

PARK/RESERVE NAME

Bowral Swimming Pool site

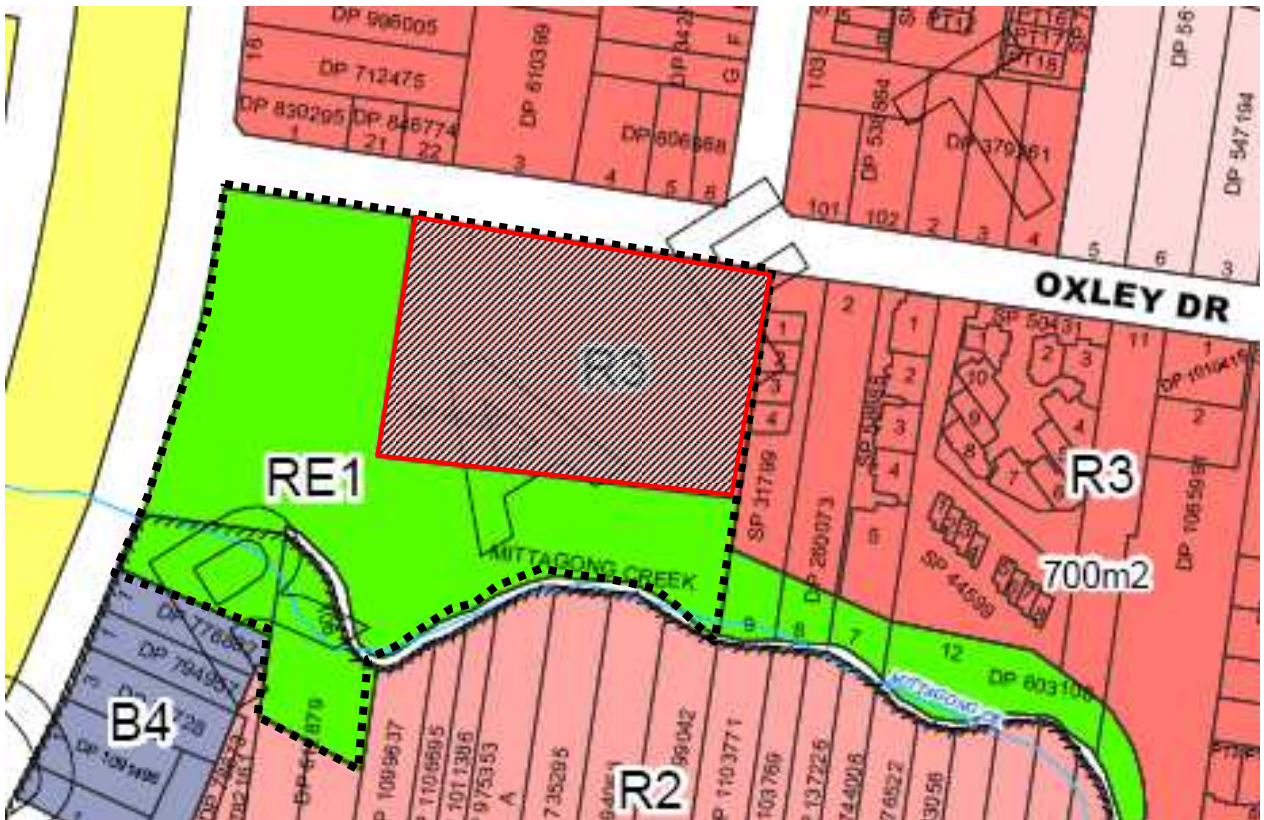
ADDRESS

Part of Lot 1, DP 85220, Oxley Drive Bowral

AREA OF EXISTING PARK/RESERVE AND REMAINING AREA

Existing site area:	~ 30,000m ²
Area to be reclassified to operational land:	~ 11,000m ²
Area remaining as Community land:	~ 19,000m ²

LOCATION MAP



Key:

Existing Community Land



Proposed area to be reclassified



Remaining Community Land



HOW ACQUIRED BY COUNCIL

Purchased by Council on 23 March 1966

PROPOSAL BY COUNCIL

The pool area is currently zoned for recreation. The proposal by Council is to rezone and reclassify a portion of the current reserve occupied by the Bowral Pool Complex to R3 Medium Density zone. The remainder of the reserve including the carpark to the swimming pool and Cherry Tree Walk will remain as public open space.

COMMENTS FROM PUBLIC HEARING AND PUBLIC SUBMISSIONS

Written Submissions

Total Number of Submissions received	7
support for Reclassification and Rezoning	-
Against Reclassification and Rezoning	7

Summary of Comments

- The Bowral Memorial Walk Trust advise they do not support the sale or partial sale of the pool to fund the maintenance of the Cherry Tree Walk or any refurbishment of nearby parks. Maintenance should be provided within Council's annual budget not at expense of public owned land being sold
- The Bowral Pool and surrounding parkland is the gateway to Bowral and therefore should not be rezoned for medium density residential development
- Should remain as is or remain as public land and integrated with Vietnam Memorial & Cherry Tree Walk
- Pool was built by the people of Bowral
- Bowral pool could be covered for a fraction of the cost to allow year round swimming
- The site is an integral part of Mittagong Rivulet and should be preserved as open space
- Pool site must be regarded and landscaped and become part of Settlers Park

Public Hearing

Total number of attendees indicating a preference for the proposal = 13

Total number of attendees indicating a preference against the proposal = 74

Summary of Comments

- No Olympic pool in area. Existing facilities are not adequately catering for water based sports.
- No sale of properties, no Leisure Centre.
- There has not been a democracy in the process deciding whether a leisure centre is needed, and whether the leisure centre should be funded from the sale of community lands.
- Community has not been asked whether a Leisure Centre is needed now that costing and funding model details are known.

- There should be a referendum at the next Council election to determine whether the community wants a leisure centre.
- Removing the amount of parklands affects Bowral's identity. This parkland identity is what tourists remember.
- The site forms a gateway to Bowral. The site if developed needs a high class of development. Medium and high density should not occur on this site: Cherry Tree Walk: should not be impacted by development on the pool site.
- Existing pool is conveniently located and has easy pedestrian and cycle access. The new Leisure Centre location does not have these attributes.
- The existing pool is well utilised on a daily basis.
- Bowral Pool is a good sized facility, it should be upgraded. Council should look at putting a top or cover on the existing pool.
- The Leisure Centre will cost a lot of money compared to upgrading the existing pool. A number of questions still remain unanswered:
 - Was there a public meeting to determine the sale of the pool and enable comments?
 - Why was Bowral Pool selected?
 - If the sale goes through will any constraints be placed on the developer on the type of future development?
 - What are the holding costs, what is the cost of construction and likely running costs? These are unlikely to be offset by income from the centre. A Business Plan should have been made available to all residents.
- There is insufficient information to enable the community to understand the full financial cost of the leisure centre.
- Selling off public lands to fund a Leisure Centre is unsustainable.
- Costs likely to escalate beyond that predicted, need to subsidise from public monies.
- Changes to natural area will cause problems with increased runoff.
- Increase dependency on cars by having the Leisure Centre in an inconvenient location – more energy use.
- Increased energy costs (especially petrol) likely to favour the well off and not others. Many do not have transport. A Leisure Centre needs to be located near good transport.
- Indoor pools increase asthma and health risk (Belgium research).
- Need to retain this site as recreation space as it is well located for use by children, especially as it is near the cycle track.
- Should upgrade the present site, as it is much more than a pool area.
- The Daily Telegraph recently had a Saturday feature on the adverse affects of indoor pools. Need to look at enlarging the Bowral Pool.
- Support sale of disused land, people arguably support the Leisure Centre at the last election, costs will increase if it is put-off.
- Any closure of the Bowral Pool should not occur until a new Leisure Centre is opened.

PHYSICAL CONSTRAINTS OF SITE

The Bowral Pool site is partially affected by flooding from the Mittagong Creek.

SUMMARY

The redevelopment of the Pool Complex will not inhibit the passive recreational opportunities along the Cherry Tree Walk and Settlers Park nor the opportunity for pedestrian access between Mittagong Road and the eastern areas of the Bowral Township.

The site is proposed to be rezoned for medium density housing which will allow redevelopment for the purposes of townhouses and villas which is consistent with adjoining developments in Oxley Drive and Clarke Street and which is close to the Bowral Town Centre for pedestrian access.

Interested persons are invited to visit the site personally