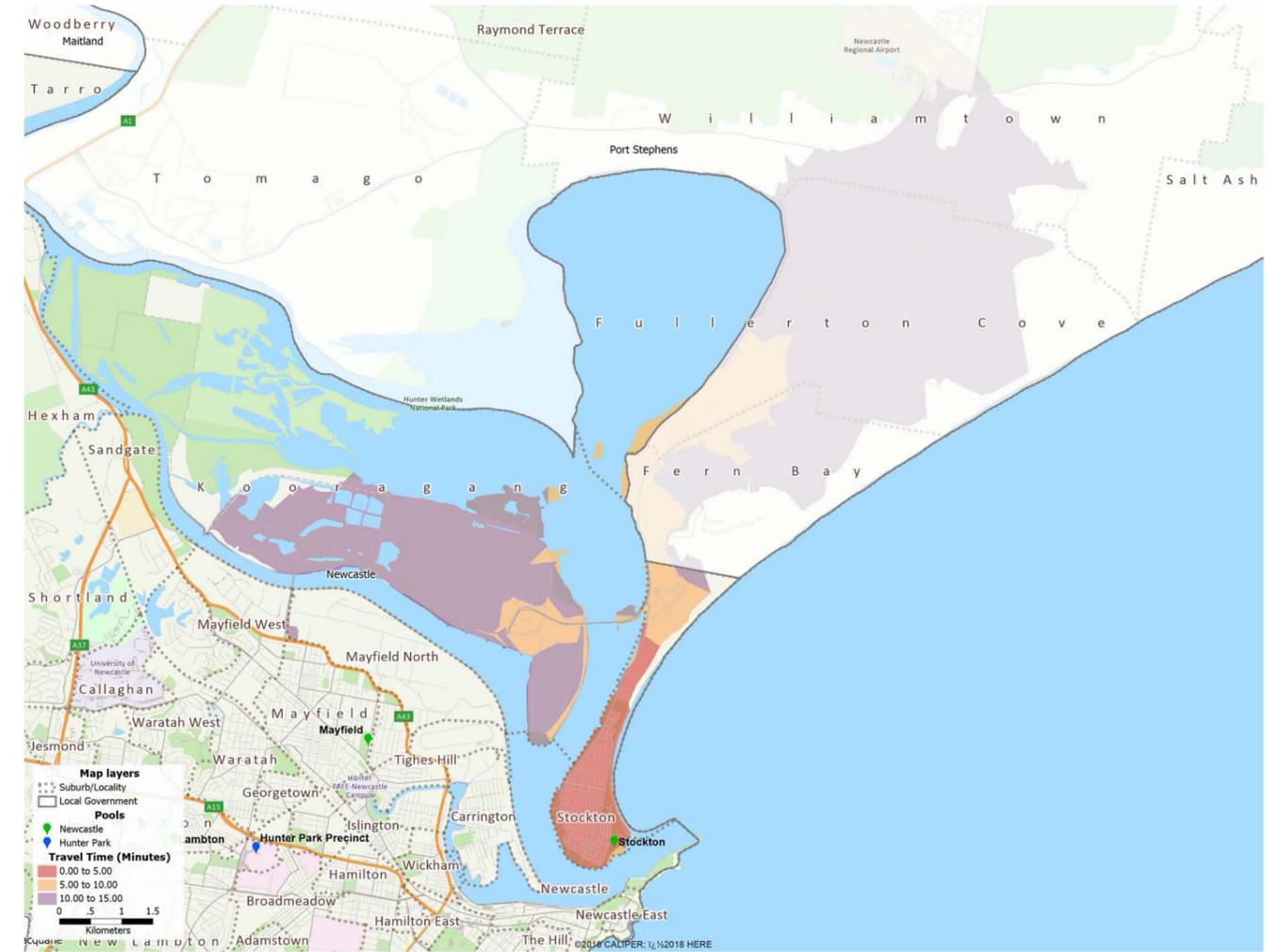
AGE	0 TO 5 MIN	5 TO 10MIN	10 TO 15MIN	0 TO 15MIN
Age <5	1,427	5,610	6,631	13,668
Age 5 to 14	2,724	10,118	13,340	26,182
Age 15 to 19	1,322	5,425	6,501	13,248
Age 20 to 24	1,835	8,567	7,200	17,602
Age 25 to 34	3,189	14,044	15,277	32,510
Age 35 to 44	2,999	11,854	14,311	29,164
Age 45 to 54	2,950	11,611	14,115	28,676
Age 55 to 64	2,713	10,538	13,084	26,335
Age 65 to 74	1,805	7,956	9,923	19,684
Age 75 to 84	1,193	4,842	5,447	11,482
Age 85+	834	2,601	2,290	5,725
TOTAL	22,991	93,166	108,119	224,276

MAYFIELD



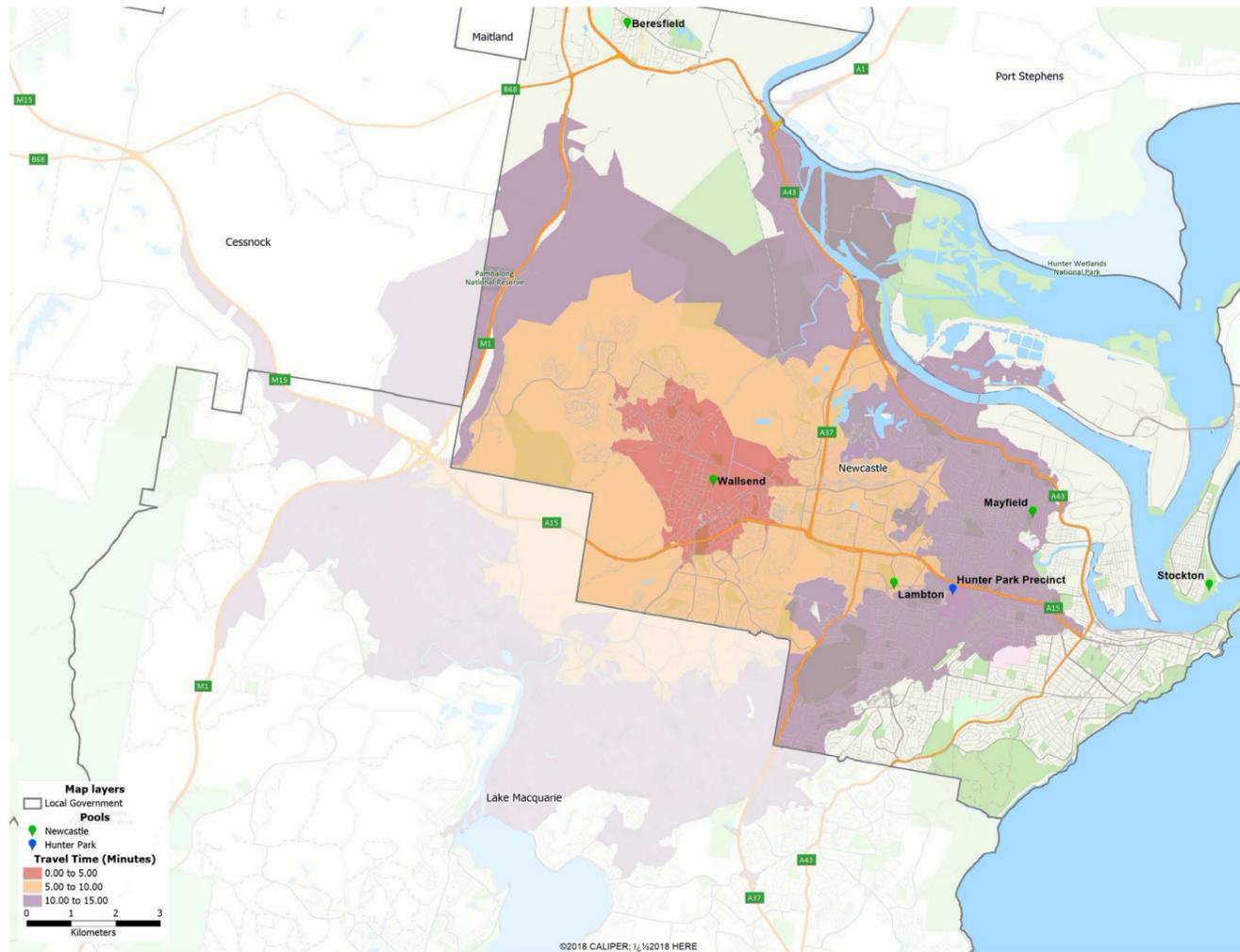
AGE	0 TO 5 MIN	5 TO 10MIN	10 TO 15MIN	0 TO 15MIN
Age <5	1,285	2,829	3,858	7,972
Age 5 to 14	1,860	5,324	7,399	14,583
Age 15 to 19	848	3,013	3,799	7,660
Age 20 to 24	1,697	5,347	5,388	12,432
Age 25 to 34	4,009	8,583	9,197	21,789
Age 35 to 44	2,826	6,633	8,222	17,681
Age 45 to 54	2,612	6,671	8,179	17,462
Age 55 to 64	2,435	6,357	7,450	16,242
Age 65 to 74	1,384	4,336	5,895	11,615
Age 75 to 84	784	2,597	3,710	7,091
Age 85+	404	1,691	1,808	3,903
TOTAL	20,144	53,381	64,905	138,430

STOCKTON



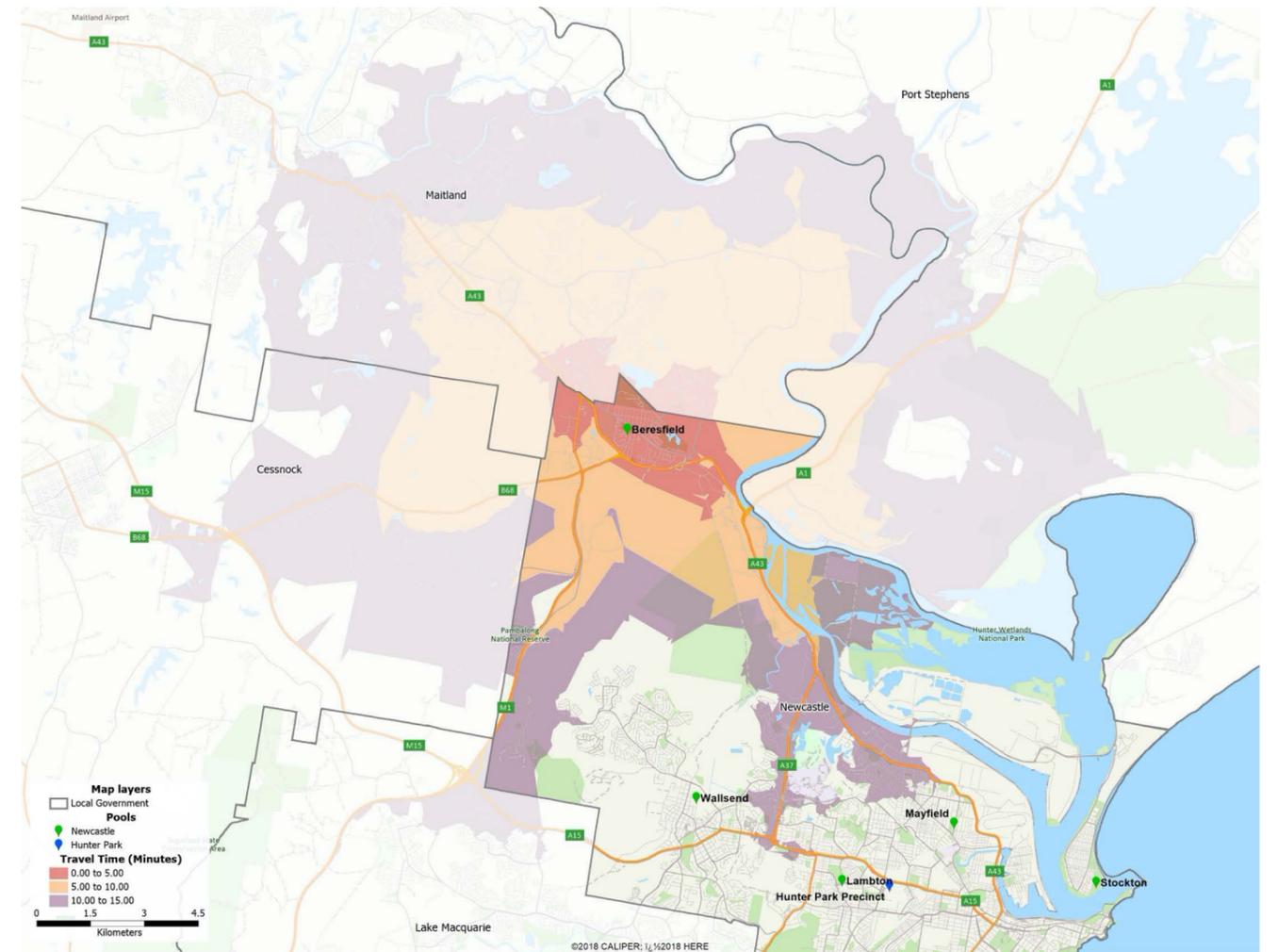
AGE	0 TO 5 MIN	5 TO 10MIN	10 TO 15MIN	0 TO 15MIN
Age <5	183	60	133	376
Age 5 to 14	386	96	180	662
Age 15 to 19	199	40	79	318
Age 20 to 24	166	35	74	275
Age 25 to 34	404	128	217	749
Age 35 to 44	441	116	218	775
Age 45 to 54	552	176	232	960
Age 55 to 64	679	235	305	1,219
Age 65 to 74	431	299	468	1,198
Age 75 to 84	247	124	259	630
Age 85+	151	21	51	223
TOTAL	3,839	1,330	2,216	7,385

WALLSEND



AGE	0 TO 5 MIN	5 TO 10MIN	10 TO 15MIN	0 TO 15MIN
Age <5	823	3,521	5,502	9,846
Age 5 to 14	1,515	6,219	9,900	17,634
Age 15 to 19	729	3,572	4,810	9,111
Age 20 to 24	1,082	5,253	6,047	12,382
Age 25 to 34	1,759	7,842	12,443	22,044
Age 35 to 44	1,670	6,653	11,186	19,509
Age 45 to 54	1,625	6,027	10,803	18,455
Age 55 to 64	1,566	5,462	9,784	16,812
Age 65 to 74	1,168	4,352	7,044	12,564
Age 75 to 84	651	2,449	4,091	7,191
Age 85+	312	1,327	2,290	3,929
TOTAL	12,900	52,677	83,900	149,477

BERESFIELD



AGE	0 TO 5 MIN	5 TO 10MIN	10 TO 15MIN	0 TO 15MIN
Age <5	530	1,639	2,246	4,415
Age 5 to 14	972	3,395	3,934	8,301
Age 15 to 19	470	1,534	2,166	4,170
Age 20 to 24	520	1,396	3,102	5,018
Age 25 to 34	1,075	3,067	5,009	9,151
Age 35 to 44	900	3,092	4,087	8,079
Age 45 to 54	996	3,145	4,014	8,155
Age 55 to 64	971	2,812	3,795	7,578
Age 65 to 74	906	1,902	2,903	5,711
Age 75 to 84	497	960	1,717	3,174
TOTAL	7,837	22,942	32,973	63,752

Appendix 3

Asset Condition Assessment

Inland Pools Strategy 2043

April 2023

Note: condition assessment excludes buildings and water treatment systems and includes visual inspections

Asset condition review methodology

- Assessment based on requirements to keep CN's 5 pools operational
- Scope included pools and concourse promenades (tiles, gutters/ overhangs, expansion joints and pool steps)
- Assessment based on visual inspections of assets
- Review included 3 site inspections per facility, including underwater inspections
- Original drawings were reviewed to inform onsite inspections of levels, settlement and shell movement
- Condition ratings were then developed utilising the Moloney Asset Condition Rating Scale, using a scale of 0 (new) to 10 (failed)
- Remaining life expectancies and recommended works provided based on the asset assessment

Remaining useful life

An estimate of the remaining useful life has been calculated for:

- Concrete shell (main & learn to swim pools) underwater
- Concrete hob/gutter overhang (main & learn to swim pools)
- Tiling (main & learn to swim pools)
- Promenade slabs
- Dive pool (Lambton)
- The remaining useful life shows all pools remain serviceable and this is expected to continue for 20+ years with some elements requiring renewal from 15 years
- There will inevitably be increased maintenance costs over this period as the assets continue to age

Asset maintenance recommendations

- Recommendations as part of the Strategy will inform the annual maintenance schedule for each pool
- Recommendations as part of the Strategy will inform the longer term actions, service asset plans and long term financial plans for the pools

Asset condition assessment summary

Pool facility	Age (yrs)	Weighted condition score
Wallsend	45	3.25
Mayfield	57	4.30
Stockton	50	4.50
Lambton*	60	5.25
Beresfield	52	5.35

*does not include dive tower

Asset Condition Assessment undertaken by JWC Engineers, 2022

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