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Murray Bridge Swimming Centre Masterplan

Design Report - Concept Design

The Rural City of Murray Bridge



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This report has been prepared primarily from information available to dwp. Preparation and completion of this report is an iterative process and this report will evolve during the course of the project.

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3. Introduction

The Rural City of Murray Bridge is located approximately 80 kilometres to the south east of Adelaide. It covers an area of 1,828 square kilometres and includes a regional centre and smaller rural communities. The regional centre provides a destination for surrounding rural communities and visitors as well as local residents.

Census data indicates that the City is one of the fastest growing centres in regional South Australia, due predominantly to its proximity to metropolitan Adelaide, connection to the South Eastern Freeway and land affordability. Established on the banks of the Murray River, the Rural City is an appealing place to live, work and visit.

Demand for open space and sport and recreation facilities will increase with population growth and as we begin to appreciate more the significant benefits for physical and mental health attributed to community recreation facilities.

In 2013, Council prepared a Sport, Recreation & Open Space Strategy to provide Council with a policy framework to guide the identification, provision, development and management of recreation and sport services and infrastructure. A further Future Directions Report considered and responded to the findings of that report.

The following report consolidates the Concept Design proposal for the development of a Masterplan for Murray Bridge Swimming Centre, that emanated from the future direction report.

Briefing information informing the proposal includes;

- Swimming Pool Future Directions Report (May 2016)
- Sport, Recreation & Open Space Strategy (October 2013)

- Client review meetings,
- Key stakeholder meetings,
- Council feedback,
- Community Consultation.

The concept proposal represents the outcomes of an interdisciplinary design approach and the first stage of the project design process. The following report articulates the broad function and form of the project, explores the opportunities and constraints of the site and engages with the relevant statutory obligations.



2. Team

dwp were commissioned in March 2018 as Principal Consultant for the Murray Bridge Swimming Centre Masterplan.

Further members of the total team included:

Crackerjack Consulting Engineers - aquatic , structural and civil engineering and Turner & Townsend - Cost estimating are included under that appointment.

Additional specialist consultancies may be commissioned on an as-needs basis, if this project were to obtain funding and proceed.



Architecture

Civil , Structural, Aquatic Engineering



Cost Estimating Consultant







3. Project Brief

3.1 Objectives

Based on recommendations from the Sport, Recreation & Open Space Strategy (2013), the Rural City of Murray Bridge is exploring the expected life span of the existing swimming centre facility. In doing so, Council has commissioned this report to model the proposal to complement the existing pool with contemporary functions of a new swimming facility.

3.2 Background

In May 2016 Council completed a study into the existing Swimming Pool called the Murray Bridge Swimming Centre Futures Report. The Futures Report looked into the condition of the existing facility, the needs of the community (current and future), analysis of available sites and the development of the swimming centre.

The Futures Report determined that Murray Bridge, as a regional centre, has a need for a year round aquatic facility. The report determined:

1. The existing Murray Bridge Swimming Pool does not provide facilities to adequately service areas of key community health and fitness demand.
2. The operational costs of the facility will steadily increase as labour and maintenance costs increase and patronage is likely to remain steady at best or decline. As a consequence, the cost of keeping the facility open will continue to rise.
3. The existing facility requires refurbishment works to continue operating.
4. There is need and justification for an indoor aquatic facility in Murray Bridge to broaden activity opportunities and enable all year use.
5. The lack of recreation features and the

outdoor nature of the existing swimming pool facility limit its scope and potential use.

6. From a demand perspective, the existing 50 metre pool would ideally be retained.
7. The provision of a quality aquatic centre in Murray Bridge could influence more people to live in the area, which would ultimately benefit the region from an economic and social perspective.

With these findings and considerations in mind the report recommends:

3.3 Project Objectives

An integrated year-round aquatic and leisure facility to be planned for on the existing Adelaide Road site in Murray Bridge and that this facility include:

- retention and significant refurbishment of the existing outdoor 50m pool;
- an indoor 25 metre pool;
- a combined leisure and programming (learn to swim) pool;
- indoor and outdoor interactive water play components (splash pads);
- a warm water program pool including spa component;
- group exercise and gymnasium spaces;
- integrated reception / foyer / café;
- multi-purpose meeting space for community and swimming club use,
- associated changing rooms, administration and plant spaces.





4. Site Location

Murray Bridge swimming Centre is located in Adelaide Road, Murray Bridge, SA



5. Urban Analysis



5.1 Planning Overlays

As indicated in the above diagram the site forms part of the RTC Regional Town Centre.

This zone encompasses a vibrant, economically viable and attractive centre. Future intensive retail, entertainment, business, administrative, civic, educational, cultural and community facilities will be located in this zone. It is desirable that the town centre develops into a walkable, compact, and orderly place, providing an attractive environment for all users.

Area's adjacent to the site to the west and east are currently zoned as Residential .



5.2 Traffic Intensity

Adelaide Road, to the North West of the subject site, is a quite busy 2 lane local road, with consistent traffic throughout the day.

The traffic intensity of Standen Street and Flavel Terrace is comparatively low. It is estimated that local traffic is the predominate user of this street.



5.3 Pedestrian Circulation

The pedestrian circulation in the areas surrounding the site generally offer a high level of pedestrian amenity. This is largely due to the open grass areas and tree lined street frontages of the recreation precinct.

There are not bus stop in the close proximity of the site, however public transports operate in the surrounding area. Footpath and pedestrian crossing path are available to guarantee a safe access to the Aquatic Centre.

6. Local Character

The area surrounded the site is predominantly single lot one and two storey dwellings. Brick and rendered facades of varying tones with forward facing eave roofs is the the dominant style of the neighbourhood. Trees intermittently dot the footpath breaking up what would otherwise be a streetscape dominated by lawns and the above mentioned housing typology.

The area North West of the site, across Adelaide Road, presents a view of 2 to 3 storey commercial and industrial buildings.



Local Character - Adelaide Rd



Local Character - Standen Street

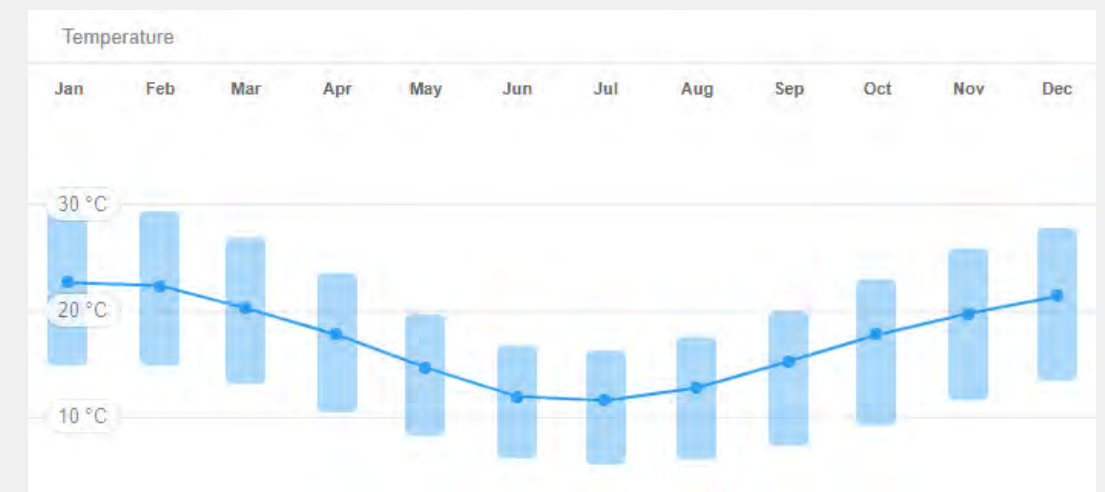
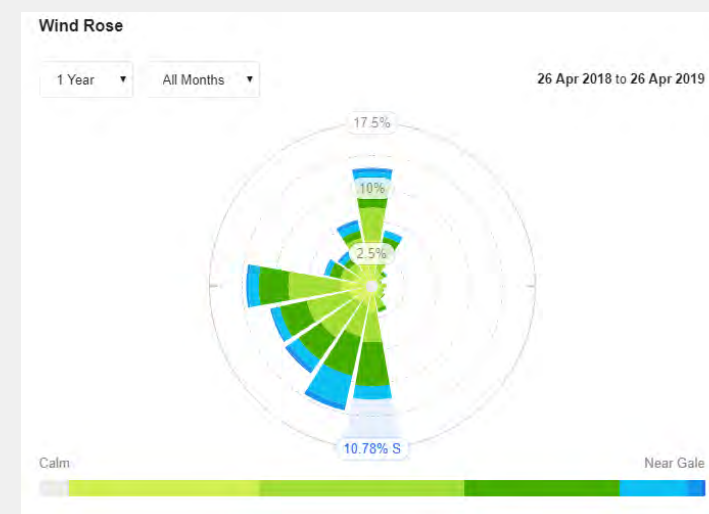
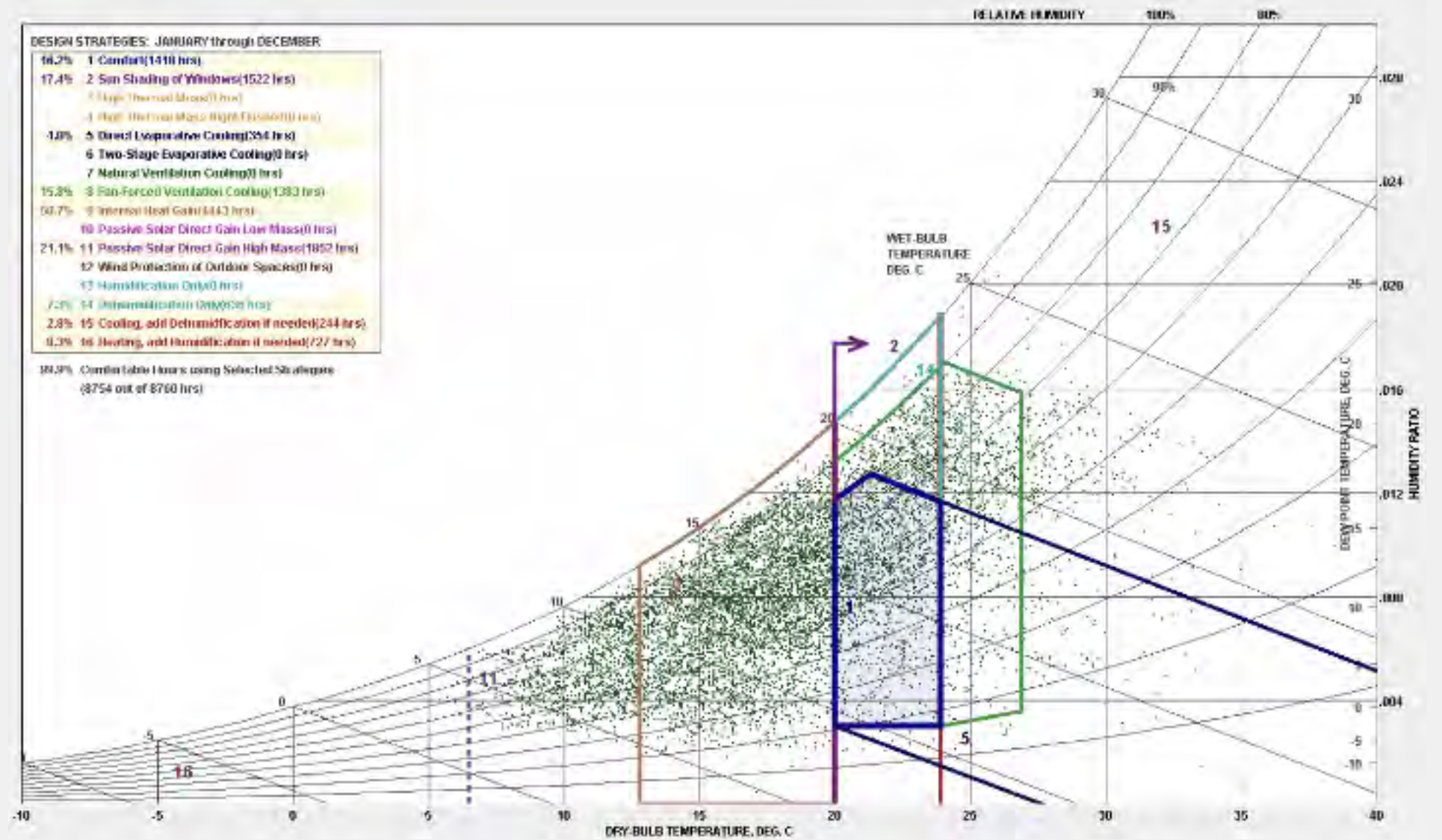


Local Character - Flavel Terrace

7. Climate Analysis

Analysis of annual wind patterns indicates that cooling breezes in summer, likely to be desired when the outdoor pool is used most regularly, are generally southerly breezes. Northerly breezes are generally warm breezes during summer months.

With this knowledge, locating new building volumes to the north of the existing 50m outdoor pool offers opportunity to shield the outdoor pool from hot summer breezes, while allowing gentle cooling breezes to penetrate the pool surrounds. In this scenario, evaporation of outdoor pool water due to hot northerly breezes is diminished, and patron amenity enhanced.



8. Site Analysis

8.1 Existing Conditions

The Murray Bridge Swimming Pool is a traditional 50 metre outdoor pool with two small pools for children and toddlers and a treed grassed area. The facility was built in the 1950's and is now around 55 years old.

The swimming pools are framed by an appealing grassed and treed setting. Off road car parking is provided along Standen Street. Buildings and infrastructure are spread around the site, with the swim club building and meeting spaces being separated from the entrance and change rooms by the 50m pool.

The pool infrastructure requires repairs and the buildings would ideally be upgraded and redesigned or replaced.

In regards to the new design, the main facility components are as follows:

- 50m outdoor swimming pool (50 x 18.25 metres), with 1m sprung diving board at deep end
- learners pool 2 outdoor with shade cover)
- toddlers pool 9.15 x 6.15 metres (outdoor with shade cover)
- entrance, office and first aid
- amenities (change rooms, toilets, disability and family amenities)
- operating areas
- large grassed area

Existing buildings on the site are generally single level buildings of masonry and/or lightweight construction. Although they appear to be generally well maintained, existing buildings are aged and no longer meet broader market expectations with regard to functionality and amenity.

The main entry building, located adjacent to Flavel Terrace at the western end of the site, has been recently extended to provide a new kiosk adjacent to the facility entry at the shallow end of the 50m pool. This building includes change rooms and spaces for facility management and administration.

A temporary lightweight building has been erected to the south of the main entry building is used for storage and administrative purposes.

The plant room is located within an isolated building on the northern edge of the site, adjacent to Adelaide Road. The main building is of masonry construction and is in reasonably poor condition. A lightweight annex has been added to provide shelter for the pool filters.

A Swimming Club building is located to the east and at the deep end of the 50m pool. This space includes a small kitchen, formerly the main kiosk, and general meeting and storage spaces.

8.2 Site advantages

Benefits of this site include:

- good size site – planning studies demonstrate options for successful redevelopment;
- has existing 50m pool, although ageing is capable of retention and enables longer term replacement;
- excellent location on Adelaide Road and relatively close to the town centre;
- good accessibility with public road reserve on three sides of site.



8.3 Heritage

Few relevant trees has been identified has part of the South Australia Heritage Register.

In that respect, the design will focus on protect and evaluate the local vegetation, and reinforce the bond between existing landscape and new development.

9. Project Components

Entry and multi-purpose spaces

A new building entry will be located on the North west side of the site, so as to be visible as patrons enter the precinct from Adelaide Road and the car park. The foyer will be used as a multipurpose and events area, a higher quality and flexible space that meet diverse community needs and have greater potential to attract larger numbers.

Café / kiosk

The Café / kiosk will interact strongly with the foyer/ multi-purpose spaces at ground level, and will include a service point to external space to service the outdoor plaza.

The Café kitchen is sized for capacity to serve coffee, light meals, snacks and the like.

Administration

Flexible office space is proposed on the upper level, with external views to the 50 m Pool and internal views down to the Foyer and the Warm Water Pool Hall.

The administration space will include swim operations office, break-out space, meeting room and dedicated private spaces to be used as Allied Health Rooms.

50m Outdoor Pool refurbishment

The retention and refurbishment of the existing 8 lane x 50m outdoor will be a significant part of the project, to support competition events and training. The refurbishment will include the design of new stairs and new ramp to access the pool, together with the refurbishment of the existing change rooms facing Flavel Terrace.

25m Indoor Pool

An indoor pool will be located to face Adelaide Road, for training in winter months and to respond to the increasing community's demand of sports and recreations facilities, and to the school's programs.

LTS & Water Play

A new Learn to Swim and Water play area will be provided to attract families to participate in active recreation, encouraging involvement in learn-to-swim programs and exposing parents to broader fitness activities.

Access to the area will be available from the main foyer with easy access to the external waterplay area, and the family change room.

Warm Water Program Pool

As part of rehabilitation and therapy programs, a Warm Water Pool will be a relevant part of the future redevelopment.

The pool will be located in a private area of the facility, on the South-East side of the building, to enable discrete programming or dignified access for the elderly and people with a physical disability.

Accessible change facilities and storage areas will be located adjacent to warm water pools.

Gym and Program Space

New gym and multipurpose/program space will be located on the upper level, as a open flexible space to be used for various physical activities and programs.

The space will face the foyer, and the main pool hall,

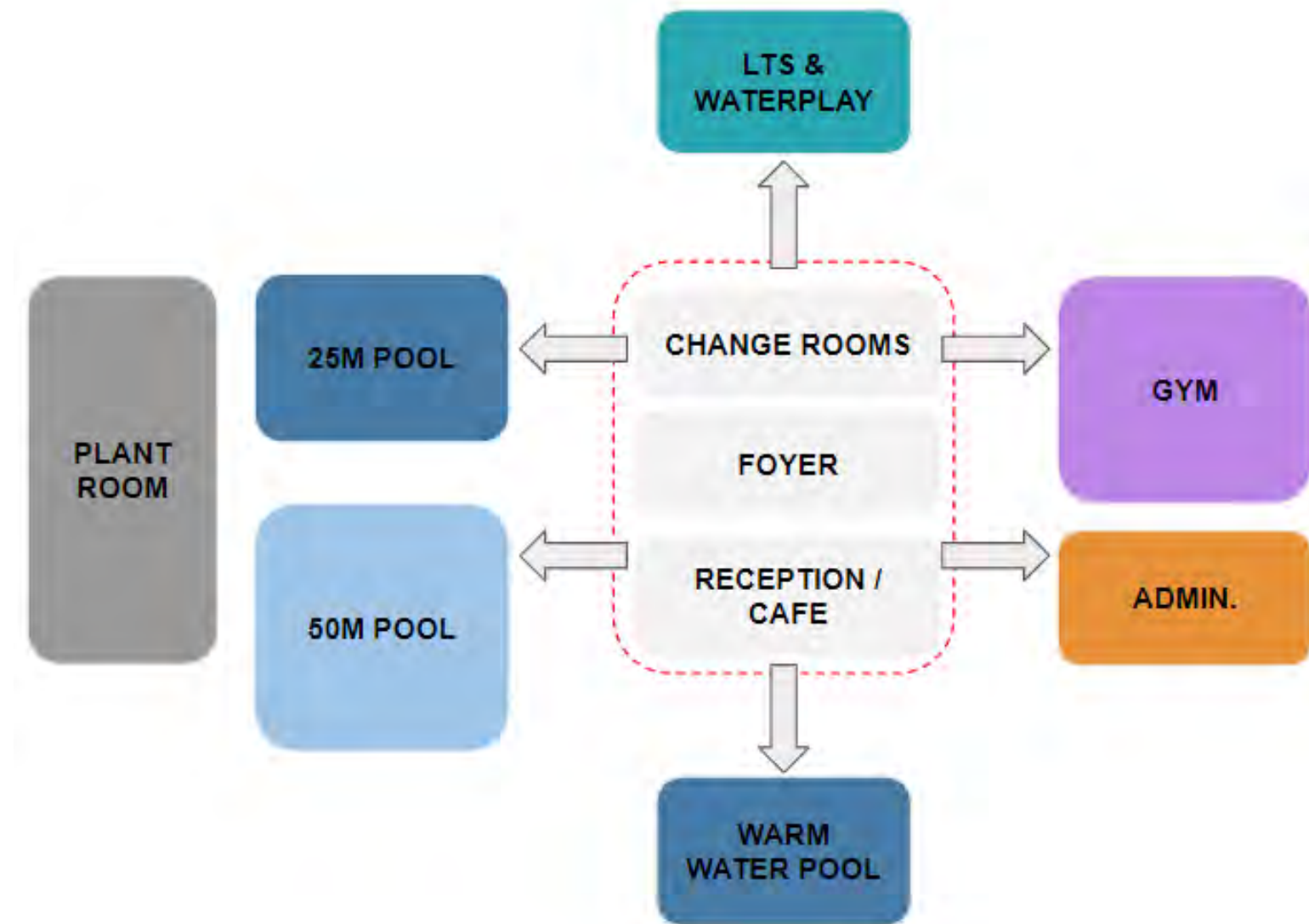
with external view to the 50m pool hall. Direct access to amenities will be provided on the first level.

Change Rooms

Female, male and family change rooms will be located directly close to the main pool hall area, with easy access from the Foyer. The access to the change rooms and to the entire facility will be monitored from the Reception area, using turnstile security gates.

Ancillary spaces

Storage areas for general equipment will be located all around the facility. Storage provision will be included for keeping equipment on the ground and the first floor. Further detailed business planning should be undertaken to confirm the following indicative facility areas.



10. Design

10.1 The Concept

Murray Bridge Swimming Centre is a significant sporting precinct, one of the five public swimming pool in the region. The Conceptual Framework synthesises the design requirements and creating a unique identity that reflects both the building occupants and the wider community.

The three main concepts of the the architectural design strategy are porosity, identity and integration. They reflect the Design Principles, and provide a distinctive response to the site, the brief and aspirations of the stakeholders.

Porosity as providing strong connections within and beyond the site, transparency, approachability and accessibility to the community.

By providing an integrated approach to the site and the architecture, the design expresses the different functions through framing those activities.

Tied closely to identity, is the concept of integration. This concept extends beyond sharing the site and facilities between building occupants, but incorporates inclusion of the wider community.



10.2 Site Planning

The Murray Bridge Swimming Centre is recreational site developed to respond at the Community increasing demand of public and recreational facilities.

The facility entry (Pedestrian and Vehicular access) from the northern corner of the site, off Adelaide Road , provide a strong address and connection with adjacent retail / commercial activity. The plaza and the double height foyer offering a great community area, to be used for events and public activities.

The location of main building component (pool hall) on the North/West site's side, enable activation and views to and from Adelaide Road.

Existing trees and heritage elements are retained to provide a bridge to the history of the site, whilst a contemporary design celebrates a strong emphasis on the future.

10.3 Building Form

The architectural design includes an L shape building that frame the north and west sides of the existing 50m Outdoor Pool.

The main entry area includes Foyer, Reception, with a direct access to the change rooms and to the creche area.

A continuous facade on the West side off the building is defining the Pool Hall, that incorporate a 25m indoor pool, and the Learn to Swim and Water Play area, directly connected to the existing water slides.

The Warm Water Pool has been located on the South East side of the building, to guarantee a required privacy for the users.

Gym, a multipurpose area, offices and administration have been located on the first floor, with a strong visual connection with the outdoor 50m pool, and the indoor pool hall.

The design strategy utilises the building' envelope to frame and express the integrated mixed use

functional program within the building. The building form and facades provide high visual porosity to express the interior activities whilst mediating light and views within the building.

10.4 Staging

As per Council's request, the design and development of the new aquatic facility should enable a staged approach, in accordance with available resources and to guarantee a continuity in the sports and community activities. The proposed layout will be divided in four different stages:

Stage 1:

- 50m Pool refurbishment
- Replacement of pipeworks in all existing pools
- Existing change rooms refurbishment

- Existing Pools and Plantroom improvement

Stage 2: to be divided in 2 different stages)

Stage 2A:

- Expanded Carpark
- Construction of new plantroom

Stage 2B:

- Demolition of existing plantroom
- LTS & Leisure Pool
- Foyer, Reception, Cafe and Change rooms

Stage 3:

- Expanded Carpark
- Existing offices and canteen refurbishment
- Warm water pool
- Gym and administration (Level 1)

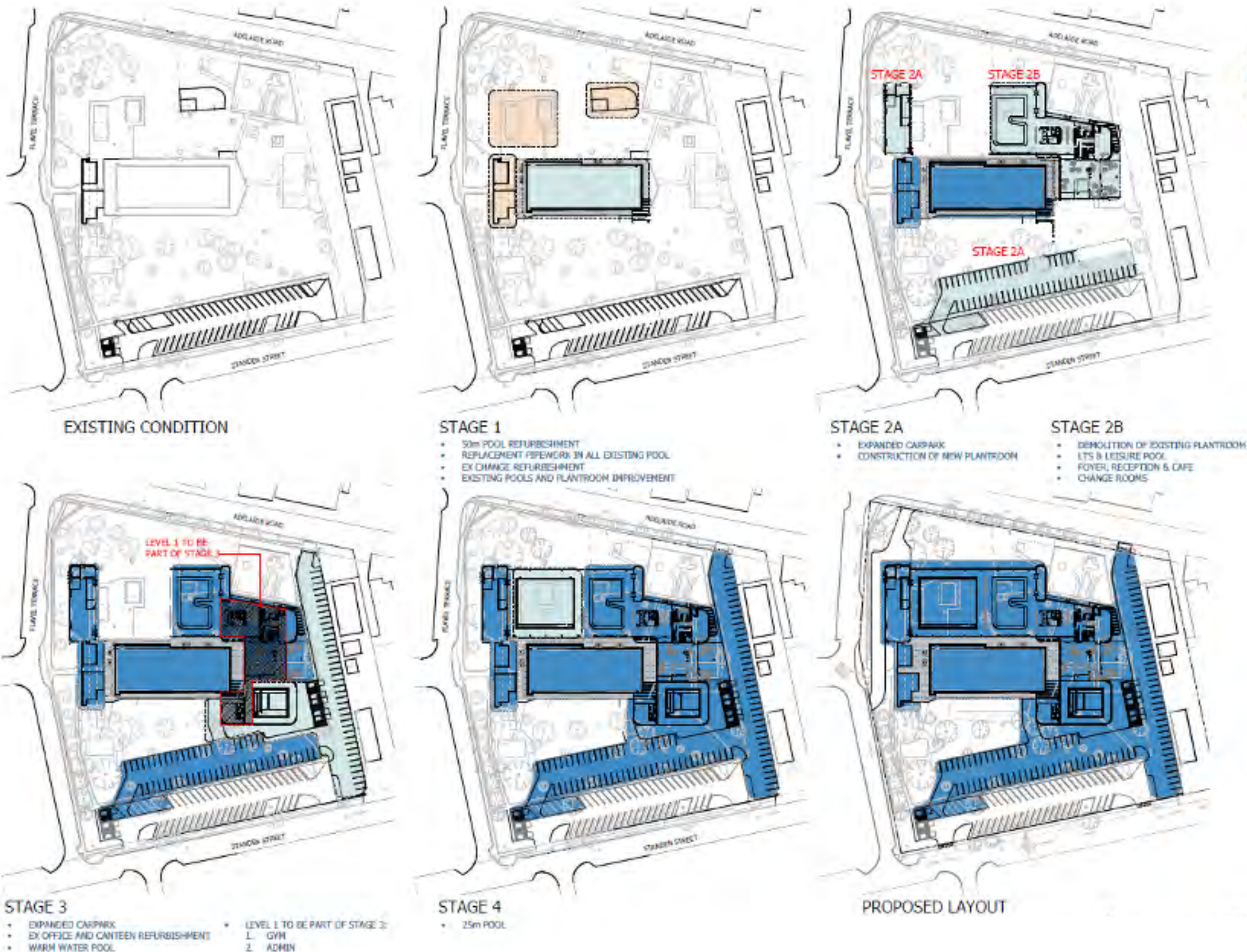
Stage 4:

- 25m Pool

11. Staging Diagrams

LEGEND

- BUILT
- IN CONSTRUCTION
- EXISTING FACILITIES IMPROVEMENT





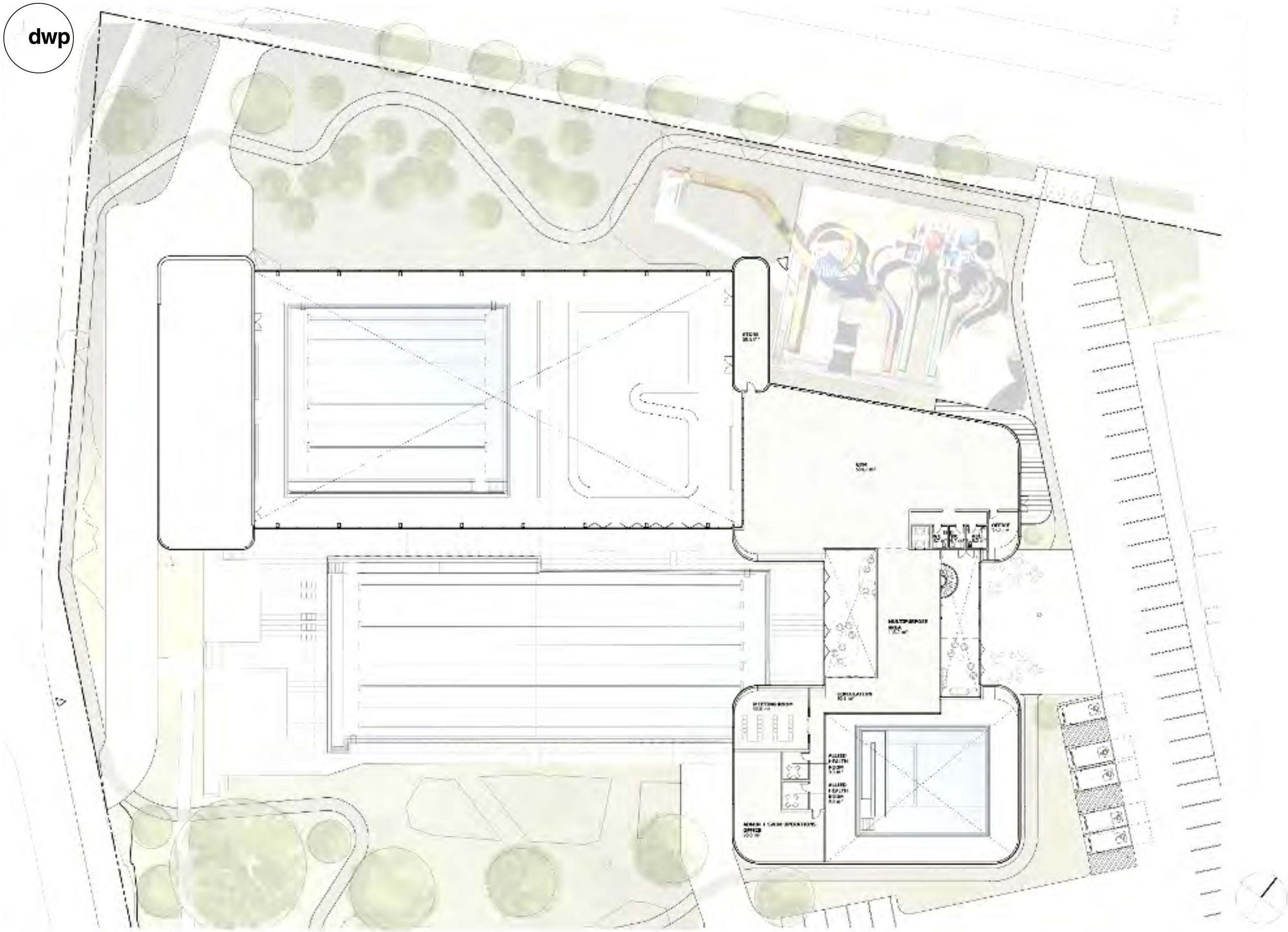


12. Architectural Drawings

FLAVEL TERRACE



OVERALL - SITE PLAN



OVERALL - FIRST FLOOR PLAN



ELEVATIONS



SECTIONS



PERSPECTIVE VIEW



PERSPECTIVE VIEW