

# Plan of Management



## Bowral Swimming Centre



January 2004



# **PLAN OF MANAGEMENT**

## **BOWRAL SWIMMING CENTRE**

<b>AMENDMENTS</b>	<b>ADOPTED</b>
<b>0</b>	<b>10<sup>th</sup> March 2004</b>

# **ACKNOWLEDGEMENTS**

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# 1.0 Introduction

## 1.1 Definition of a Plan of Management?

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The Local Government Act (1993) requires that all public land owned by Council be classified as either community land or operational land. Generally speaking, Community Land refers to any property which Council retains for use by the general public, whilst operational land need not be retained for public use. Council must prepare a plan of management for all community land, this is to ensure that an endorsed framework guides the operation and development of these community resources.

Plans of Management are public documents, and as such require stakeholders to be involved in their formation. A process of research and community consultation provides opportunities for community participation and involvement, establishing a sense of ownership in stakeholders and contributing to the ongoing success of the plans.

Until a Plan of Management for Community Land is adopted, the nature and use of the land cannot be changed and Council cannot carry out new development or improvements to the land.

Plans of Management assist Council to budget and source funds for the future maintenance, improvement and development of community land. Each plan provides Council with a current survey of its resources, a guideline for expenditure and plans for the development of the site.

This Plan of Management has been prepared in order to achieve a balanced, responsible and sustainable use of the land and to ensure that it addresses the needs of local user groups and the broader community. It identifies appropriate outcomes for Bowral Swimming Centre and provides a way of achieving these outcomes through a series of clear management objectives and supporting strategies and actions.

The Bowral Swimming Centre Plan of Management supersedes any other Plan of Management for this site.



*Bowral Swimming Centre*

## 1.2 Purpose of this plan

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This Plan of Management has been prepared by Wingecarribee Shire Council under the provisions of the Local Government Act 1993 which requires Councils to prepare Plans of Management for all land under Council ownership or control classified as community land.

Bowral Swimming Centre is Council owned Community land. The Local Government Act (1993) states that community land is to be kept for use by the general community and cannot be sold. Specific details relating to leases and licences over Community land appear in section 5 of this document.

The use and management of the community land to which this plan applies is regulated by this Plan of Management. The Local Government Act 1993 provides that community land is required to be used and managed in accordance with the Plan of Management.

This plan of management will inform and guide decisions affecting the site on a day-to-day basis, as well as establishing a framework for consistent planning over a ten-year period.

The process of writing the plan involves participation of stakeholders that is the general community, property owners, government departments and relevant advisory groups.

The plan of management will be consistent with Council's other policies and plans, ensuring a strategic vision and approach to open space across the Wingecarribee LGA.

The plan will comply with the Local Government Act (1993) in relation to the preparation of plans of management.

## 1.3 Terms used in this report

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WSC	Wingecarribee Shire Council
LGA	Local Government Area
The Act	The Local Government Act (1993)
LEP	Local Environment Plan (1989)
DCP	Development Control Plan

## 1.4 Land to which this plan applies

The area of land known as Bowral Swimming Centre is shown on page 7 of this plan. It is identified in the WSC LEP as Lot number 1 DP 85220. Bowral Swimming Centre is classified 6(a) Open Space Existing in the Wingecarribee LEP 1989. A plan from the LEP appears on page 8 of this plan, showing zoning of the site and surrounding land and zonings.

The site is classified as community land in accordance with Chapter 6, Part 2, Division 1 of the Local Government Act (1993). Wingecarribee Shire Council owns and manages all land within this Plan of Management. Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or to be added to, a Crown Reserve or land reserved or dedicated under the National Parks and Wildlife Act 1974.

This plan covers the site known as Bowral Swimming Centre, located on the corner of Mittagong Road and Oxley Drive, Bowral. The Bowral Swimming Centre is positioned within the Bowral Town Village, with Mittagong Creek and a cycle track to the South of the site. There is existing Residential development to the North and East of the site. The main entrance and the car-parking facility to the centre is located off Oxley Drive. The location of the Centre is shown in Figure 1, below.



*Figure 1:  
Location of Bowral  
Swimming Centre*

The Centre has a 50-metre pool with a diving end, a 25-metre pool, a 8-metre wading pool, and a toddler's pool, all outdoor. Refer to site context plan in Figure 2 on the following page.



Figure 2: site context plan



## Bowral Pool

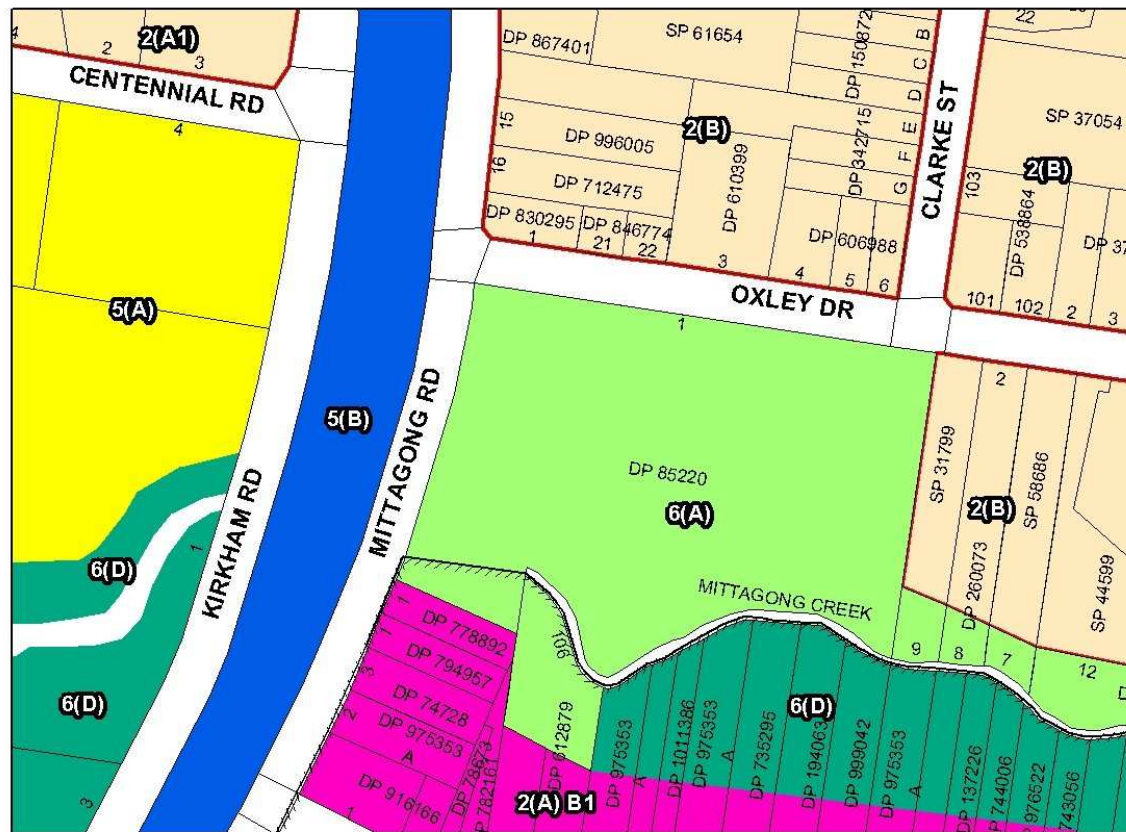
Plan of Management  
January 2004

### LEGEND

- 1 Café Deck Area
- 2 Kiosk / Reception Area
- 3 Amenities / Change Rooms
- 4 Plant Room
- 5 Swimming Club House
- 6 Toddlers Pool
- 7 Wading Pool
- 8 25-metre Pool
- 9 50-metre Pool
- 10 Picnic Shade Areas
- 11 Street Frontage
- 12 Grassed Areas
- 13 Car Park Area
- 14 Storage Building



Figure 3: LEP zoning plan



## Legend

Business 3(A)	Reservations 9(B) Local Road	Rural 1(A)
Environmental Protection 7(A)	Reservations 9(C) Open Space	Rural 1(B)
Environmental Protection 7(B)	Residential 2(A) Sub Zone A1	Rural 1(C) Sub Zone A
Industrial 4(A)	Residential 2(A) Sub Zone B1	Rural 1(C) Sub Zone B
Light Industrial 4(B)	Residential 2(A) Sub Zone C1	Rural 1(C) Sub Zone C
National Parks/ Nature Reserves 8(A)	Residential 2(A) Sub Zone D1	Rural 1(C) Sub Zone D
Open Space 6(A) Existing Recreation	Residential 2(A) Sub Zone E1	Rural 1(C) Sub Zone E
Open Space 6(B) Existing Recreation	Residential 2(A1)	Rural 1(F) Forestry
Open Space 6(C) Special Purpose	Residential 2(A2)	Special Business 3(B)
Open Space 6(D) Proposed Recreation	Residential 2(B)	Special Uses 5(A) Schools etc
Reservations 9(A) Arterial Road	Residential 2(C) Village	Special Uses 5(B) Railways
		Special Uses 5(C) Water Catchment
		Unzoned
		Heritage Conservation Area

## 1.5 The Local Government Act 1993

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Under legislative requirements of the Local Government Act 1993 and the Local Government (Community Land Planning) Amendment Act 1999, Councils must prepare and adopt Plans of Management for all community land. A plan may apply to one or more areas of community land, providing all the Act's requirements are fulfilled.

The Act states that the Plan must identify the following:

- a. The category of land;
- b. The objectives and performance targets of the plan with respect to the land;
- c. The means by which Council proposes to achieve the plan's objectives and performance targets;
- d. The manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets.

As this is a Plan of Management that applies to just one area of community land it must also:

- a) include a description of:
  - i. The condition of the land, and of any buildings or other improvements as at the date of adoption of the Plan of Management; and
  - ii. The use of the land and any such buildings or improvements as at that date, and
- b) must:
  - i. Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
  - ii. Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
  - iii. Describe the scale and intensity of any such permitted use or development.

## 1.6 Categories

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It is also required under the Local Government (Community Land Planning) Amendment Act 1999, that Council categorise community land as one or more of the following:

- A. Natural area
- B. Sportsground
- C. Park
- D. Area of cultural significance
- E. General community use

Where land falls within the Natural Area Category, it must be further categorised as one or more of the following:

- a) bushland
- b) wetland
- c) escarpment
- d) watercourse
- e) foreshore

Bowral Swimming Centre contains one category of land. It is community land categorised for general community use.

## 1.7 Other Statutory Provisions

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The plan of management for Bowral Swimming Centre is subject to a number of legislative requirements, including, but not limited to:

- WSC Local Environmental Plan (1989)

Council's LEP informs and guides this plan of management by classifying all land in the LGA into zones, which permit and restrict certain uses and activities.

## 1.8 Regulations for leases, licences and other estates

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Leases and licences formalise the use of community land by groups such as schools and sporting clubs or by commercial organisations and individuals providing facilities and services for public use.

Council may only grant a lease, licence or other estate for the purposes consistent with the categorisation and core objectives of the particular area of community land.

According to the Local Government Act 1993, a lease is required where *‘exclusive control of all or part of an area by a party is proposed or desirable in the interest of management of the area’*. A licence is required where *‘intermittent short term occupation or control of all or part of the land is proposed’*.

Council may not grant a lease or licence for a period exceeding 21 years. If Council proposes to grant a lease, licence or estate for a period less than 5 years (other than one exempted by the regulations) or exceeding five years it must:

- Give public notice of the proposal;
- Exhibit notice on the land to which the proposal relates;
- Give notice to adjoining properties; and
- Give notice to any other person in the vicinity whose primary focus of enjoyment is the community land in question.

Any person may make a submission to Council on the proposed lease, licence or other estate, within 28 days of public notice. If any objections are received the matter is referred directly to the Minister of Local Government for approval.

## 1.9 Events exempt from leases, licences and other estates

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### Casual Uses

Casual uses of a public reserve for events of no more than three consecutive days will not be required to arrange a formal lease or licence with Council, provided that:

- The activity is permissible under the objectives identified for that land category,
- No significant damage to the reserve is anticipated as a result of the proposed activity,
- There is no anticipated disruption to adjacent properties as a result of the activity or event,
- The use or occupation does not involve the erection of any permanent buildings or structures,
- There is no interference with other users,
- Council obtains proof of suitable insurances,
- The organisers, in consultation with Council, make arrangements for the provision of extra toilets, waste collection, traffic management, security, and any other requirements deemed necessary by Council.

**Temporary access provision**

Access across community land shall be authorised by this plan of management provided that:

- The access is of a temporary nature,
- Council holds a bond in respect of any potential damage,
- Council is in receipt of proof of suitable insurances.

**Easements**

Council may grant easements across community land for the following purposes:

- For the purpose of public utilities,
- Providing pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility on the community land.

Easements shall only be authorised by this plan of management if they comply with the following criteria:

- That there is no feasible alternative to connecting to a facility on the community land,
- That there will be no adverse or significant impact on the quality of the reserve,
- Where the proposal involves the creation of an easement and/or a restriction on the future potential of the property, that compensation (assessed by the Valuer General's Office) shall be payable to Council.

In all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement. The applicant will also provide a sum (to be determined by Council), which will provide for the maintenance of the community land on which the easement is located.



## 2.0 Site Analysis

### 2.1 History and context

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Bowral Swimming Centre is located on the corner of Mittagong Road and Oxley Drive Bowral. The swimming complex was designed by Department of Public Works, the development was Project Managed by Bowral Municipal Council, with a contractor engaged to carry out the construction. Community support for the project was strong with organisations donating money and materials (for example bricks donated by Bowral Bricks, Concrete donated by Specified Concrete, the local RSL donating monies from fund raising activities)

The swimming complex was first opened to the public in December 1970 and consisted of a 50-metre pool, a 25-metre pool, a wading pool and a toddler's pool. The complex included a diving board, a water slide and an amenities building.

The Bowral Amateur Swimming Clubs clubhouse was constructed a number of years later. As well as the pools heating system which consists of a gas heated heat-exchanger and solar power. Council records indicate that the centre has only received two upgrade since opening their doors in 1970, the upgrades to the complex were carried out in 2001 and 2002, which consisted of: repairs to the plant and the pools, general building repairs, new internal fences and upgrade to the concourse and access ramps with a major upgrade to the kiosk, and an entertainment deck.

The complex has always been managed by Council, with the exception for a three year period in the late 1980's and for one season in late 1994 to early 1995, where external organisations were engaged to manage the facility.

Wingecarribee Shire Council has been responsible for the management of the facility since January 1981, when the three existing Councils amalgamated into one.



*View of 25-metre Pool*

## 2.2 Current facilities and condition

Bowral swimming centre is an outdoor aquatic centre that is currently operated five months of the year. In the 2003/2004 season the pool is scheduled to be opened from the end of September 2003 until the end of February 2004. The previous two seasons Council records indicates that the centre had been opened for a period of six to seven months from the end September until the end of March / beginning April.



*View of café entertainment area and public amenities*

The following table describes existing areas, current and future uses, and the condition of the infrastructure on the land. Refer to the context plan on page 7 for the locations of these facilities.

Site Location	Area Description	Current Facility	Condition
1	Café Deck Area	Raised uncovered timber deck area with metal framed hand rails.	Fair
2	Kiosk / Reception Area	Point of entrance to swimming centre, with administrative services and kiosk facilities.	Good
3	Amenities / Change Rooms	Accessible toilet, change rooms for males and females, toilet and shower facility.	Fair

Site Location	Area Description	Current Facility	Condition
4	Plant Room	Plant and equipment used for filtration and chemical treatment of swimming pool areas.	Good
5	Swimming club house	'A' frame building structure used by the local swimming club.	Poor
6	Toddlers Pool	Small, shallow tiled pool used by children mainly supervised by parents.	Fair
7	Waders Pool	A concrete 8-metre fibre-glassed lined pool, half covered by shade cloth.	Fair
8	25-metre Pool	A concrete 25-metre, 6 lane, fibre-glassed lined pool, with a shallow end and a deeper end ranging between 0.8 to 1.1 metres.	Fair
9	50-metre Pool	A concrete 50-metre, 6 lane, fibre-glassed lined pool, with a shallow end and a deep program area ranging from 0.9 to 3.0 metres.	Fair
10	Picnic Shade Areas	A metal fabricated shade structure with a concrete base.	Fair
11	Street Frontage	Entrance statement to swimming centre as viewed from Mittagong Road.	Fair
12	Grassed Area	Grassed area surrounding the pool facilities used for passive and active recreation, with advanced and semi advanced trees.	Good
13	Car Park Area	Access road and a 60 space car parking facility for vehicles and buses.	Good
14	Storage Building	Storage building for maintenance equipment used for general maintenance activities.	Excellent

#### Interpretation of building/site condition

<i>Excellent</i>	<i>these facilities are in 'as new' condition and require little maintenance or upgrade.</i>
<i>Good</i>	<i>these buildings are well maintained for their age but require on-going maintenance.</i>
<i>Fair</i>	<i>these buildings are suitable for their current use but need repairs, renovations or upgrade.</i>
<i>Poor</i>	<i>these facilities are in poor condition and need urgent maintenance and require significant repairs and upgrades.</i>

## 2.3 Users and uses

Bowral swimming centre has a number of existing user groups as well as use by the general community of the Wingecarribee Shire district.

Period Opened	Pool Attendance	Admission Transaction	Kiosk Transactions	Coaching Transactions
<b>Previous year</b> <b>(2002/2003)</b> End September 2002 – beginning April 2003	40,053	90,583	62,108	31,553
<b>Previous year</b> <b>(2001/2002)</b> End September 2001 – end March 2002	32,659	59,339	46112	-

The University of South Australia conducted a Performance Indicator Review on customer service quality attributes and operational management for Bowral Swimming Centre in March and April 2003.

Based on the results of the survey and the information reported in the above table, the results of the two independently conducted reports suggest that the general public and user groups of Bowral Swimming Centre support an increase in the centre trading period and programmed activities.

The main user groups of Bowral Swimming Centre was found to be the Bowral Amateur Swimming club, participants in training squads and learn-to-swim classes, and the general community. During the open season, there are learn-to-swim and training squads scheduled from Monday to Sundays.

A number of schools also use the Centre for swimming carnivals, learn-to-swim classes and swimming activities in their sporting curriculum.

Use by the general community is varied, with a number of regular users visiting the Centre for lap swimming either early in the mornings, during their lunch break or after work hours. Young parents also utilise the toddler's pool and the wading pool throughout the day.





*View of wading pool*

## **2.4 Access and circulation**

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Access to Bowral Swimming Centre is by foot, bicycle, motor vehicle or bus, there is a formal entrance point in the front of the centre located within the middle of the building complex. There is adequate parking for motor vehicles and buses, with the car park designed for one way traffic flow.

There is direct vehicle access into the centre for emergency and maintenance vehicles only.

### **Disability Access**

The centre consists of access ramps, dedicated disabled access car parking bays and accessible toilets to enable people with limited mobility to access the site, however, there are limited accessible amenities in the centre. Wingecarribee Shire Council's social plan includes a needs assessment and an action plan on a shire wide basis.



## 2.5 Flora

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Bowral Swimming Centre is located in a residential area, which was originally a green field site. Thus, there are no indigenous species surviving on the land. In the past there has been landscaping works completed in the Centre and surrounding area, improving the centre visual appearance and the larger trees provide substantial shade.

## 2.6 Fauna

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There is no native fauna in the Bowral Swimming Centre site, however, it is an area visited by a large number of exotic ducks. These ducks produce large amounts of excrement, making it a never ending job of the staff to keep the area clean and healthy.

## 2.7 Maintenance and management

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Wingecarribee Shire Council currently manages and maintains Bowral Swimming Centre. The pool grounds, plant and equipment are kept in extremely good condition by Council and pool staff, with numerous comments received during the community consultation process supporting Council and pool staff in maintaining a clean, tidy and healthy centre. However, the infrastructure of the pool is ageing and in need of upgrade and repair to meet community needs.

Council records indicate that Bowral Swimming Centre has only received two significant upgrades to the infrastructure in 2001 and 2002, some 31 years after opening to the public in 1970, the upgrades included:

- Kiosk upgrade
- Plant repair and upgrade
- Amenities building repairs
- Pool repairs and upgrade
- Timber deck and entertainment area
- Storage building construction
- Concourse repairs and accessible ramps constructed

During the stakeholder workshop organised with Council staff, the workshop identified that although that the pool staff carry out exceptional work by maintaining the pool grounds, it is deemed a conflict of interest for the pool staff to maintain the site grounds and supervise pool users.

## 3.0 Management

### 3.1 Values

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*View of 50-metre pool*

Bowral Swimming Centre is valued by its current users for its contribution to their sporting, recreation and social life. It is a facility that has been under utilised and under resourced. This Plan of Management aims to further enhance the use of this pool and to develop Bowral Swimming Centre as a valuable leisure facility for use by the whole Wingecarribee Shire community.

### 3.2 Council's strategic direction

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Wingecarribee Shire Council has one relevant strategic objective:

***Maintain the richness and diversity of its existing natural, historical and built environment to improve the lifestyle it affords residents and visitors.***

This Plan of Management aims to meet this strategic objective through actions for the future development and management of Bowral Swimming Centre.

### 3.3 Community consultation

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As an integral part of the development of the Bowral Swimming Centre Plan of Management, Council undertook a variety of consultative processes. The consultation program requires community participation when preparing Plans of Management for community land.

Community consultation was undertaken in December 2003, the methods used to consult the community and other stakeholders in the planning process included:

- Meeting with Council's Parks and Property Manager to discuss the project and relevant issues.
- Phone interviews with local schools
- Consultation with current users and user groups
- Distribution of an information leaflet to nearby residents, inviting comments and their attendance at a community meeting.
- Community consultation meeting
- Meetings and a work whop with key Council staff.
- Analysis of responses and comments

### 3.4 Issues

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Through a review of all relevant surveys, reports, plans and strategies, the demographic profile of the Eastern, Western and Central Bowral Areas in Wingecarribee Shire, and extensive consultation with key stakeholders, the key issues and comments regarding Bowral Swimming Centre are:

The key issues relations to the centre are:

- The need to improve and upgrade the existing centre - due to the current and future community needs.
- The low usage level is attributed to the outdoor nature of the facility, with attendances dropping off significantly due to cold weather, limited activities/programs.
- A number of community members and user groups have migrated to other aquatic centres outside of the Wingecarribee Shire district – as other aquatic centres have extended their seasons and opening times and offer an enclosed heated pool with additional programs and events.

Local residents and user groups have indicated that the following facilities/improvements would increase their use of the centre and improve their leisure experience:

- The covering of the 25-metre pool and/or the 50-metre pool, to allow for use all year round;
- Extension to the length of the season the pool is open;
- Upgrade 50-metre pool to an open deck facility;
- Covered grandstand;
- Additional tables and seats installed;
- Wind break sails installed;
- Additional sun shelter;
- Picnic facilities;
- Improved landscaping; and
- The provision of shelter for wet weather over timber decking.



*View of aquatic area and existing trees in rear grassed area used as a natural shade.*

- Local schools make use of the centre. Schools have indicated that they would increase their usage of the centre if it were covered and open for a longer season.
- The development of a business/marketing plan would highlight the services and facilities available to the general community and potential new user groups. This strategy would also encourage existing user groups to grow and develop. The implementation of a business/marketing plan would also contribute towards the complete utilisation of the existing facilities and act as a leveraging tool to assist in the future development of the complex.

## 4.0 Objectives

The following Section outlines Council's objectives for the future management of Bowral Swimming Centre outlined here provide the basis for the strategies developed in this Plan of Management. These strategies combine the objectives as outlined in the Local Government Act, with those of the Council and the community.

The first part of this section is made up of the core objectives for the category that applies to the Bowral Swimming Centre site. As the site does not meet the criteria of a 'sportsground', 'park' or 'natural area', it has been categorised as 'general community use'. The Local Government Act (1993) establishes a set of core objectives for each category. These objectives are significant in ensuring any activities and uses of the site are consistent with the desired activities and uses for that category of land. Wingecarribee Shire Council has the responsibility to manage and develop the land in accordance with these core objectives.

There are two additional objectives that Wingecarribee Shire Council is keen to satisfy in the management of Bowral Swimming Centre:

- Access for the whole community and
- The provision of leases and licences.

### 4.1 Core objectives for the category of the Bowral Swimming Centre site

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#### General community use objectives

The core objectives for community land categorised for general community use are:

- (1) To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
  - (a) In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
  - (b) In relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).



## 4.2 Additional objectives

### Leases, licences and hiring arrangements

In accordance with the Local Government Act 1993, the purpose of a lease, licence or hiring agreement must be consistent with the categorisation of the land.

In relation to the provision of leases, licences and easements at Bowral Swimming Centre:

- The terms and conditions of any hiring agreements need to be negotiated and approved by Council.
- Despite granting formal access and use of community land, the areas subject to leases and licences do not permit exclusive use of the land to the hirer. The land remains community land - for the use, access and enjoyment of all members of the community.

### Access

In accordance with Wingecarribee Shire Council's requirements for ensuring equality and accessibility for all, the Reserve and its facilities will be accessible to all members of the community, regardless of age, sex, socio-economic status or degree of mobility.



*Entrance to Bowral Swimming Centre*

## 5.0 Strategies and Action Plans

The following tables set out a number of actions required to implement the identified Management Strategies and performance Targets for each Management Unit within the Bowral Swimming Centre.

The future of Bowral Swimming Centre is dependant on the implementation of this Plan of Management. As there are a number of developments required to transform this under utilised aquatic centre into a facility attracting additional users, a staged implementation is required. These actions are the means of achieving the objectives of the Plan of Management. The actions will be developed and reviewed annually.

Unless otherwise noted, the responsibility for the implementation of these actions is with the Director of Technical Services.

The following actions table outlines the direction for the management and development of Bowral Swimming Centre and has the following objectives:

- To formulate performance targets;
- To ensure consistency with core objectives for community land categories;
- To develop actions that will define the way that Council will achieve it's performance targets;
- To provide a means of assessment, which is the way that Council measures its performance;
- To assign priorities for each of the performance targets; and

Within this action plan, each has been given a priority, which can be linked to the following time frame:

- **High** – commenced within the next 2 years
- **Medium** – commenced in 2 – 5 years
- **Low** – commenced after 5 years

## 5.1 Uses, leases and licences

Activities, uses, leases, licences and other estates authorised by this Plan of Management are:

Facility	Purpose	Agreement	Maximum Permissible Term	Advertise
Bowral Swimming Centre – entire centre (current and in the future)	Public recreation and ancillary activities	Lease / licence agreement	21 years	Yes
50-metre Pool	Public recreation	Lease / licence agreement	21 years	Yes
25-meter Pool	Public recreation	Lease / licence agreement	21 years	Yes
Wading Pool	Public recreation	Lease / licence agreement	21 years	Yes
Toddlers Pool	Public recreation	Lease / licence agreement	21 years	Yes
Kiosk Area	Public recreation and ancillary activities	Lease / licence agreement	21 years	Yes
Programmed activities i.e.: learn-to-swim, squad training, lessons.	Public recreation	Lease / licence agreement	21 years	Yes
Authorised developments / additions and upgrades	Public recreation / Health practitioners / special events and ancillary activities	Lease / licence agreement	21 years	Yes

## 5.2 Amenities and facilities

The proposed facilities listed in the tables below are authorised for development. The inclusion of developments in this Plan of Management allows Council to program the works but does not give any commitment to their construction.

No.	Objective and Performance Target	Action	Priority	Performance Indicator
1	Provide quality aquatic and recreational facilities	Provide additional seats and picnic facilities in the vicinity of the pools.	Medium	Works completed
2		Provide shade covering to existing and newly installed seats.	Medium	Works completed
3		Provide a wet weather cover over the existing raised timber decking.	Medium	Works completed
4		Purchase chairs and tables for the existing raised timber decking.	Medium	Works completed
5		Cover and enclose 50-metre and/or 25-metre pool if considered appropriate by Wingecarribee Shire Council	High	Works completed
6		Installation of wind breaks	High	Works completed
7		Construction and installation of a covered grandstand.	Low	Works completed
8		Upgrade front entrance statement to pool site and improve landscaping areas.	High	Works completed
9		Construct a wet deck and reline the 50-metre pool shell.	Medium	Works completed
10		Renew re-circulation lines 50-metre pool.	Medium	Works completed
11		A complete upgrade to 25-metre pool	Medium	Works completed
12		Raise the 50-metre pool deep end floor level.	Low	Works completed

No.	Objective and Performance Target	Action	Priority	Performance Indicator
13	Provide quality aquatic and recreational facilities	Raise concourse and upgrade ramps to the centre to meet current Australian Standards.	Medium	Works completed
14		Replace toddler's pool and the wading pool with a new leisure pool including an independent filtration and chemical dosing system.	Low	Works completed
15		Replace existing perimeter fencing	High	Works completed
16		Construction of a coaching / learn-to-swim building.	Low	Works completed
17		Replace existing Swimming clubhouse with a new building.	Medium	Works completed
18		Upgrade existing raised timber decking.	High	Works completed
19		Installation of security gates to change rooms	High	Works completed
20		Upgrade change rooms	Low	Works completed
21		Construct an improved access point to the existing filtration bed including an appropriate roof structure.	High	Works completed
22		Upgrade the centres existing filtration and chemical dosing system.	Low	Works completed
23		Review and update the existing feasibility study to construct a aquatic / leisure centre by rationalising the existing pool sites and complete the works if considered appropriate by Wingecarribee Shire Council	Medium	Feasibility study completed and appropriate development undertaken.
24	Ensure the centre is a safe environment for all users and the community.	All new structures to include vandalism proof designs and materials.	High	Minimal vandalism to new structures



## 5.3 Management and maintenance

No.	Objective and Performance Target	Action	Priority	Performance Indicator
1	Establish appropriate management structure for Bowral Swimming Centre.	Review current management structure and processes.	High	Appropriate management structure determined and implemented.
2		Conduct a tender process for the ground maintenance activities to an external contractor.	High	Tender process completed
3		Conduct an expression of interest process to supply a security service to the centre.	High	Expression of interest process completed.
4	Improved promotion of the Centre and facilities available.	Develop a business / marketing plan for the centre and activities and services offered to user groups and the wider community.	High	Increase in customers and improved services.
5		Place directional signage on street signs and install an entrance statement sign.	Medium	Increased awareness of centre.
6	Provide overall centre maintenance.	Develop and prepare a maintenance plan for the centre to include: <ul style="list-style-type: none"> <li>• Review exiting maintenance plan</li> <li>• Lawn &amp; Vegetation maintenance</li> <li>• Plant equipment</li> </ul>	High	Maintenance plan prepared and implemented.
7		Relocated Sodium Hypochlorite fill point to appropriate location.	High	Fill point relocated.
8		Conduct regular safety audits, assessing the area for personal safety risks.	Medium	Regular safety audits undertaken.
9	Provision of aquatic facilities when required	Investigate an extended season for the centre, meeting demand.	High	Season extended to meet demand, if required.

No.	Objective and Performance Target	Action	Priority	Performance Indicator
10	Increase programs provided at the centre.	Investigate the scheduling of additional programs, such as aqua aerobics.	High	New program attracting increased number of users.
11	Maintenance and upgrade to have a minimal impact on pool usage.	Any maintenance and upgrade work to be co-ordinated to ensure minimal impact on pool usage during each season.	High	Centre is open all swimming season

## 5.4 Access and circulation

No.	Objective and Performance Target	Action	Priority	Performance Indicator
1	Improve accessibility at Centre.	All new developments and facilities to be accessible, with pathways constructed to all facilities when undergoing improvements or renovations.	High	Improved accessibility to facility
2		Investigate the inclusion of at least one accessible shower facility at the Centre.	High	Accessible toilet provided.
3		Investigate the inclusion of a ramp into any new pools or upgrades to pools.	Medium	Increased accessibility with new developments.
4		Investigate the inclusion of a hydraulic chair lift into one of the pools.	Medium	Improved accessibility provided.
5	Ensure that all members of the community have access to Centre facilities.	All facilities must be available for use by groups and individuals of the general community.	High	Increased number of users of the facility per annum.

## 6.0 Appendix

### 6.1 Funding and grant sources

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#### **Wingecarribee Shire Council's Section 94 Plan**

Council's Section 94 plan for its established areas, allow for Council to collect funds from new developments to be spend on embellishing local and district open space and community facilities.

#### **NSW Department of Sport and Recreation**

The Department of Sport and Recreation offers two levels of grants to local Councils – known as

- Local Capital Assistance Program.
- Regional Capital Assistance Program.

These programs provide funding for recreational infrastructure – both indoor and outdoor. In the past it has funded schemes as diverse as floodlighting, turf resurfacing, building upgrades and provision of other such sports facilities.

#### **Private Corporation Grants**

A number of grants are available to local communities working in conjunction with Councils, and generally have an environmental focus. Applications for these grants would be lent considerable weight by involving the local community (local schools, action groups and special interest groups) in the planning and execution of the programs. Examples of such grants are:

- The BP Conservation Program
- The Readers Digest Environmental Awards.

## 6.2 References

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Wingecarribee Shire Council swimming centre board meeting (June 2003)

Wingecarribee Shire Council Open Space and Recreation Facilities Section 94 contributions plans (July 1993)

Wingecarribee Shire demographic analysis draft (October 2003)

Wingecarribee swimming centre strategy – Facility Design Group (April 2001)

Wingecarribee Social Plan – 1999 – 2004

Wingecarribee Shire Council Parks, Gardens & Reserves Management Plans (July 1995)

University of South Australia  
Centre for Environmental and Recreation Management  
Bowral Swimming Centre Performance Indicator Review  
(Issued May 2003)

Wingecarribee Shire Council web site  
Vision for the future of the Shire  
Strategies and Goals  
(December 2003)