

# CORRYONG COMMUNITY CONNECTIONS

## Corryong Pool and Skate Park Concept Plan



July 2014

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# Context

## Project Summary

Towong Shire Council in conjunction with the Corryong community seeks to improve the usability and attractiveness of the Corryong Pool and surrounds, including the adjacent skate park.

Towong Shire Council commissioned @leisure Planners to facilitate community engagement strategies and to undertake preliminary concept design for the purpose of capturing priorities for the complex. This conceptual master plan proposes a number of strategies to increase pool use through good pool design based on local demand.

@leisure Planners also undertook a site assessment of the Corryong Swimming Pool. The analysis excluded any technical water filtration and pool plant assessment, but rather concentrated on general landscape and design strengths and flaws with the aim of providing Towong Shire Council with an independent view of the site and its assets.

Prior to implementing the conceptual master plan recommendations, Council is advised to undertake a full engineering assessment of the pool structures, on site buildings and all associated infrastructure prior to completing a detailed design that incorporates the technical advice.

## The area

### Towong Shire

Towong Shire is located in North East Victoria, on the New South Wales border, about 350 kilometres north-east of Melbourne. Towong Shire is bounded by the Murray River in the north and east, the East Gippsland and Alpine Shires in the south, and the Indigo Shire and City of Wodonga in the west.

Towong Shire is a predominantly rural area. Land is used mainly for pastoral and agricultural purposes, including forestry, beef and sheep grazing, and dairy farming. The Shire encompasses a total land area of 6,600 square kilometres, of which over half is National Park and State Forest. The population of Towong Shire is approximately 6,000. The main townships are Corryong and Tallangatta, surrounded by several smaller townships and communities.

### Corryong

Corryong is a small town located approximately 120 kilometres east of Albury-Wodonga, near the upper reaches of the Murray River on the Victorian and New South Wales border. At the time of 2011 Census in Australia, Corryong had a population of 1,440. It is accessible by road along the Murray Valley Highway, and is indeed the eastern endpoint of this highway before reaching the Snowy Mountains.

Corryong is supported by a variety of service clubs, a hospital and schools. It has a Catholic Primary and Corryong College P-12 school. The college has approximately 460 students.

Sport and recreational activity plays a major role in 'community life' in Corryong. The majority of sport is played at the Corryong Recreational Reserve, these sports include; golf, tennis, football, netball. A skate park was installed in 1995 however, does not meet the needs of today's skaters and is lack lustre in street appeal.

The town is the centre of the Upper Murray Football League, an Australian Rules Football competition which began in 1893. Corryong is home to two of the three foundation clubs: Corryong Federals Football Club, which has been based in the town from 1893 and Federal Football Club, formerly the Mount Elliot Miners and renamed in 1901 to celebrate the Federation of Australia.

The Corryong community has experienced significant natural disasters over the last ten years, which has placed hardship on families and the community. Sport and informal recreational pursuits allow members of the community to connect and develop resilience capacity.

The Corryong Community Connections Project facilitates an all year round opportunity for people to socialise, network and connect with one another in an equitable and non-costly manner. This project targets all age groups without discrimination or prejudice.



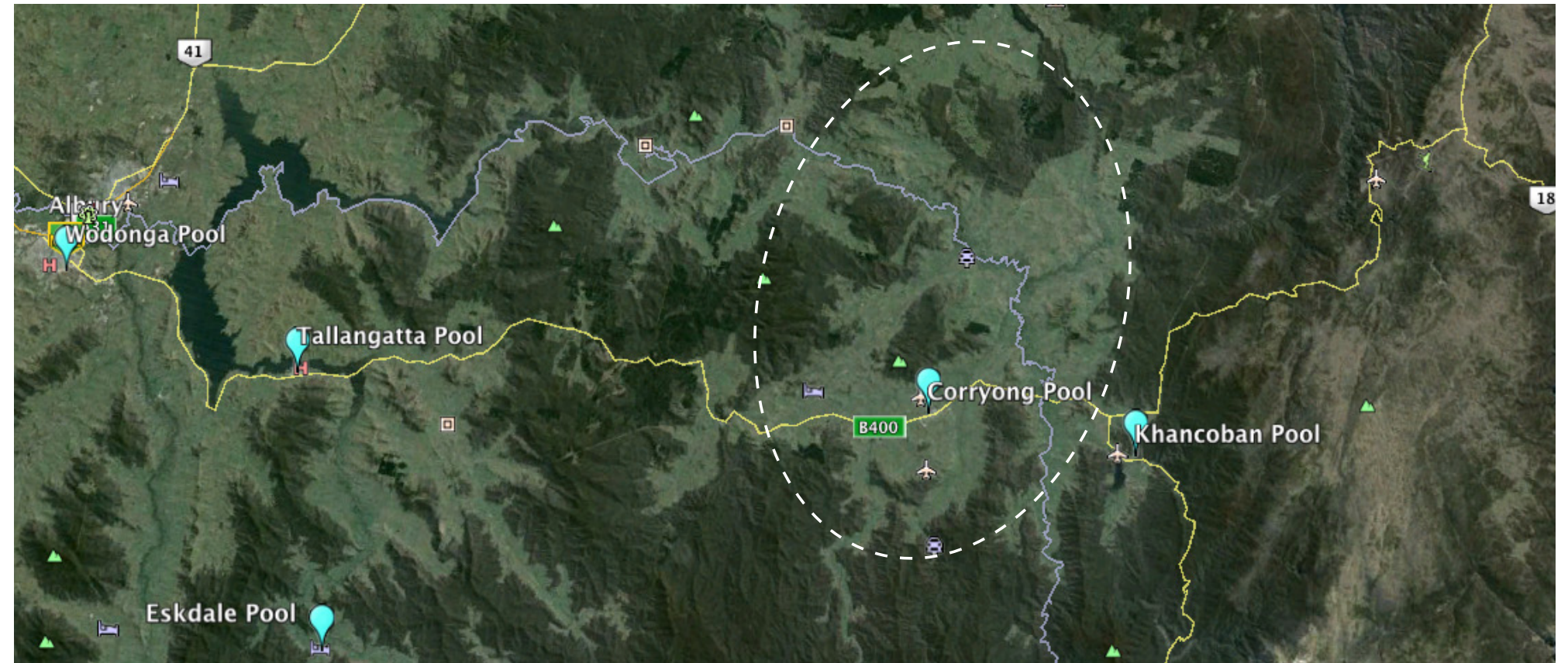
# Catchment Analysis

## Pool Catchment

The nearest pools are located in Tallangatta to the west, Eskdale to the south-west and Khancoban (NSW) to the east (shown on adjacent map).

Each of these pools are open seasonally. The aquatic facility in Wodonga is the nearest all-year pool complex.

Corryong Pool services a large geographic catchment.



## Demographic Profile

The Corryong community demographic profile has a number of factors that need to be considered in reviewing the range of facilities at the Corryong Pool, these being:

- there are approximately 1,440 people in the Corryong Pool catchment
- 15% of the population is aged 75 and older (Victoria average is 6.7%)
- 16% of the population is under 15 years old (Victorian average is 18.6%)
- the median age is 48 (Victorian median age is 36)
- the median weekly household income is \$676, considerably lower than the state average (\$1,216)
- there is a high proportion of single-person households
- over 6% of the population require assistance with core activities.

Many of these factors indicate an ageing population that potentially is at risk of social isolation. The need to consider access to the facilities for people of all abilities must be paramount in future upgrades.

Additionally, there are a high number of families that are likely to be seeking different aquatic experiences.

## Pool Patronage

The pool is integral to summer life of Corryong residents.

The pool operates seasonally, from mid-November to early March each summer. Admission to the pool is via a number of options, such as; season passes, general admission or admission through specific events.

This project will increase participation and improve health outcomes. Currently 8,747 people use the Corryong Swimming Pool. However, with improvements 13,371 identified users will enjoy the pool. This is an increase of 65%. A new splash park will encourage people of all ages to enjoy aquatic activities and upgraded public amenities will make the pool an enjoyable destination during summer months.

## Seasonal Admissions

Last season, 111 seasonal passes were purchased, 98 of which were family passes (2 adults and up to 6 children). Seasonal admissions resulted in 4,323 individual entries.

## General Admission

Over 1,000 general admissions (where the patron does NOT have a season pass) for the 2013/14 pool season occurred.

## Other Patronage Special Events

### Corryong Swimming Club

The Corryong Swimming Club is the primary formal user group of the pool. The below list summarises Club use:

- training on Monday, Tuesday, Wednesday and Friday afternoons (3.45pm – 6pm)
- morning squad training on Monday, Wednesday and Friday mornings (7am – 8am)
- during school holidays bronze medallion training is coordinated
- several club competitions and carnivals
- regional championships (one per annum).

### School Use

More than 500 spectators visit the pool on school sports and regional competition swimming carnivals. The pool is used by the following schools:

- Sacred Heart (P8)
- Walwa Primary School
- Corryong College
- Khancoban Primary School.

### VicSwim

Community representatives run a VicSwim program each year in January. In 2014, over 100 young children registered for the program.

### Other events

Other community events occurred sporadically at the pool including movie nights, preseason training for local sports clubs, birthday parties and other community-based organisation gatherings (youth groups etc.).

# Site Assessment

The Corryong Swimming Pool was constructed in the 1950s and 1960s and remains key sporting and community infrastructure for the Corryong community. The Swimming Pool consists of a 33 metre lap and competition pool, a learn-to-swim pool and a small toddlers pool. The length of the main pool does not translate to competition needs (swimming times need to be recorded as 25metre and 50metre time frames).

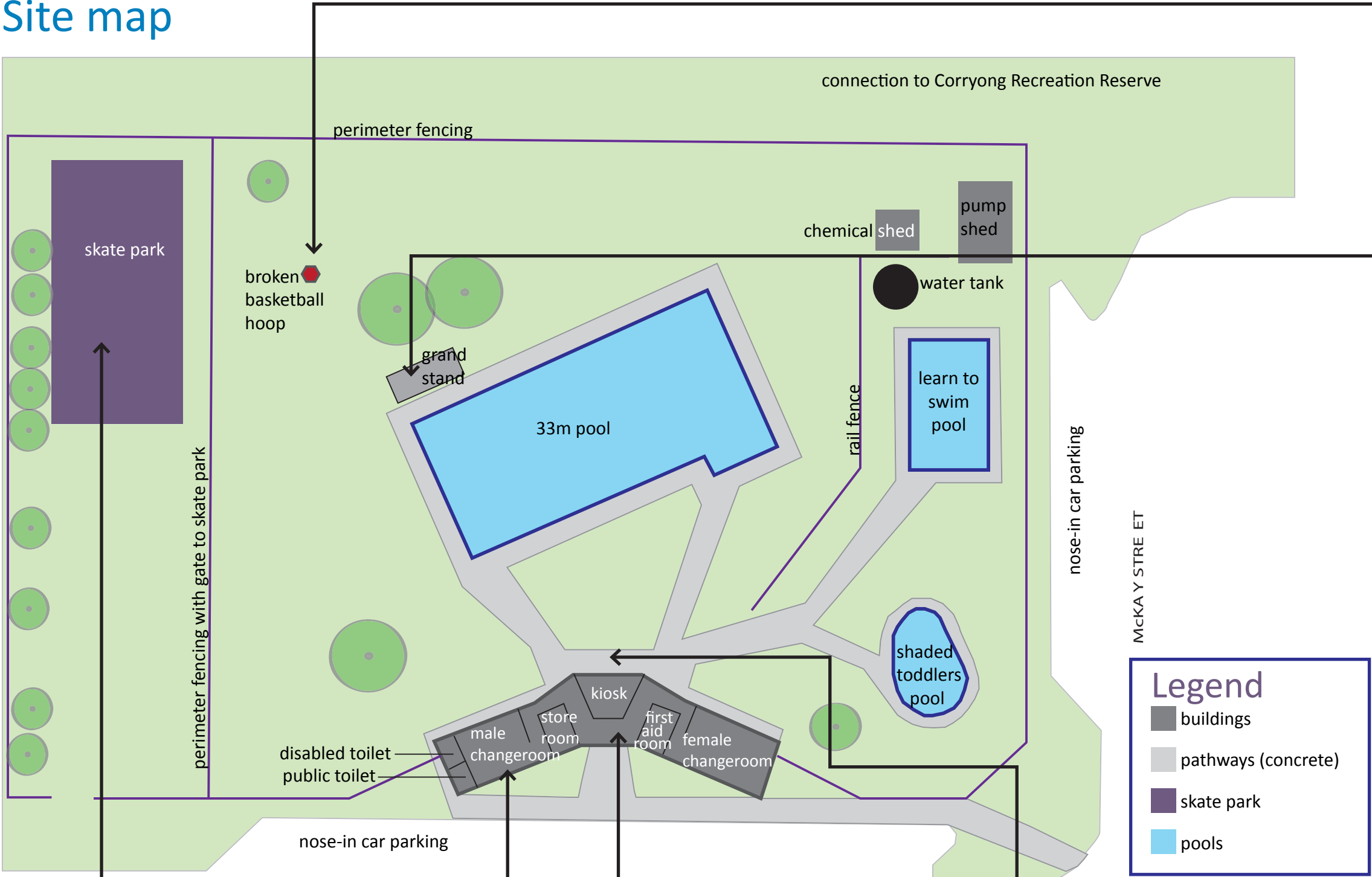
The Swimming Pool change rooms and kiosk areas do not have access to warm or hot running water for showers or catering needs. There are no private change room areas. Way finding and signage is poor, confusing and non-welcoming for pool users. The pathways are unsafe, the grey concrete paths are not inviting for pool users and do not lead people through the swimming pool areas to support a positive pool experience. There are no support mechanisms in place to allow disabled pool users to enjoy a swimming experience at the pool. There is also no disabled parking or pathways that allow access to the Corryong Swimming Pool. Currently, there are no family change rooms or unisex toilets to accommodate family needs. The pool edges are in complete disrepair, with broken tiles making the pool unsafe for all pool users.

This site analysis is based on a preliminary inspection with Council officers and community members. It is based on general observations regarding the infrastructure and services available at the pool. It does not include any detailed inspection notes, but rather documents the overall condition and appeal of the facility. Council has completed a pool condition appraisal in 2014 to address required improvements. The site analysis is structured into three sections:

- swimming pools and general outdoor, community recreation areas
- buildings
- precinct surrounds (carparking, adjacent uses and connections to broader community).



Site map





# Buildings

## Toilets and Changerooms

### Mens and Womens Changerooms

The women’s and men’s changerooms / toilets are identical with the exception of a urinal also being located in the mens area. As such, comments relating to the rooms are combined.

It is reported that the changerooms did not have a roof until 3-4 years ago when a roof shelter was built. The design of this roof is such that there is a significant gap (1 metre) between the top of the wall and the roof. If someone were able to stand on a chair and peer over the wall, they’d see through to the whole changeroom area including showers, especially at the entrance of the toilet cubicles.

The floor is concrete and is slippery when wet, especially entering the toilet cubicles.

There are two showers in each room. These are tiled insets without doors or shower curtains. The tiles are in poor condition and are heavily stained. The showers have a distinct lack of privacy.

Each facility has two toilets (cubicles). Due to the lack of privacy in the changerooms, it has been noted (from consultation) that the cubicles are often difficult to access as people use them to change (for privacy reasons). This is reported to often be the case for young females.

Other: it is noted that the water washing area also services patrons drinking water demands.

### Disabled Toilet

The sink height is considered not to be DDA compliant (too high). Access to toilet is not DDA compliant (small step (lip) at entry and pathway not wide enough). There is insufficient signage to the disabled toilet.

### External Toilet

There is a toilet cubicle available to the general public from the street (no access via the pool grounds). It is for skatepark users, however, the use of the toilet is unknown (this is likely due to many people being unaware of its existence).

## Kiosk and Administration Building

This area includes the entry counter, kiosk, storeroom and first aid room.

The canteen does not meet health requirements for food preparation, even though only heated and packaged foods are currently available. The urn in the canteen is the only hot water on site. The kiosk houses the PA system (owned by the swimming club).

The storeroom is crowded and not of a sufficient size to house the front-of-house stock and Swimming Club equipment. This means that some pool equipment (lane ropes) have to be stored outside.

The first aid room is of satisfactory size, however, the floor surface and door width should be reviewed.

## Chemical and Plant Sheds

The chemical shed is suitable for its purpose, however, it is showing signs of deterioration.

The plant room (pump shed) is reported to be structurally sound. Although the chlorination and filtration systems need upgrading.

A water tank is near these sheds and is used for water recycling (backwashing and irrigation).



The kiosk is small, and no longer fit-for-purpose. The entrance is cluttered and not DDA compliant.



The showers and toilet facilities require upgrades, hot water added, the floors to be resurfaced and lights installed to the cubicles.



There is insufficient storage for front-of-house purposes.



# Pool and Outside Area

The outside area includes three pools, a grandstand, fencing, basketball hoop, footpaths and general grassy areas.

None of the pools are heated.

## Big Pool

The big pool is 33 metres long, this has implications for competitive swimming. It is 1.5 metres, however, deep at the deep end and 0.9 metres deep at the shallow end. These depths mean that no social diving is permitted in the pool, with the Swimming Club able to supervise race entry diving when qualified personnel are present.

There is a raised ledge around the pool, this obstructs views into and from the pool.

Council officers report that the pool is considered to be structurally sound, however, a number of repairs are required. Items in need of repair include; the raised edges, the tiles (many are missing, broken and/or have sharp edges), and the steps into the pool.

## Middle Pool

The middle pool is used socially and also to teach VicSwim (learn-to-swim program).

Like the big pool, Council officers report that the pool is considered to be structurally sound, however, a number of repairs are required. These being; removals of the raised edges and the dangerous tiles (many are missing, broken and/or have sharp edges). Council officers have recently removed the tiles from the raised edge and have rendered the concrete; this is a stop gap measure until a more permanent solution is sought.

## Toddler Pool

The circular toddlers pool is fully shaded (shade structure). Whilst the pool is shallow, it is reported to be cold even in summer due to lack of heating. The toddlers pool is not tiled and the surface is reported as being very slippery and unsafe.

## Pool Surrounds

Below lists the observations made regarding the pool surrounds:

- basketball hoop – has no backboard and no floor covering/concrete
- grass quality is reported to be poor with bindis and ants
- no access to drinking water
- there are limited trees and landscaping
- there is limited shade (weather protection – particularly from rain)
- fence is chain wire with 3 strands of barbed wire, it appears to be in satisfactory condition
- the grandstand is reportedly not meeting Australian Standards.



Pool tiles (internal and external to the pool) are broken and unsafe.



There are steps and a handrail into the big pool, however, the rail is too high.



The pool edge is raised on all sides, limiting surveillance.



The skate park is small with limited/no street skate options. There is limited shade and access to water.



The car park is not DDA compliant and without shade. There is no connection to the adjacent park.



Pathways throughout the complex varying in width and quality. Many paths are slippery and not wide enough.



# Demand Assessment

Different engagement tools were employed to offer a range of opportunities for the public to be involved. The techniques used are summarised below:

- community workshop
- online survey
- media (press releases) communication
- Facebook alerts
- dedicated email address
- Swimming Club meeting
- site inspection with Council officers and key stakeholders.

The consultation event yielded a high quality input from community members. Full details of the outputs from the engagement can be found in the Corryong Swimming Pool Community Engagement and Site Analysis Report (@leisure Planners, 2014).

The community engagement events supported the site assessment observations, and concluded that there are a number of barriers precluding the community from accessing and using the complex. These barriers include:

- water temperature
- inability to get around the facility
- inability to access the pool (no ramps)
- operating hours.

People were most dissatisfied with the toddlers pool, access to the big pool, water temperature (all pools), lack of areas to sit, and the pool finishes (tiles).

However, a number of priorities were identified by the community with regards to facility improvements. High order items were:

- pool heating (solar heating and pool blankets)
- incorporate a splash park (water play)
- fix the slippery concrete and tiled areas
- provide seating
- provide shade (not in pool areas)
- access to hot water showers
- shade over pool
- access to a family room
- lighting in toilets/change rooms
- BBQs
- connections (pathways) between pools
- water bubblers (refrigerated drinking fountain)
- shower cubicles with doors.

There was also overwhelming support to improve and incorporate the skate park in the master plan design, 41% of respondents from the online survey indicated that they (or members of their household) use the skate park. And 60% of respondents indicated that they would like to see improvements made to the skate park (extension of skate facility, seating, BBQ).

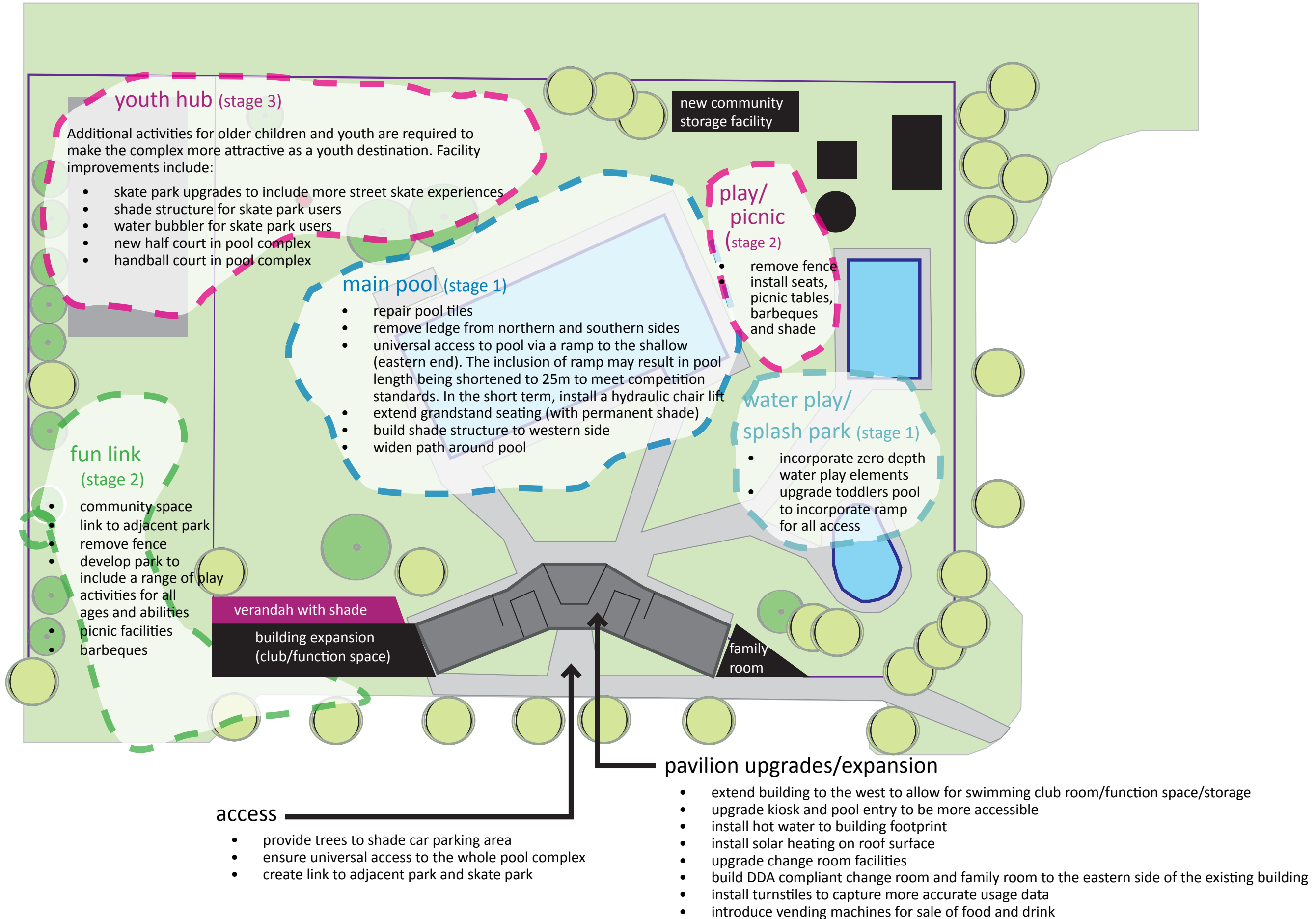


# Master Plan

The vision for Corryong Swimming Pool and Skate Park is to be the primary recreation destination, attractive to people of all ages and abilities.



# Key Master Plan Components





# Master Plan Guiding Principles

## Creating a Destination

- offer a safe environment for people to gather
- create more activities in the Precinct to make a local hub. Aim to give the community ten reasons to come to the Precinct
- add more ‘fun’, whilst the community is ageing that does not mean there are not children that use the pool. The pool should be a haven for everyone
- add more colour. The site is generally looking and feeling old and run-down. Installation of fun art and colour may make the experience more enjoyable
- consideration is given to ease of access from the moment they decide to come to the pool to when they leave. This should include car parking, bike parking, entering the site, using the facilities and leaving.

## Innovative and Inclusive Design

- consider best-practice design, particularly in regard to energy efficiencies and ease of use for people of all abilities.
- inclusive design goes beyond designing facilities that are just DDA compliant, it considers the overall user experience for all people (of all ages, cultures and abilities).

## Being Realistic

- offer realistic solutions that are affordable and considers the whole-of-life cost to the community
- meet the demands of today and consider the likely demands of the future
- can be implemented over time as resources and funding becomes available
- use a staging approach to deliver the long-term vision (however, ideally stage one and two should be considered as short term priorities)
- stage three will involve further community engagement to support the Upper Murray 2030 Vision.

## Local Input

The community engagement process demonstrated considerable support for this project. The community is genuinely interested and eager to be involved, and this should not be overlooked. Council has done a good job historically involving the community (and it is noted that the project comes from community demand and lobbying). Future stages of the project should continue to involve the community in the decision-making.

At the end of the day, it is hoped that the Corryong community will continue to look after this important community asset. Giving them the opportunity to take on this responsibility early will be important.

The community have also indicated a number of ways to be involved, including commissioning some public art at the pool.

# Master Plan Priorities

Master plan priorities have been organised into three main stages.

## Stage One - Functionality and Purpose

- improved access to all buildings
- upgrade to all pools to ensure safe use and access
- universal access to the toddlers pool
- zero depth water play and splash park
- heat pools (solar) and pool blankets
- upgrade pool filtration and chlorination systems
- building pavilion extensions to include upgrade to change rooms, entrance and kiosk, new family room and swimming club room

## Stage Two - Community Amenity and Destination Making

- picnic and play elements including:
  - » barbeques
  - » shade and seating
  - » play equipment
- additional community storage
- landscaping to precinct
- accesible pathways
- signage.

## Stage Three - Youth Hub/Skate Park

- extend and upgrade skate park
- install hand ball court and half basketball court to youth precinct
- develop play and picnic node
- strengthen links between pool and skate park.

# Indicative Costs

It is estimated that stages one and two will be between \$490,000 - \$540,000. Stage three is anticipated to cost between \$150,000 - \$250,000. A full quantity estimate will be required at detailed design stage.

## Master Plan Perspectives - Splash Play



### water play/splash park and toddlers pool

The current toddlers pool is not heavily used due to it being very cold and the pool surface being very slippery. The water play/splash park will be incorporated into the toddlers pool and will extend toward the learn-to-swim pool. The water play park will offer new aquatic experiences. It will be sited in a location that can be viewed from nearly all other areas of the complex.



# Master Plan Perspectives - External Connections

## Family Recreation Park

The pool complex is located adjacent to the skate park. There is little visibility into the skate park, nor a diversity of park opportunities. Connections between the pool and skate park will play an important part in the development of a recreation destination. Diverse play opportunities for a variety of age groups is recommended. Landscaping will provide shade.

The new upgraded Corryong skate park will be linked to both the Corryong Swimming Pool and Corryong Men's Shed to enable optimum opportunity for all ages to integrate and socialise. A new installation will be included to provide new skating challenges; sections will be painted to create interest and aesthetic appeal to all age groups. The design will be sympathetic to the linkages with the pool area and provide new challenges for skaters.

Spectator seating will be more accessible and cater for all ages. Pathways will entice and lead patrons around the space. Improved Way Finding will also be established to enhance the user's experience. A new BBQ area will be developed to encourage the Men's Shed User groups and pool users to connect and utilise the same space. A low maintenance garden bed(s) will be established to add to the aesthetic appeal of the space.



# Master Plan Perspectives - External Connections

## A Sense of Arrival

Treatment to the front of the pool complex is required. Landscaping treatments and redesign of the path networks will assist in improving the experience to patrons. Universal access from the car park to the complex and to the adjoining park is important.





# Master Plan Perspectives

## Building Treatments

The existing kiosk and change rooms no longer meet the needs of pool users. The building footprint will be extended to include a family change room, upgrades to the existing change rooms (shower cubicles, lighting, hot water showers, mirrors), an upgrade to the entrance and kiosk, extended storage and a club room.

Supplementary shade pavilions will offer places to sit and supervise pool activities.



