



# Braidwood Pool Plans

**QPRC**



**Aquatics**

# Braidwood Pool Plans

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# 1. Summary

Built in 1966, the Braidwood Pool has been a much loved and important centre for sport and recreation over many decades. Due to its central location, the pool is a social gathering place for the community. However, it is in serious need of upgrade.

QPRC has been meeting with a number of individuals from the community to discuss potential upgrades over a period of time. The potential upgrades are likely to cost a significant amount of money. It has been agreed that external funding will be required and we should be active in applying for grants.

We are looking at undertaking some improvements to the Braidwood Pool pending available funding. These include:

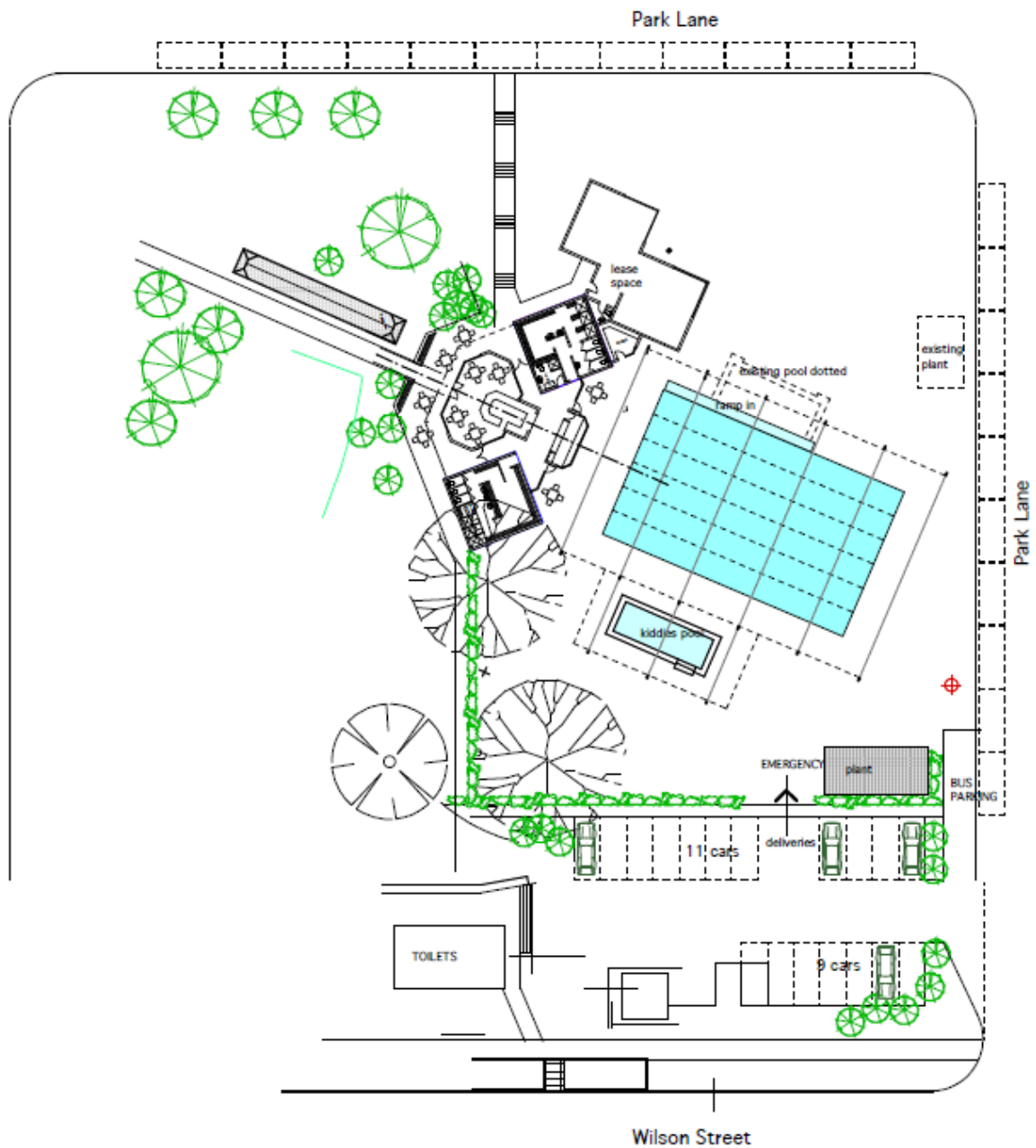
- Stage One (currently funded)
  - Heating, Change Rooms and Kiosk
- Stage Two (not currently funded)
  - Pool Reconfiguration, Plant Room Update, Gymnasium

These upgrades should ensure the pool retains its prominent place as part of the social fabric of the Braidwood community.

We would like to hear what you think about:

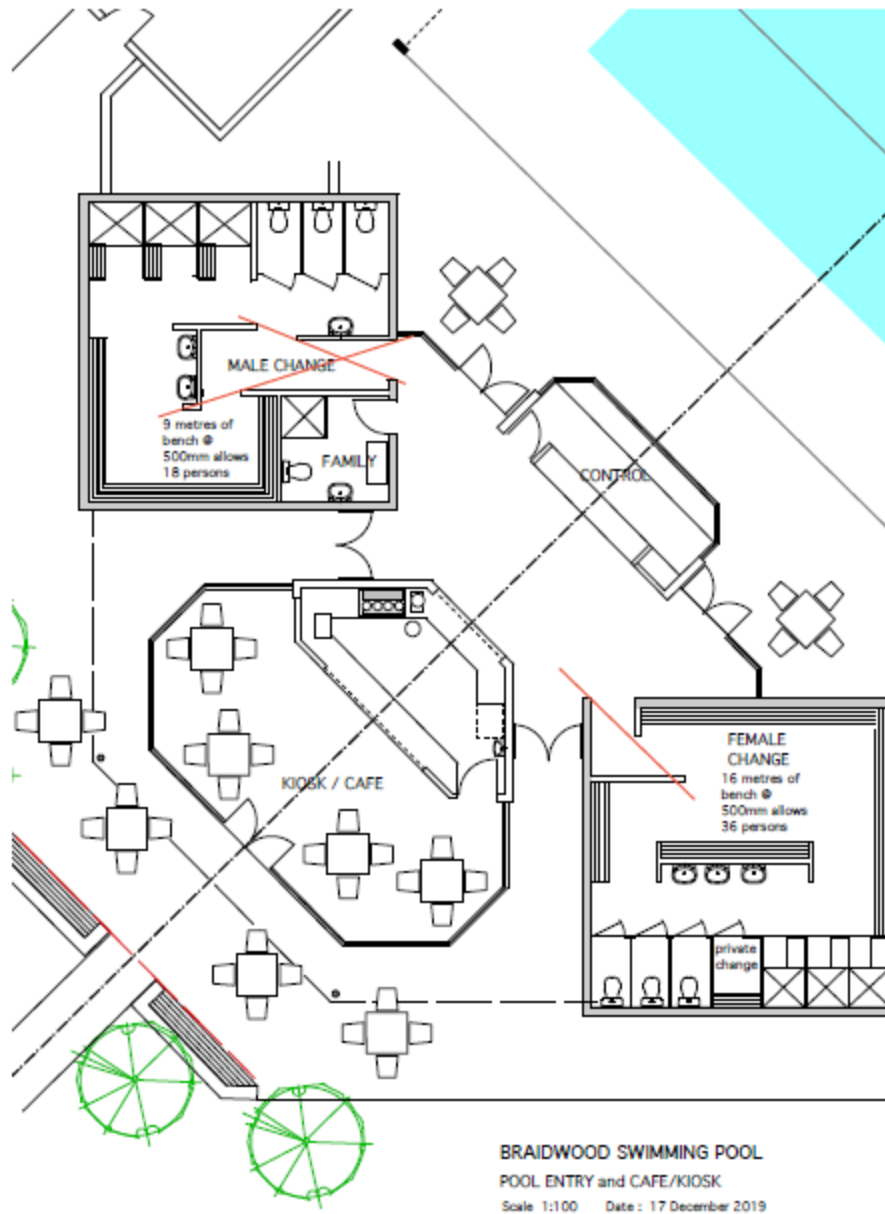
- Whether you support the proposals?
- Any other suggested improvements?

## 2. Overall Plan



### 3. Stage One

\$1 million has been secured for Stage One, funded through Round 3 of the NSW Government's Stronger Country Communities Fund. Construction Phase of Stage One is expected to commence in March 2021.



#### Heating

The number one priority is to increase the temperature of the pool water. To achieve this, solar heating will be installed to new roof structures. This should result in higher levels of comfort for swimming lessons and recreational swimming.

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## **Change Rooms**

The current change rooms offer little amenity and are not enclosed. The upgrade will provide modernised structures, roof construction and family friendly accessible facilities.

Retaining the shell of the existing change rooms and footprint should assist in cost savings. It should also ensure adequate facilities size and maintains the existing entry location.

## **Kiosk**

The current kiosk is not fit for purpose and requires upgrade to enable it to fully service the needs of patrons. Given the location of the pool, the kiosk could include double facing to permit it to operate both inside the pool and to the surrounding park with a possible year round operation. The pool is currently only used during summer (approximately 19 weeks a year from November to March).

Potentially the kiosk would be leased to a private operator.

## **4. Stage Two**

Stage Two has not been funded and will not progress unless funds become available. We will be active in applying for grants.

## **Pool Reconfiguration**

The pool is currently 18 metres in length (or 20 yards). This is because the pool was built when the imperial system for measurement was in place. Increasing the pool length would be desirable for young swimmers who wish to train in an environment that is consistent with other modern facilities. The aim would be a pool with 25 metres in length and six lanes wide.

The pool has significant water leakage. Updating the shell should reduce water loss in a drought affected community. The shell would also have better access to assist with those with limited mobility.

## **New Plant Room**

The plumbing infrastructure does not meet modern standards. Updating the plant room will be required. Relocating the plant room to inside the pool perimeter is also desirable.

## **Gymnasium**

The construction of a gymnasium would provide two purposes. Firstly, allow additional roof space for solar heating. Secondly, a venue that can be used year round by the community.

Potentially the gymnasium would be leased to a private operator.

### 5. Other Considerations

- Two Stages of upgrades
  - The upgrades are likely to cost a significant amount of money and take significant time to complete. Having two stages allows the pool to continue to operate after each stage. It should also allow projects to occur within the pool off-season and reduce the risk of building delays cutting into the summer season.
- Development Application
  - Once a plan has been agreed to, a Development Application will be submitted for both stages. This will enable the different stages to progress as funds become available. An approved Development Application might also improve the chances of getting additional grant funding where priority is given to shovel ready projects.
- Enclosing the Pool
  - Enclosing the pool has been considered but again would likely cost a significant amount of money. Enclosing the pool is not in the foreseeable future but the existing planning has made provisions for this to eventually occur. These details will not be submitted through the Development Application process.
- Ryrie Park
  - We would like to incorporate design elements and a flow from the neighbouring upgraded playground. We would like to ensure the pool has a visual address and further establishes its identity.
- Potential Leased Facilities
  - Would have separate access to allow year round use. There would be permanent gates which allow access to the pools only when open and lifeguards are present.
- Kiosk
  - The Kiosk footprint would start off small because the volume of trade is unknown and not easily predicted. The existing planning has made provisions for the building to easily convert and expand to a full Café.
- Staff Facilities
  - There would be a new purpose built separate structure for staff. This is where staff would sell memberships and other items that do not conflict with the kiosk. The current staff facilities are dated and lacks flow. The proposed structure would allow staff to serve customers and supervise the pool from the same location. Staff would also have much better view of the pool for supervision than the current situation.
- Toddlers Pool
  - The Toddlers Pool would remain in the same position.
- Tender
  - If funding is available, we will look to go out to tender for the different stages. A competitive tender process may allow other improvements to become part of the stages such as improved storage, fencing, landscaping, seating, BBQ's and security.