

ITEM 4 BEATON PARK REGIONAL PRECINCT MASTER PLAN 2018 - 2038 - POST EXHIBITION

On the 25 June 2018 Council endorsed the public exhibition of the Draft Beaton Park Regional Precinct Master Plan for 2018-2038.

This report outlines the consultation undertaken, considers the submissions received as part of the exhibition process and presents a final master plan for endorsement.

RECOMMENDATION

Council endorses the Beaton Park Regional Precinct Master Plan 2018-2038.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation

Authorised by: Jenny Thompson, Director Community Services - Creative and Innovative City (Acting)

ATTACHMENTS

- 1 Beaton Park Regional Precinct Master Plan
- 2 Beaton Park Regional Precinct Master Plan Written Submissions
- 3 Beaton Park Regional Precinct Master Plan Online Engagement Summary
- 4 Beaton Park Regional Precinct Master Plan Financial Model

BACKGROUND

Over the past three years, Council has been working with the community and users of the Beaton Park precinct to develop a master plan which will allow the precinct to cater for the long term needs of the community.

A number of key objectives were formulated to guide the initial assessment, the updating of the plan of management for the precinct and ultimately the development of a 20 year master plan. These key objectives included:

- Provide an overall strategic approach for the Beaton Park precinct.
- Identify opportunities for complementary infrastructure and services to those currently present in the precinct.
- Identify opportunities to enhance existing stakeholder relationships and explore new potential stakeholders that could align to the vision for the Beaton Park precinct.
- Identify potential funding and/or investment sources from current or potential stakeholders.
- Determine the feasibility of the establishment and integration of a 'Centre of Excellence' that enables community participation and engagement.
- Identify opportunities to inform Council's Capital Program to support the precinct strategy.
- Enhance community access, engagement and usage of the precinct.

In 2015, the Beaton Park Needs Assessment was completed and provided recommendations based on extensive consultation with stakeholders on the best way to ensure these objectives could be met and support the population's recreation, leisure and health and wellbeing needs well into the future. Following the endorsement of the Needs Assessment, an update to the Beaton Park Plan of Management, which reflects the long term goals for the site, was completed and adopted by Council on 28 May 2018.

In 2017, staff commenced the development of the Beaton Park Regional Precinct Master Plan 2018-2038. The proposed master plan aimed to -

- Deliver an integrated sports, recreation and well-being centre to service the needs of the Wollongong population.
- Introduce additional health and well-being floor space.
- Introduce additional facilities to cater to an ageing population.
- Provide flexible and multiuse facilities.
- Provide spaces for indoor and outdoor interactive play spaces for children.
- Provide a staging plan which will result in minimal disruption to the existing facility operations during construction.
- Design a centralised entrance to the main facility (ie leisure centre, aquatic centre, fitness centre and health and well-being centre).
- Improve on site car parking circulation.
- Facilitate the integration of sustainable design strategies into the project and provide for a development which has low carbon emissions, is water sensitive and resource efficient both in construction and operation.
- Improve the existing pedestrian connections between Beaton Park and Wisemans Park, and throughout the Beaton Park site and connections to the City Centre.

The master planning process has included extensive site constraints and usage investigations as well as a review of all literature and current policies for the site to ensure a strategic alignment across the city. The policies and documents which informed the preparation of the master plan include:

- Beaton Park Needs Assessment 2015.
- Play Wollongong 2014-2024.
- Wollongong 2028.
- The Future of Our Pools 2014.
- Keiraville Gwynneville Community Planning Project.
- Keiraville/Gwynneville Access and Movement Strategy.
- City of Wollongong Bike Plan 2014-2018.
- Illawarra-Shoalhaven Regional Plan.
- Beaton Park Plan of Management 2018.
- Illawarra Shoalhaven Sport and Active Recreation Plan 2018.

Further internal and external stakeholder consultation was also undertaken with a draft master plan presented to Council in two briefings in February and June 2018, before being presented to Council in June 2018.

The draft master plan was exhibited from 2 July – 6 August inclusive.

Engagement Strategy

The objectives of the engagement strategy have ensured that as many stakeholders, users of the precinct facilities as well as the general community have had the opportunity to review the plan, ask questions and make comment during the exhibition period. These objectives focused around:

- Raising community awareness of the need to master plan the site.
- Create interest to ensure community members can constructively engage with Council.
- Encourage site users to express their opinions on the future of the facility.
- To reach a broad cross section of the community including current and future potential users.
- To develop a master plan with a list of options that are responsive to community, site opportunities and constraints.
- Support community members to communicate and engage via their local networks.
- To ensure the engagement process is open and transparent.

Methodology

The exhibition period 2 July – 6 August inclusive was extended due to it overlapping the school holidays to allow the community ample time to attend information booths and provide feedback.

Methods of communication utilised included:

| Who | Method | Strategy |
|----------|-----------------------------------|---|
| Internal | Team Brief | Published in the July Council Team Brief |
| Internal | Council Report | Presented to Council 24 June 2018 |
| Internal | Yammer | Posted on 3 July invited staff to provide input into the plan |
| External | Facebook | Posted 10 July |
| External | Twitter | Posted 25 June, 9 July, 25 July and 2 August |
| External | Media Release | Media release issued 3 July |
| External | Stakeholder Engagement | 107 stakeholders were emailed directly regarding the draft plan which included a FAQ sheet and opportunity to meet with the project team to discuss the plan |
| External | Resident Engagement | 139 residents in the immediate area were sent a letter outlining the draft master plan |
| External | Signage | Signage was placed at all three precincts within Beaton Park including Wollongong Tennis Club, Illawarra Basketball Association and Beaton Park Leisure Centre |
| External | Council's Website – Have your say | Engagement Page set up on Council's website for the exhibition period at: https://www.haveyoursaywollongong.com.au/beaton-park-regional-precinct-master-plan-2018-2038 |

| Who | Method | Strategy |
|----------|---|---|
| External | Face to Face Meetings with Stakeholders | <p>All stakeholders registered on our contact list were provided the opportunity to meet directly with the project team to discuss the draft plan. The following groups took up the opportunity -</p> <p>Wollongong Tennis Club Wollongong Tennis Association Illawarra Hawks Illawarra Table Tennis Association UOW Junior Football Club Peoplecare Paul Scully MP Member for Wollongong Wollongong Swim Club Inc</p> |
| External | Libraries | Copies of the master plan were available at all Council libraries |
| External | Frequently Asked Question Sheet | A three page information sheet was developed outlining the progress to date and how to provide feedback. This was distributed to all booth participants as well as to all stakeholders. |

| Who | Method | Strategy |
|----------|--------------------|---|
| External | Information Booths | <p>Four booths were held during the exhibition period across the precinct. These included -</p> <ul style="list-style-type: none"> • Beaton Park Leisure Centre – Monday, 23 July 10am • Illawarra Basketball Stadium – Tuesday, 24 July 5.00pm • Wollongong Tennis Club – Wednesday, 25 July 5.30pm • Beaton Park Leisure Centre – Saturday, 28 July 9am <p>Approximately 120 people attended across all four booths</p> |

The following is a summary of community involvement in the master plan process -

- 139 residents received a letter directly advising of the exhibition period and the plan
- 107 stakeholders received an email directly advising of the exhibition period and the plan
- four information booths held with approximately 120 community members present
- 28 written submissions received from community members, groups or organisations
- eight community members provided feedback via the website link
- 256 community members accessed the “haveyoursay” page with 149 downloading a document and 156 visiting multiple pages
- eight one on one meetings with key stakeholders

The following is a summary of all feedback received. A full account of all written feedback can be found in the attachments to this report.

| Source | Key Feedback |
|----------------------|---|
| Information Booths | <p>Parking – A number of participants believe more parking is required on site to cope with the major events. Tennis club members were concerned with the lack of parking available near the club. Though they acknowledged more parking would be available on site, they feel with the demographics of the club users being older, that if parking is not available in close proximity they would no longer frequent the club. A member of the public highlighted the issues facing residents along Gipps Road and problems users of the soccer fields pose to the residents parking across driveways. Possible solution is marking both sides of the road.</p> <p>Athletics – Facilities for running of track events were considered a priority. It was identified that these could be incorporated into the stadium with direct access onto the track and use available during major event.</p> <p>Swimming – A number of users asked about a 50m indoor pool however acknowledged that a bigger indoor pool was required only due to the current pool being at capacity in Winter. It was also acknowledged by a number of residents that the pool would only be utilised in Winter as in Summer they would move to one of our outdoor free pools. Requests for more family friendly facilities were a priority for a number of users, including change rooms and aquatic activities.</p> <p>Multipurpose stadium – Basketball users were very excited regarding a new facility that met current standards for the playing of basketball.</p> |
| Online Feedback | <p>More parking was again suggested along with accessible toilets and shower facilities.</p> <p>Priority for good cycle paths leading to and around the site including bike parking facilities.</p> <p>Concerns were raised regarding the alienation of athletics if field events were moved from the interior of the track.</p> <p>Increase in pool availability was supported however it was suggested it could be alleviated through longer opening hours/opening up of pool space across all Council pools.</p> <p>Basketball courts, wellbeing area and upgrades to the leisure centre were supported.</p> |
| Resident Submissions | <p>Requested the green space to the east of Weerona remain as open green space.</p> <p>Advocated for more family friendly change rooms and pool space.</p> <p>Identified options for consideration regarding parking including east of Beaton Park, to the Illawarra Rail Line easement, between Throsby Drive and Hay Street – possibility of between 150-360 car spaces. The need for adequate parking for disabled and parents with children.</p> <p>Four courts behind the stadium wouldn't be able to be seen from the pro-shop and would be hard to dry due to shadow from stadium. Need 12 courts visible from pro-shop and control room. Potentially the courts behind the stadium could be synthetic if they remained.</p> |

| Source | Key Feedback |
|---|---|
| | <p>Ensure there are family change room facilities in the pool area as currently none are available.</p> <p>Maintain the parkland east of Weerona as public open space. Introduce a high quality soccer field within the track and move field events to the area east of Weerona. Ensure flood mitigation works are carried out as a priority.</p> <p>Fast tracking of upgrades to the soccer fields including amenities and irrigation.</p> <p>Plan does not go further enough to create a legacy. No 50m pool included. City will outgrow the plan before any works are completed.</p> |
| Mr Grant Hughes General Manager Wollongong Tennis Club on behalf of the Directors | Overall the Tennis Club supports the Beaton Park Master Plan and sees merit in the overall aim and vision of the plan. Seating opportunities and footpath connections between the courts are important. An alternative court arrangement could be explored in consultation with Tennis NSW. Required a review of parking especially close to the club as limited opportunities here would reduce club usage. |
| Committee Members Wollongong Tennis Association | Happy with the plans if a control room with adequate storage facilities can be maintained that provides line of site across all courts. This could be moved further south towards Weerona. Current court set out on plans is adequate. Believe more parking however is required. |

| Source | Key Feedback |
|---|---|
| Alan Russell President, Illawarra Table Tennis Association | Likes the plans currently on exhibition, however would also like to see some permanent tables set up within the facility to allow for casual users as well as more storage space and permanent control desk area. Needs to be separated from 'noisy sports'. |
| Mr Marcello Chiodo President, University of Wollongong, Junior Football | Likes the plans currently on exhibition however if priority could be placed on lighting before drainage upgrades on the field. Also requested if a mini field (50m x 40m) could be included between the soccer fields and the athletics track for the under 9's. Storage facilities and amenities within the aquatic facility would be welcomed and are a priority behind lighting. |
| Paul Malcolm General Manager Participation & Sport Development Swimming Australia | Support for a 50m indoor heated pool as proposed by Wollongong Swimming Club Inc. Letter was drafted in 2016 and resubmitted as part of the exhibition period. |
| David Winterbottom Secretary Neighbourhood Forum 5 | Supports the provisions in the plan. Would like Council to investigate the moving of some or all of the field events within the running track to part of the open space adjacent to Weerona, provided some informal space remains, to enable a synthetic surface to be introduced. Objects to the alienation of well used community open space adjacent to Throsby Drive for car parking should this option be pursued. |
| Chris Birrer, First Assistant Secretary, Infrastructure Department of Defence | Advised they no longer wish to see parking expanded onto their site due to identified vulnerable persons requiring separation distances during activities. |

| Source | Key Feedback |
|--|---|
| Mr Col Bruton Wollongong Swim Club Inc. | Identified that Wollongong is without a 50m indoor pool and that the city is unable to provide for local elite swimmers. Without a competition 50m pool our top swimmers have to leave Wollongong to train and compete. Disagree that Wollongong has an abundance of water facilities. A second 50m pool is also required for diving and water polo. Roundabout intersection should be upgraded in stage 1. Free bus to be able to drop off within Beaton Park. Consideration of green alternatives to offset utility costs. Consideration of 40km/hr speed limit along Gipps Street/Throsby Drive. Agree with the need and concept for a health and wellness facility. Believe many items within previous reports are false or unsubstantiated. A 50m indoor pool is supported by Swimming NSW and Swimming Australia. Piping of Fairy Creek to allow for more recreational space. A submission was also received on the endorsed plan of management for the precinct. |
| Paul Scully MP Member for Wollongong | Mr Scully advised parking along the South Coast Line is something we should further explore with his support. He also requested ensuring the master plan and precinct were identified in the Illawarra Shoalhaven Sport and Active Recreation Plan as a site of significance. |
| Mr Andrew Barrett Operations Manager Illawarra Hawks | The Hawks see the master plan as beneficial and would be interested in utilising the stadium as training and game hub for mid-week games that do not attract large numbers. Would require dedicated change rooms for the team. |

| Source | Key Feedback |
|---|---|
| Mr Mark O'Neill Chairman, Junior Tennis Wollongong | The plan is very positive in all aspects. Ensure some focus on drainage and access to courts is looked at. |
| Mr Brodie Billet Groundsman, WCC | Improvements to irrigation are a priority and ensuring enough space for plant to facilitate maintenance on site. |
| Mr Adam Renfry Place to Play Manager, Tennis NSW | A number of design considerations were identified that will be incorporated into the design of the multipurpose stadium (so to not impact on tennis courts) as well as the tennis court layout. An additional two hard courts would be preferred. Would be interested in a sports house concept housing development staff. This site has been identified as one of five key sites in New South Wales for the development of tennis. Overall, feel this is a phenomenal opportunity for the community of Wollongong. |
| Ms Melinda Williams CEO Peoplecare | Very supportive of integrated approach to health and wellbeing. Spaces need to be flexible to respond to community needs, have family/waiting/public areas and have natural light. Preferred option would be to move the health and wellbeing closer to reception so it can be staged with the leisure centre upgrade and provide more connectivity and increase floor space to 800sqm and then an additional 800sqm of office space. |
| Mr Canio Fierravanti Director Government Relations, University of Wollongong | UOW supportive of master plan as they it enhance the broader student lifestyle. Master plan will provide opportunities for collaboration for major sporting events as well as linking with UOW sports sciences. |

| Source | Key Feedback |
|---|---|
| Mr Jeremy Wilshire Major Events and Special Projects Destination Wollongong | A number of recommendations were presented including – <ol style="list-style-type: none"> 1 Incorporate infrastructure that caters for and encourages the growing 'active' recreation sector (ie rock climbing, mountain biking etc). 2 Give consideration to a pump track being built to realise an existing market opportunity and plan for complementary product/infrastructure. 3 Integrate elite training facilities into a regional community hub to ensure viable and vibrant usage. 4 Assess Cockburn Central West and AUT Millennium in regard to the investment and collaboration model for key learnings. 5 Marry industry trends and market needs with regional data and competitive advantages to identify a key specific goal or two that takes a market leading position. |
| Mr John Madry Bravo Company MUD | Petition with 12 signatures objecting to the use of some of defence area for parking and highlighting the issues this would cause the depots functionality. |
| Ms Sue Worthington President, South Eastern Swimming Association | Advocate for a 50m indoor pool due to no other on the coast between Sydney and Melbourne, provision of a year round facility as no Council facilities are able to cater for major events. |

PROPOSAL

Following consideration of all submissions, the following changes are recommended to the Beaton Park Regional Precinct Master Plan 2018 – 2038 -

Parking

- Removal of car parking located on the Department of Defence site.
- Investigation of parking along the South Coast Rail Line easement.
- Adding line marking to the north of Gipps Road.
- Extension of the parking area to the west of the Wollongong Tennis Club.
- Removal of the alternative car park to 'potential/event car park' - The use of this car park would be for the purposes of events or provide opportunity for use of car parking only if required.
- Currently, there are 317 formal car parking spaces on the site. As a result of the master plan works, over 400 parking spaces would be provided on site, with an additional 130 event parking spaces available off Throsby Drive as overflow, or as a formal car park in the future.

Tennis

- A reconfiguration of tennis courts to ensure viewing from tennis club and incorporating tennis control room within either current tennis club facility or multipurpose stadium. Hot shot courts to be moved to be in front of tennis club.

Football

- Identification of a junior football pitch to the east of the Aquatic Centre to accommodate Under 9's football if required.
- Prioritisation of lighting on the current football fields.

Health and Wellbeing

- Moving of the health and wellbeing space to be located adjacent to the leisure centre and increasing size to 800sqm.
- Identification of potential first floor office space.

Multipurpose Stadium

- Moving of the stadium further to the south to allow health and wellbeing to be adjacent to leisure centre.
- Slight widening of the stadium floor plate has been included to allow for additional flexibility in use.

Other Changes

- Identification of seating and pathways throughout the tennis area.
- Inclusion of the need for more family friendly change rooms and facilities/access for the disabled.
- The identification of facilities for tennis and athletics to be able to operate carnivals/tournaments including storage.
- Identification of entrance upgrades as a priority once works commence.
- A number of options proposed by residents, stakeholders and user groups were not included for various reasons. These are summarised below -
 - **The moving of athletics field events within the running track to the open space adjacent to Weerona to facilitate a high quality soccer field within the track** – This will impact on the open green space as it would require the whole area and would require fencing for safety reasons. The moving of such events would also have a significant impact on athletics carnival and their ability to adequately supervise and undertake carnivals. Though space within the track would fit a small football field, once field events for athletics were moved, it would not be to regulation and therefore would support local activities only.
 - **A 50m indoor heated pool and a second 50m pool for diving and water polo** – The Future of our Pools Strategy highlighted the need for additional warm water pool space for Beaton Park however this was for recreation and rehabilitation purposes only. The strategy did not identify a need for a 50m indoor pool at Beaton Park.
 - Competitive swimming within the strategy was identified at Corrimal which is currently being master planned. The allocation of space for up to two 50m pools would see the need to relocate a communication base station and would also impact on at least one football and one cricket field. Though some support was seen for a 50 m pool due to current capacity issues, this will be alleviated with the construction of a LTS pool allowing additional space for lap swimming in the current 25m pool. A number of users also indicated they would utilise the 50m pool during winter only and then return to the outdoor free pools in summer.
 - **The piping of Fairy Creek to allow for more recreational space** – The piping of the creek would need significant investigations from a flood plain perspective and would need to consider the Fairy Creek Corridor Master Plan which is currently in development. This would need to form part of a separate intensive review if being considered and therefore has not been included here.

- **An additional two tennis hard courts** – There are currently an additional two courts located at Wisemans Park and therefore additional courts were not considered a priority at Beaton Park. Space also restricts additional courts being included. The stadium is to be designed to be capable of use for indoor tennis and would therefore provide opportunities for additional court space if required.
- **Consideration to a pump track being built** – limited space precludes a pump track being included without impacting on other activities on site.
- **Flood mitigation works** – these works are ongoing as part of Council’s maintenance program.
- Upon endorsement, Council will commence detailed design for Stage 1 of the Beaton Park Regional Precinct Master Plan 2018 – 2038.

CONSULTATION AND COMMUNICATION

The following groups were consulted and/or communicated with during the exhibition period from 2 July – 6 August 2018 -

- Council staff via the team brief, Yammer and project meetings.
- General community via media release, Facebook, Twitter, information booths, signage, Council’s website, and master plans located at leisure centre and libraries.
- Stakeholders – mail out to 107 stakeholders advising of exhibition period and offer to meet directly to discuss the master plan.
- Resident engagement - mail out to 139 residents in the immediate vicinity of Beaton Park advising of exhibition period.
- Face to Face Stakeholder meetings with Wollongong Tennis Club; Wollongong Tennis Association; Illawarra Hawks; Illawarra Table Tennis Association; UOW Junior Football Club; People Care; Paul Scully MP, Member for Wollongong and Wollongong Swim Club Inc.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We are a healthy community in a liveable city”. It specifically delivers on the following:

| Community Strategic Plan | Delivery Program 2018-2021 | Operational Plan 2018-19 |
|---|---|---|
| Strategy | 3 Year Action | Operational Plan Actions |
| 5.1.3 Involvement in lifelong learning, skills enhancement and community based activities is promoted | 5.1.3.2 Carry out commercial business management of Council’s operational lands | Manage Council’s commercial businesses to maximise return at Beaton Park Leisure Centre |

| Community Strategic Plan | Delivery Program 2018-2021 | Operational Plan 2018-19 |
|---|---|---|
| Strategy | 3 Year Action | Operational Plan Actions |
| 5.1.4 Urban areas are created to provide a healthy living environment for our community | 5.1.4.1 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities | <p>Explore opportunities outlined in needs assessment developed for the Beaton Park Precinct</p> <p>Increase utilisation of Council’s recreation and leisure assets</p> <p>Completion of master plan for the Beaton Park Precinct</p> <p>Pursue key actions outlined in the 2017-2021 Sports Ground & Sporting Facilities</p> |

| Community Strategic Plan | Delivery Program 2018-2021 | Operational Plan 2018-19 |
|--|---|---|
| Strategy | 3 Year Action | Operational Plan Actions |
| | | Strategy |
| 5.2.1 Provide a variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community | 5.2.1.2 Investigate the future provision of Aquatic Services across the local government area | Implement program opportunities and innovative activity options to encourage healthy living, enhance user experience and increase patronage and new revenue streams at our supervised public swimming pools Incorporate elements of good design and wise use of water resources when undertaking improvements to public pool amenities |
| 5.2.1 Provide a variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community | 5.2.1.3 Use data to assess the current community infrastructure available, community demand and develop a strategic framework and policies to either rationalise, enhance or expand to meet community needs | Implement the key recommendations of the Strategic Plan for Council's swimming pools in accordance with Council's capital program Implement The Future of Our Pools Strategy 2014-2024 Implement program of enhancing pool amenities, consistent with good design principles |
| 5.2.2 Health, active ageing program are promotes in partnership with government agencies and community organisations | 5.2.2.1 Deliver a range of programs and recreational pursuits for older people | Provide a variety of affordable senior programs at the leisure centres |
| 5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors | 5.5.1.1 Well maintained assets are provided that meet the needs of the current and future communities | Undertake high priority works, as per open space works schedule to strengthen connections and people movement. |

The Beaton Park Regional Precinct Master Plan is also aligned with the Illawarra Shoalhaven Sport and Active Recreation Plan 2018 – 2023 which highlights the need for considering regional sports hubs and enhancing and maintaining regionally significant sport facilities

Illawarra Shoalhaven Sport and Active Recreation Plan 2018 – 2023

Outcome 4 - Fit for Purpose Facilities

Strategy 4.1 – Establish a regional sporting hub and explore locations for sub-hubs

Strategy 4.2 – Enhance and maintain WIN stadium as a regionally significant sport facility and explore locations for the establishment of other significant sports facilities

FINANCIAL IMPLICATIONS

The following financial information was completed as part of the initial master planning process. As the changes made to the master plan are minimal, it is anticipated that these indicative costs will not be impacted.

The figures included are based on a range of high level concepts and assumptions about the nature of the assets, how these will be operated, service levels, community usage and possible commercial arrangements. The financial information will need to be modified over time as the underlying assumptions are better defined and more information becomes available.

Preliminary Capital Investment Estimates

The full capital investment, over the lifetime of the plan, equates to approximately \$55M based on the current draft master plan. The first stage is expected to cost in the vicinity of \$14M and would include the enhancement of the aquatics area, greening works, an upgrade to the main Foleys Street entrance and lighting upgrades.

| Stage Description | Preliminary Capital Cost Estimate |
|---|--|
| Aquatics and Greening | \$ 14 M |
| Leisure Centre upgrade and expansion including café | \$ 9.8 M |
| Health and Wellbeing/community space | \$ 3 M |
| Tennis court works | \$ 1.2 M |
| Multipurpose Stadium including six basketball courts and office space | \$ 23 M |
| Future works | \$ 3 M |
| Repurpose Snakepit | \$ 0.545 M |
| Total Construction Cost | \$ 55 M + contingencies |

In addition to the above construction costs, it is estimated that the project will also incur a non-recurrent net cost of \$0.89M from the closure of elements of the current operation as the master plan is implemented. Current estimates based on anticipated timing of the project indicate a potential loss in revenue of \$1.74M that would be partially offset by reduced expenditure during construction of \$0.85M that relates to the variable costs for facilities not utilised while construction occurs.

Funding Opportunities

A number of funding opportunities have been explored and these include:

- Federal Grants.
- State Grants.
- Grants from National and State Sporting organisations.
- Input from local sporting stakeholders where appropriate.
- Joint venture opportunities.

No allowance for these is included in the financial forecasts at this stage. Opportunities will be further explored once a master plan for the site is endorsed.

Preliminary Operational Impact Estimates

Preliminary operational cost estimates are based on the current master plan and a range of assumptions for income and expense projections. These assumptions are based on current service delivery approaches and methodologies and do not as yet include consideration of possible alternatives.

The financial forecast is shown in current dollars and is for the expected net annual recurrent costs when the master plan has been fully implemented. It should be noted that these projections do not include cost of capital.

Expense forecasts include an allowance for increased asset maintenance costs and depreciation associated with the additional assets. Maintenance costs are based on the nature and value of the new assets and are currently estimated to be between 1-2% of construction cost based on industry guidelines for the proposed asset types. Depreciation costs are based on the construction costs and expected useful lives of each asset type.

Recurrent Operational Implications

| | Before Master Plan | After Master Plan |
|--------------------------------------|--------------------|-------------------|
| Income | \$2.37M | \$3.35M |
| Expenses | \$2.89M | \$6.12M |
| Operational Surplus/(Deficit) | (\$0.52M) | (\$2.77M) |

Based on the indicative concepts and underlying assumptions, the Beaton Park Master Plan will increase the overall net operational costs by \$2.25M. Asset maintenance and depreciation are estimated to contribute \$2.2M towards this overall operational cost increase. As the infrastructure within the Beaton Park Precinct is ageing, it is anticipated that without any enhancements at the site, it will still require significant outflows for asset maintenance of the current facilities over the next 10 years. This will be funded from within the existing budget.

CONCLUSION

The Beaton Park Regional Precinct Master Plan will provide a road map for the delivery of recreational services in the region for the next 20 years. It will foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities whilst ensuring the changing needs and shape of the community will be well catered for into the future.

The endorsement of the master plan will provide the first step to being able to provide quality services and facilities to the community for many years to come.

Beaton Park Regional Precinct Masterplan

2018 - 2038

Acknowledgements

Wollongong City Council would like to show its respect for and acknowledge the Traditional Custodians of the Land to which this Plan applies, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.



1980s Exterior of Leisure Centre

How to read this document

A Master Plan study is a critical component in guiding the orderly development of a site. The Beaton Park Regional Precinct Master Plan 2018-2038 (the Plan) sets the long term vision for the future development of the Beaton Park Precinct. The Plan has been prepared with respect to the aim and vision set for the future of Beaton Park, the Plan of Management, consideration of the site constraints and consultation with site stakeholders.

The Plan sets out 20 year vision to guide future development and the use of the land within the Precinct. It should be noted that the Plan has been prepared based on available information and amendments undertaken in response to feedback received during community consultation. The works proposed within the Plan are subject to detailed design, funding and grant applications.

The Master Plan guides the extent, type and general location of different development that can take place on the site. Each component of the Plan will be subject to the relevant application and public exhibition process. Like all businesses, market conditions and other requirements can change over time. The Master Plan will be regularly reviewed to ensure the Beaton Park Regional Precinct remains as the predominant recreation, leisure and wellbeing precinct for the region.

Wollongong City Council would like to thank the Beaton Park stakeholders and community members who contributed to this plan by providing feedback in engagement activities throughout 2017-2018.

Contents

Introduction

| | |
|-------------------------|---|
| Background..... | 4 |
| Informing the Plan..... | 5 |

Site Context

| | |
|-----------------------------|----|
| Site Context..... | 8 |
| Community Demographics..... | 9 |
| Site Analysis | 10 |
| Site Constraints..... | 11 |

Master Plan

| | |
|--------------------------------|----|
| Aim and Vision | 13 |
| Master Plan..... | 14 |
| Facility Changes..... | 15 |
| Preliminary Staging Plan | 16 |
| Conclusion..... | 18 |

Introduction

Introduction

Beaton Park is located within the suburb of Gwynneville, 2km from the Wollongong City Centre Area and 1.5km from the University of Wollongong Main Campus Area.

Currently, the site contains Beaton Park Leisure Centre, Wollongong Tennis Club, 14 outdoor hardstand tennis courts, 8 hot shot tennis courts, the Snakepit (4 court Basketball Stadium), 2 soccer fields and 1 cricket field and Kerry McCann Athletics Track and Grandstand and associated amenities and car parking areas. The complex covers almost 14 hectares and is generally bounded by Gipps Street to the north, the South Coast Railway Line to the east, Throsby Drive to the south and Foley Street to the west.

This precinct plays an important role in the lifestyles of many residents and visitors to Wollongong by providing significant opportunity as a leisure, sport and recreational hub.

The majority of existing buildings on site were constructed between the 1960's and 1980's and have remained relatively unchanged since.

Given the age of the facility, design changes and expansion over the coming years is essential to ensure facility is able to cater for not only the current clientele but also provide for increases in patronage and attraction of new users into the future.

History of Beaton Park

Originally comprising part of the Crown Grants to the Campbell Family, and later the site of the Federal Cokeworks, the area has significantly changed over the past 40 years.

The following table provides a brief history of the development of Beaton Park

| | |
|-------------|--|
| 1841 | Crown Grant to Robert & Charles Campbell |
| 1901 | The Federal Coke Company established |
| 1951 | Consolidation of two adjoining private land areas |
| 1957 | Wollongong Tennis established |
| 1964 | Snake Pit developed - 2 courts |
| 1973 | Park area expanded following closure of the Cokeworks |
| 1978 | Area further expanded by 1.056 ha by linking excess railway land |
| 1981 | Beaton Park Leisure Centre and 25m pool completed |
| 1983 | Pool enclosed |
| 1983 | Snakepit extended – 4 courts |
| 1993 | Synthetic Athletics Track Completed |
| 2001 | Athletics track Grandstand added |
| 2005 | Children's playgrounds at Beaton Park and Wisemans Park opened |
| 2017 | Synthetic Athletics Track resurfaced |



Caption



Caption

Informing the Masterplan

Alignment with Supporting Documents

A multitude of plans, studies and reports have informed the draft master plan, including:

- Beaton Park Needs Assessment
- Beaton Park Plan of Management
- Wollongong 2022 Community Strategic Plan
- Play Wollongong Strategy 2014-2024
- The Future of our Pools Strategy 2014-2024
- City of Wollongong Bike Plan 2014-2018
- Keiraville Gwynneville Community Planning Project 2014
- Illawarra Shoalhaven Regional Plan
- Keiraville Gwynneville Access and Movement Strategy (underway)
- Sportsground and Sporting Facilities Strategy 2017-2021
- ‘A City for People’, Wollongong Public Spaces Public Life 201
- Draft Illawarra Shoalhaven Sport and Active Recreation Plan 2018-2023



Alignment with Community Strategic Plan

The Master Plan will contribute to the delivery of the Wollongong 2022 community Strategic Plan goal *“We are a healthy community in a liveable city”*.

It specifically delivers on the following:

| Community Strategic Plan | | Delivery Program 2018-2021 | | Annual Plan 2018-19 |
|--------------------------|--|----------------------------|---|---|
| Strategy | | 3 Year Action | | Annual Deliverables |
| 5.1.2 | Child-friendly and age-friendly principles are incorporated in design, planning and service delivery within the city | 5.1.2.1 | Actively engage children and young people in planning and design processes | Continue to refine practices for children to ensure continuous improvement and actively to involve children in town and village planning, play space design and policy and planning |
| 5.1.3 | Involvement in lifelong learning, skills enhancement and community based activities is promoted | 5.1.3.2 | Carry out commercial business management of Council’s operational lands | Manage Council's commercial businesses to maximise return at Beaton Park Leisure Centre |
| 5.1.4 | Urban areas are created to provide a healthy living environment for our community | 5.1.4.1 | Provide an appropriate and sustainable range of quality passive and active open spaces and facilities | Explore opportunities outlined in needs assessment developed for the Beaton Park Precinct Increase utilisation of Council’s recreation and leisure assets Completion of master plan for the Beaton Park Precinct Pursue key actions outlined in the 2017-2021 Sports Ground & Sporting Facilities Strategy |
| 5.2.1 | Provide a variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community | 5.2.1.2 | Investigate the future provision of Aquatic Services across the local government area | Implement program opportunities and innovative activity options to encourage healthy living, enhance user experience and increase patronage and new revenue streams at our supervised public swimming pools Incorporate elements of good design and wise use of water resources when undertaking improvements to public pool amenities |
| 5.2.1 | Provide a variety of public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in your community | 5.2.1.3 | Use data to assess the current community infrastructure available, community demand and develop a strategic framework and policies to either rationalise, enhance or expand to meet community needs | Implement the key recommendations of the Strategic Plan for Council's swimming pools in accordance with Council's capital program Implement The Future of Our Pools Strategy 2014-2024 Implement program of enhancing pool amenities, consistent with good design principles |
| 5.2.2 | Healthy, active ageing programs are promoted in partnership with government agencies and community organisations | 5.2.2.1 | Deliver a range of recreational pursuits for older people | Provide a variety of affordable senior programs at the leisure centres |
| 5.5.1 | Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors | 5.5.1.1 | Well maintained assets are provided that meet the needs of the current and future communities | Undertake high priority works, as per open space works schedule to strengthen connections and people movement. |

Needs Assessment, 2015

In 2015, Council engaged SGL Group to undertake a Needs Assessment for the Beaton Park site. The Assessment was undertaken to provide an analysis of current and future social indicators, identify gaps and duplication of facilities within the community and provide a range of development options.

The needs assessment involved interviews with a number of site stakeholders and interested parties including Tennis Wollongong, NSW Tennis and the City of Wollongong Tennis Club, Illawarra Basketball Association, Football South Coast, Wollongong Olympic Junior Football, Illawarra Badminton, Wollongong Swimming Club, Illawarra Cricket, Illawarra District Table Tennis Association, Illawarra Sports Medicine Clinic, Illawarra Academy of Sport, Illawarra Blue Stars Athletics, Athletics Wollongong, Wollongong City Little Athletics, University of Wollongong, PeopleCare, Destination Wollongong, Swimming NSW, Basketball NSW, Football NSW, Little Athletics NSW, Netball NSW and Table Tennis NSW. Several of these stakeholders have been involved in further discussions and the development of the plan.

The assessment was aimed at identifying opportunities for complementary infrastructure and services to those currently present in the precinct and guide an overall strategic approach for the Beaton Park Precinct.

Key findings from this assessment are below:

Beaton Park Leisure Centre

- More health and fitness areas
- Expanded/new improved wellness facilities
- New food/beverage and merchandising areas
- Central reception to control users
- More aquatic leisure water facilities for family and children's use.
- New warm water pool area for older adults and warm water programs.

Kerryn McCann Athletics Track

- Investigate synthetic surface pitch inside track.
- Increase size of grandstand
- Co-located amenities
- Upgrade lighting

Illawarra Basketball Stadium

- Current stadium is aged and no longer complies with basketball standards
- Single use
- In the long term relocating of courts to the leisure centre site

Tennis Facilities

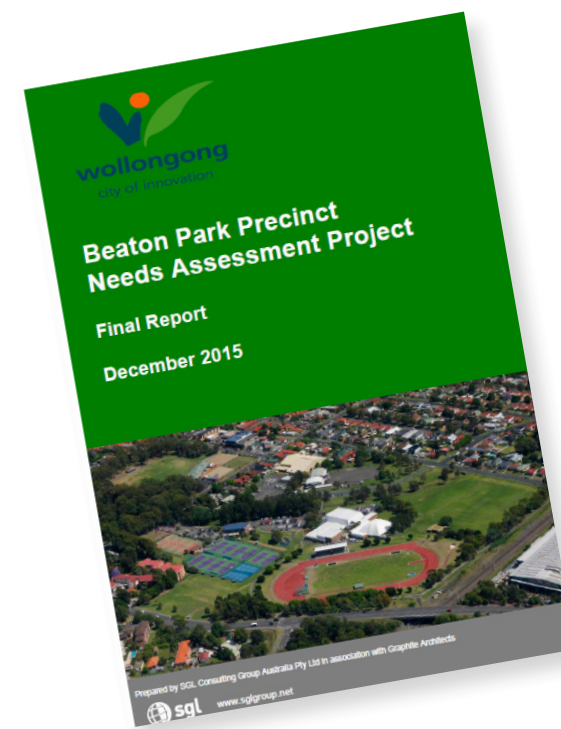
- Upgrade amenities
- Expand court lighting
- Adding 2 more courts to meet regional status.

Outdoor Playing Fields

- Upgraded surface, drainage and irrigation system on the outdoor fields.
- Co-locating amenities

Open Space

- New perimeter shared use trail
- Links to Wiseman Park
- New community playground and picnic area
- Outdoor fitness equipment
- Major active youth and children's area
- Redeveloped entry/exit and internal road network with linked car parks at key activity nodes.



The Future of our Pools Strategy, 2014 - 2024

The future of our pools considered the use and community feedback on the nine supervised and nine tidal rock pools across the LGA. Of the existing swimming pool facilities, seven of the nine supervised swimming pools are 50m pools. Helensburgh and Beaton Park have 25m pools.

The study also reviewed industry trends and advises that modern aquatic facility design is on expanding the facility mix to include a combination of facilities, including heated water spaces which can accommodate a range of activities including lap swimming, aquatic programs, learn to swim, interactive play elements, provided in conjunction with health and fitness centres.

Messages from this study include:

- Wollongong has a large number of 50m pools which cater well for lap/fitness swimming. No further 50m pools are required to service the current and projected Wollongong community
- Innovative and best practice aquatic centres are seeing aquatic facilities being co-located with other health and well-being facilities.
- The community is seeking more contemporary facilities including interactive water play space for children
- The available water space at Beaton Park is at capacity during peak periods

A Key Action from this Plan was to prepare a master plan for pool expansion/upgrading Beaton Park as the premier year round indoor facility and program pool in the Wollongong LGA.

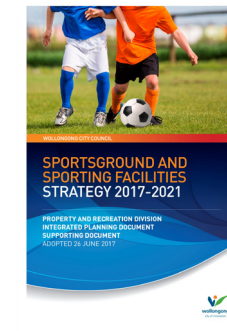


Sportsground + Sporting Facilities Strategy, 2017-2021

The aim of this strategy is to assist Council to meet the existing and future needs of the community in a sustainable manner. The strategy seeks to clarify the current provision, distribution and identify service and infrastructure gaps in sportsgrounds and facility provision based on current and trending participation rates with the aim to determine the appropriate future needs, distribution, development and management of sportsgrounds and sporting facilities. Beaton Park is identified as a regional facility within this strategy.

The Master Plan is consistent with a number of recommendations and focus areas of this study, in particular:

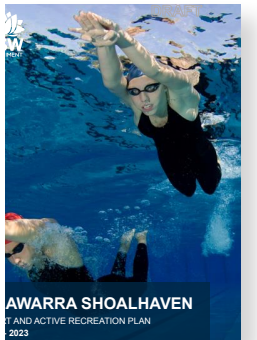
- Increasing the capacity of the sportsgrounds at the site through field drainage improvements, provision of additional lighting, storage and improved amenities.
- Renewing and enhancing existing sporting facility infrastructure with a focus on gender equality, improved accessibility and storage



Draft Illawarra Shoalhaven Sport and Active Recreation Plan, 2014-2024

The Draft Illawarra Shoalhaven Sport and Active Recreation Plan sets out the vision, outcomes and strategies to ensure the Illawarra Shoalhaven region will provide increased sport and active recreation opportunities to enhance the lives and encourage the community to be more active. The draft plan complements the Illawarra-Shoalhaven Regional Plan and highlights the opportunities within the Metro Wollongong area as a key area for sporting and recreational activities to occur. Specifically, the progression of the Beaton Park Master Plan works would assist in addressing Outcome 4 of the draft Recreation Plan relating to the provision of Fit for Purpose Facilities.

There are several other outcomes and strategies outlined within the draft Recreation Plan which directly relate to aspects of the Draft Beaton Park Plan. Following the finalisation of the Draft Recreation Plan, an implementation Plan will be prepared where it is understood the importance of the Beaton Park site in the context of the Region will be highlighted.



Illawarra Regional Plan

The Illawarra Shoalhaven Regional Plan sets out to guide strategic planning within the region for the next 20 years. The master plan is considered to be consistent with Direction 3.1 Grow the opportunities for investment and activity in the regions network of centres and 3.3 Build socially inclusive, safe and healthy communities. The Plan recognises that the redevelopment and expansion of sporting and active recreation infrastructure will be necessary as the region grows so that it retains its appeal as an attractive place to live, work and visit.



Play Wollongong, 2014-2024

Provides direction for the future of playgrounds and play spaces in the Wollongong LGA including the planning and management. Direction is provided towards the expected evolution in play space and distribution of different categories of facilities, which has been considered as part of the master planning process.



Site Context

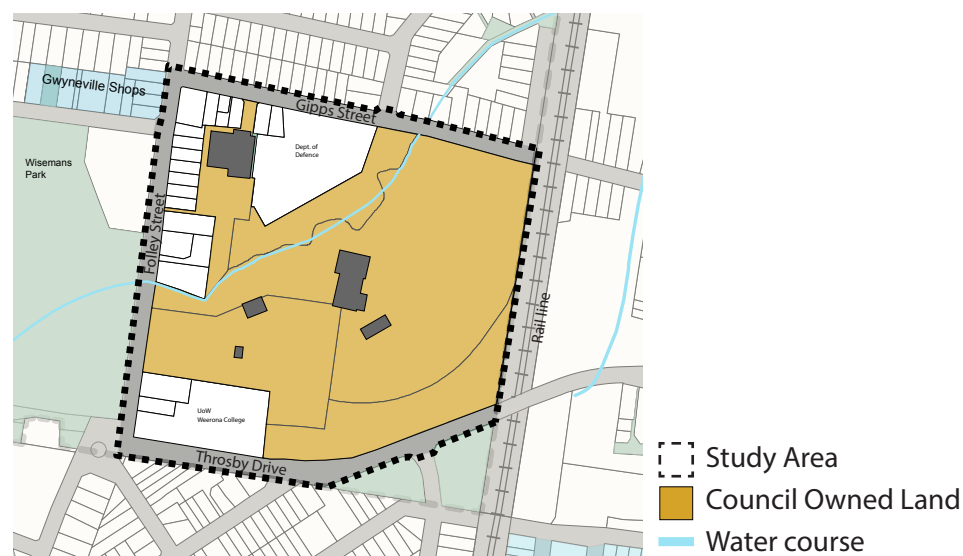
The Beaton Park site is located in close proximity to several other significant sites including being immediately adjacent to Wisemans Park and the Fairy Creek Master Plan area, between the Gwynneville village centre area and Wollongong CBD area, between Wollongong and North Wollongong Train Stations and in close proximity to the Wollongong Botanic Gardens and University of Wollongong main campus.

The site is also located on the green bus route, and is one of the main connecting sites for the cycle way links between the city centre and the University. There is also a significant amount of work currently being designed or under construction within the surrounds of the Site with regard to footpaths, playground replacement, community centre refurbishment, stormwater infrastructure and facility renewal.

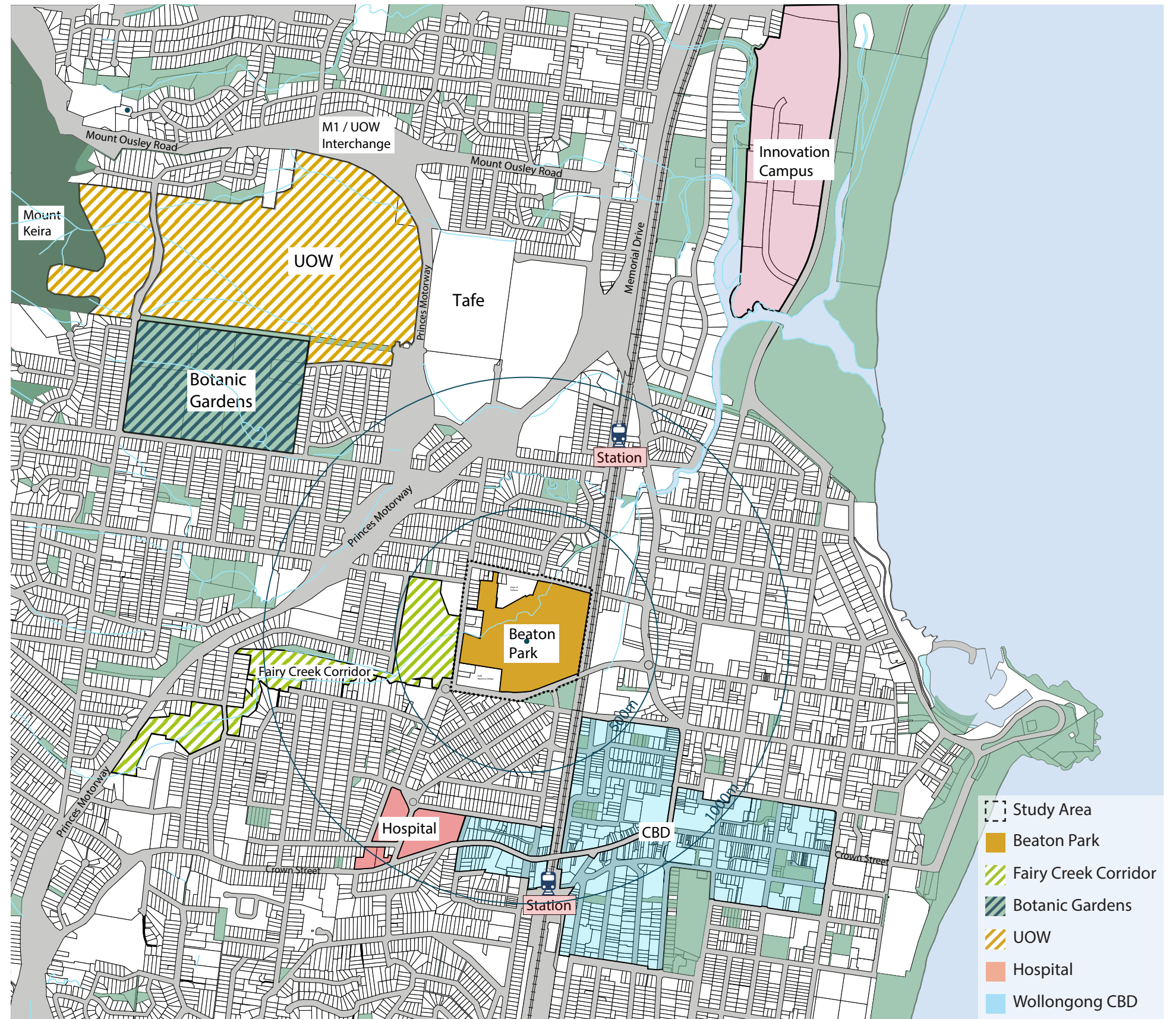
The Council owned land within the study area comprises six lots:

1. Lot 113 DP 788462
2. Lot 401 DP 1128781
3. Lot 104 DP 594259
4. Lot 105 DP 594259
5. Lot 102 DP 611233
6. Lot 2 DP 700616

There are three pockets of privately owned land adjoining the existing community land. These pockets are comprised of UOW Weerona College, a scouts hall and Girl Guides Hall on the corner of Foley Street and Throsby Drive, private properties to the north west and Department of Defence Land to the north.



The Study Area



Context Map: Key sites

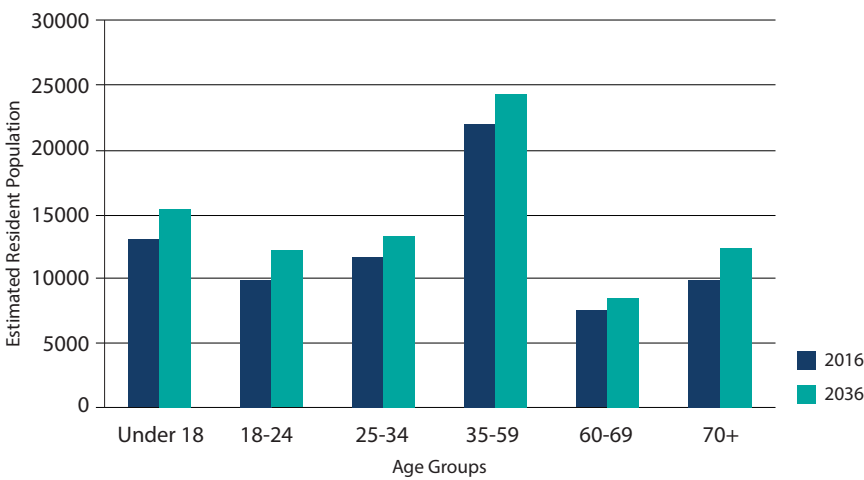
Community Demographics

The Wollongong LGA estimated resident population has grown from 173, 440 in 1991 to more than 211,000 people recorded in 2016. By 2036, the population is projected to grow by a further 17.17% to almost 255,000.

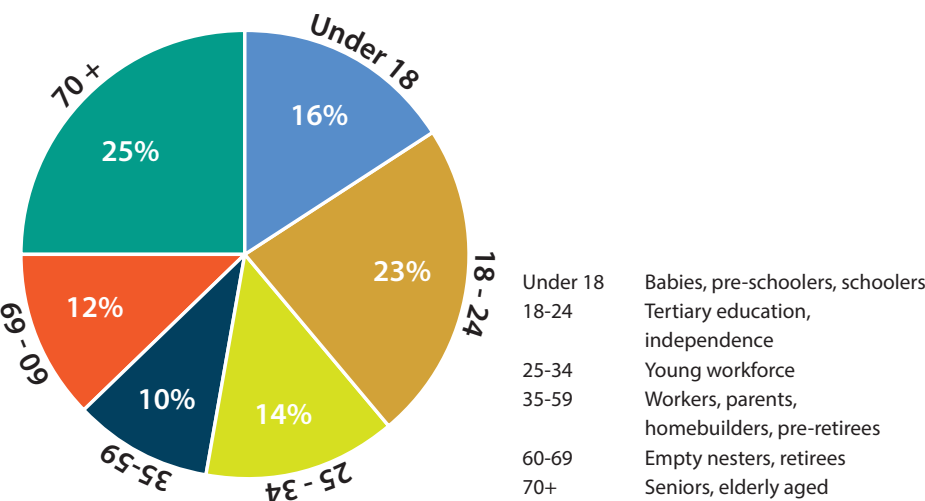
The City is expected to experience a significant population growth especially with significant urban infill development surrounding the CBD area, and also in close proximity to the hospital and university precincts. In 2016, 35% of the LGA population (more than 74,000 people), lived within 5kms of the Beaton Park site. By 2036, this population is forecast to increase by a further 14% to 86151 people. The greatest change in this the population age groups within this period is forecast to be in the 70+ service age group, which is expected to increase by more than 25% to comprise 14% of the total estimated resident population.

The percentage of the population aged 65 years or over has also increased from 16% in 2011 to 17.2% in 2015. This number has been forecast by the Illawarra Shoalhaven Health District to continue to increase, projected to reach 26% by 2036.

Projected population change by age group within a 5km radius, 2016-2036



Population change by age group within a 5km radius, 2016-2036

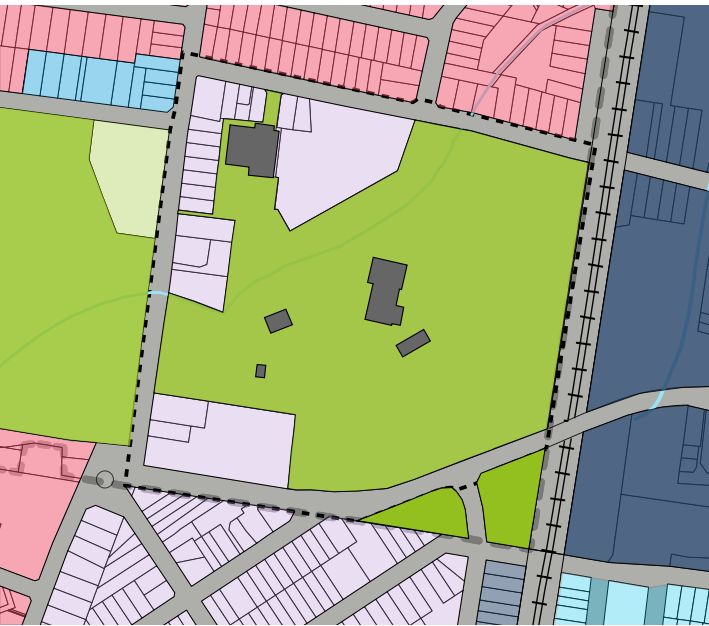


Site Analysis

The study area encompasses one of the most interesting and dynamic areas of the Wollongong LGA. The site is located between the CBD and main UOW campus area, and hence is one of the main connection points for people travelling between the two. The site is also located on one of the main access points from the M1 motorway to the Wollongong CBD, in close proximity to the Gwynneville town centre and located between Wollongong and North Wollongong Train Stations.

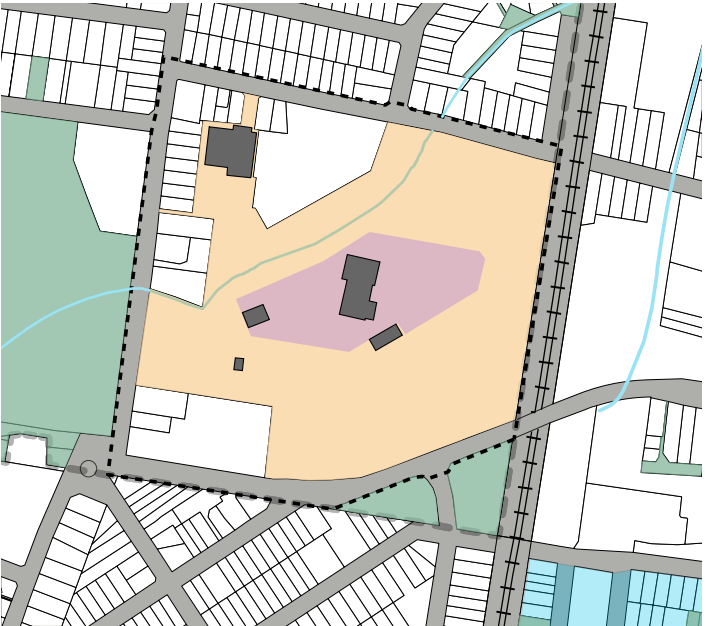
Understanding these key connections and the relationship of the site with the surrounding area was key to the development of the master plan.

LEP zoning



- RE1, Public Recreation
- R1, General Residential
- R2, Low Density Residential
- B4, Mixed Use
- B1, Neighbourhood Centre

Community + Lands Management



- Sportsground
- General Community Use
- Water Course

Key Connections



- Key footpath connections
- Cycleways

Public Transport



- Green Shuttle
- R1
- Bus Stops

Pedestrian + Vehicular Entrances



- Vehicular
- Pedestrian
- Proposed Pedestrian

Cycleways



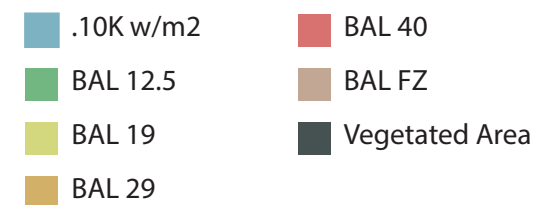
- Existing Cycle Network
- Proposed Cycle Network

Site Constraints

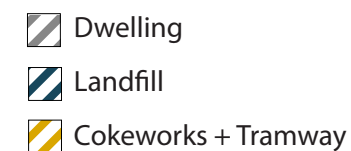
The Beaton Park Precinct is known to be affected by several constraints and hazards. The site contains a tributary of Fairy Creek which is identified as a riparian corridor. The site is also known to contain low, medium and high flood risk precincts due to the presence of the watercourse. Dense vegetation within adjoining Wisemans Park creates a potential bushfire threat to the site and the previous use of part of the property as the Federal Cokeworks has resulted in areas of fill and potential contamination.

The following maps provide a visual representation of these hazards and the extent to which they affect the site currently.

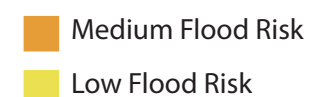
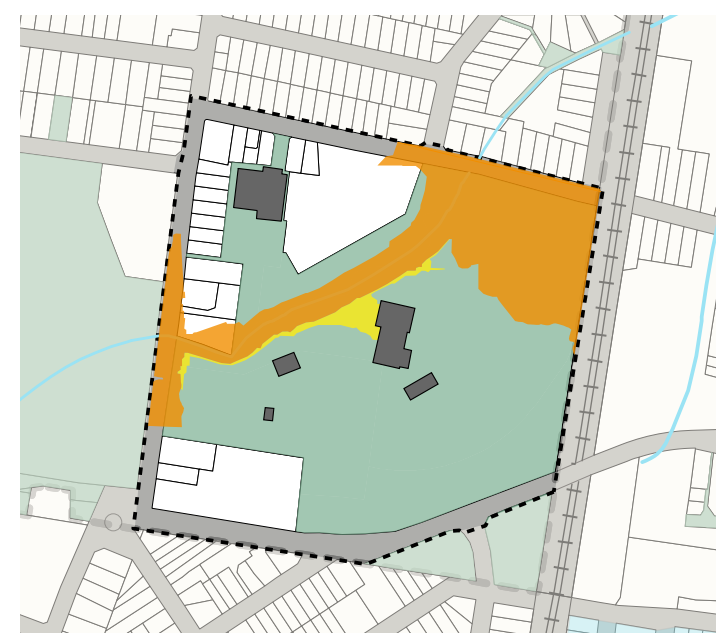
Bushfire



Contamination



Flood



Riparian/watercourse/vegetation





Aim:

To develop Beaton Park as a Regional Centre of excellence with high performance and event facilities that are complemented with improved local open space and parkland areas.

Vision:

Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities.

Precinct Values:

To establish Beaton Park as a major regional focus for organised sport, recreational and health and wellbeing activities through:

- Affordable and well-designed facilities, services and programs that provide greater accessibility to the community.
- Facilities that are presented to the highest quality standards.
- The development of a financially sustainable precinct.
- Increasing utilization by providing a mix of sport, recreational, health and wellbeing opportunities.
- Flexible design that can grow and develop with changing community needs.

Master Plan

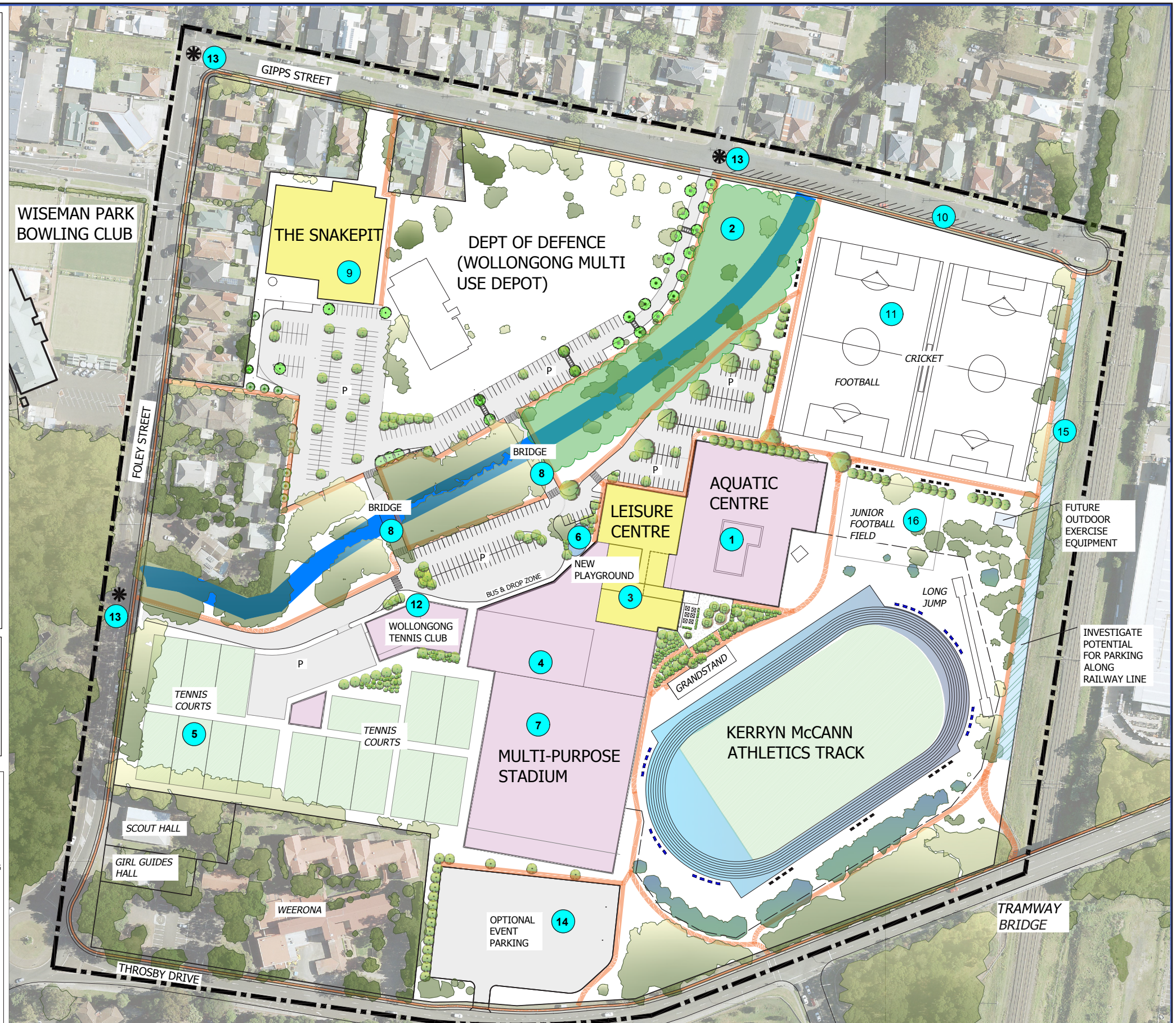
- 1 AQUATIC CENTRE
- 2 RIPARIAN WORKS
- 3 LEISURE CENTRE WORKS
- 4 HEALTH AND WELLBEING / COMMUNITY SPACE
- 5 TENNIS COURTS
- 6 PLAYGROUND
- 7 MULTIPURPOSE STADIUM
- 8 BRIDGES
- 9 SNAKEPIT REPURPOSE
- 10 FORMALISATION OF GIPPS STREET PARKING
- 11 DRAINAGE AND LIGHTING TO SPORTS FIELDS
- 12 TENNIS CLUB AND CLUBHOUSE WORKS
- 13 TRAFFIC FACILITIES UPGRADE
- 14 OPTIONAL EVENT PARKING AREA
- 15 PARKING TO BE INVESTIGATED
- 16 JUNIOR FOOTBALL FIELD

NOTES:

- FLOOD INFORMATION SUBJECT TO THE REVIEW
OF THE FAIRY AND CABBAGE TREE CREEK
FLOOD STUDY

LEGEND

-
- | | | | |
|--|--|--|--|
| | LIMIT OF WORK | | SHARED PATHWAYS AND INTERNAL ALL WEATHER FOOTPATHS |
| | EXISTING BUILDINGS | | EXISTING WATER COURSE |
| | PROPOSED NEW FACILITIES | | POTENTIAL NEW PLANTING AND LANDSCAPE OPPORTUNITIES |
| | POTENTIAL RELOCATED AND RENEWED PLAY SPACE | | NEW CREEK VEGETATION ASSOCIATED WITH THE VEGETATION MANAGEMENT PLAN |
| | NEW TRAFFIC FACILITIES | | EXISTING VEGETATION |
| | VEHICLE PARKING | | BENCH SEATING |
| | LIGHTING FOR SPORTS FIELDS | | |



Facility Changes

Existing Facilities

Aquatics

- 25m pool
- Amenities
- Learn to swim offices
- Pump room
- 120 sqm in amenities



Gym/leisure centre

- 420 sqm in gym floor space
- Two office areas
- 80 sqm reception floor – 2 workstations
- 20sqm retail space
- Ted Tobin Hall and group activity room
- RPM / Cycling room
- Amenities
- Spa and sauna
- Temporary kiosk
- Circuit room



Stadium

- 4 basketball courts (not to regulation)
- Approximately 2000 seating capacity
- 250 sqm temporary office space



Health and Wellbeing

- 300sqm



Tennis

- 4 grass courts
- 10 hard courts
- 8 hot shot courts
- Tennis Club



Sports fields

- 2 grass football fields
- 1 cricket pitch
- 150 sqm amenities



Car Parking

- 370 formed spaces + overflow



Proposed Future Facilities

Aquatics

- 25m pool
- Hydrotherapy/Program pool (approx. dimensions 20x15m)
- Up to 1500 sqm in aquatic play space
- Spa and sauna
- Hydro slide
- Expanded pump room - separate filters
- Chemical storage area
- 300 sqm + in amenities

Gym/leisure centre

- Up to 1400sqm in gym floor space
- Minimum 6 flexible office spaces
- 200sqm + reception space – min 3 workstations
- 20sqm retail area
- Ted Tobin Hall and group activity room
- RPM room
- Amenities
- 140 sqm in café floor space
- Additional storage areas
- Function training area

Stadium

- Flexible court space including provision multiple court arrangements
- 2000 seat retractable seating system
- 250 sqm office space

Health and Wellbeing

- Minimum 500sqm

Tennis

- 4 grass courts
- 10 hard courts
- 8 hot shot courts - All resurfaced / new
- Tennis Club

Sports fields

- 2 grass fields with improved drainage
- 1 cricket pitch
- New co-located amenities with storage
- Field lighting

Car Parking

- 400+ formed spaces + overflow

Preliminary Staging Plan

The following staging outline provides a preliminary schedule for the order of the development of the site. This schedule is not intended to 'lock in' the order that the development progresses at the site. The timing and progression of each phase of works will be subject to identified demand and funding opportunities.



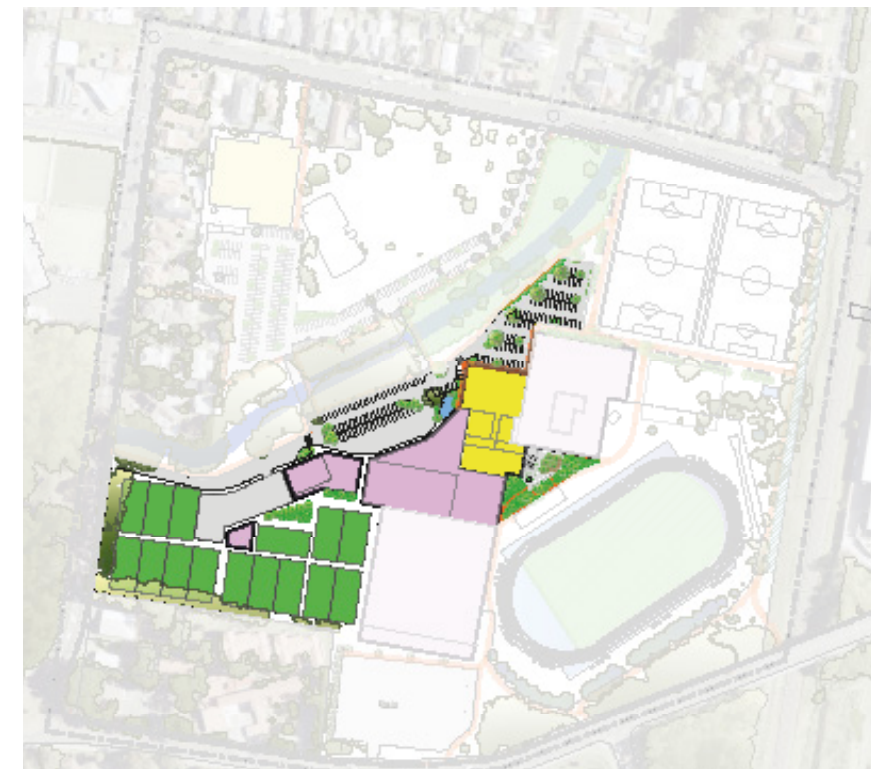
Stage 1: Aquatic Expansion

It is anticipated that the first works undertaken at the site will involve an expansion of the existing aquatic offering, works to improve the quality of the central watercourse, lighting and new amenities to the sports fields, improvements to the main Foleys Street entrance and upgrades to the facility signage.

The works are proposed to involve the retention of the existing 25m pool, construction of a new multipurpose hydrotherapy/program pool, interactive water play area for children, new family friendly and accessible amenities, a new spa and sauna area and associated plant, office and dual direction storage areas. As part of the same building, new amenity, change room and storage areas are proposed to be provided to service the grass football and cricket fields. Once the existing 25m pool reaches the end of its design life, the floor plate provides the opportunity for a widened, rectangular 25m pool to replace the existing "L" shape pool. The gardeners store is also proposed to be relocated into the same structure part of this phase of development.

With regard to greening of the site, riparian works are proposed within the Fairy Creek tributary. The work proposed includes weed removal, seed collection and native vegetation reconstruction. Additional plantings and the establishment of the area between the grass fields and athletics track and additional green space, pedestrian connections and outdoor fitness equipment is also proposed. Improved lighting to the sport fields is also required as a priority.

Upgrades to the main Foleys Street entrance and an upgrades to the facility and directional signage will also form part of early works.



Stage 2: Leisure Centre upgrade, new entrance and Health and wellbeing area

The second phase of works is proposed to be an upgrade and expansion of the main leisure centre building including a new main entrance and reception area, establishment of a central corridor, providing a covered entrance, expanded the gym area including opportunities for first floor gym space, office and storage areas, a new health and wellbeing space, alterations to the existing child minding area, providing a new permanent café space which opens out to a landscaped courtyard area to the rear of the grandstand, a new playground and works to tennis courts.

It is expected that Council would undertake the construction of the shell of the health and wellbeing facility and engage with an external independent operator to undertake the fitout.

Works within the existing car parking area are proposed to include the provision for bus turning and drop off on site, directly adjacent to the main entrance.

The construction of new tennis courts is required due to the condition of the existing slabs and the location of the future multipurpose stadium. The existing Tennis clubhouse will be demolished to allow for more flexibility in the court design, and a new clubhouse facility incorporated into parts of other site improvements.



Stage 3: Multi-purpose Stadium

The stadium is proposed to be directly accessible from the leisure centre reception area and contain additional amenities, storage and change room facilities, as well as first floor office space. The dimensions of the stadium have been drafted to ensure maximum flexibility in the use of the space. As an example, the space could accommodate 6 basketball courts, 3 futsal fields, 3 indoor tennis courts, 6 indoor volleyball courts or a significant number of table tennis and badminton courts, with additional seating areas and circulation space.

A retractable seating system which has a capacity of approximately 3500 seats is also being explored for inclusion within this area. Additional opportunities for athletics and tennis club rooms and storage opportunities, opening out to these respective areas could also be included in the detailed design of the stadium floor plan.

Following the completion of the multipurpose stadium, it is envisaged that basketball will move from the Snakepit to the leisure centre area. This would allow for the repurposing of the Snakepit building, depending on market conditions and demand at the time.



Stage 4: Other Works

Additional works nominated as part of the master plan include intersection upgrade works, the formalisation of angled parking along Gipps Street adjoining the grass field areas, the renovation/rebuilding of the Tennis Club, drainage works to the grass field area and the construction of vehicular and pedestrian bridges over the watercourse.

Landscaping, cycleway and shared path connections and car parking works are also proposed throughout the site as part of the overall masterplan. It is expected that these works will be undertaken in conjunction with the stages of the development to which they relate.

The additional car parking area proposed off Throsby Drive is to be first utilised as optional event overflow parking only. Council is committed to monitoring the car parking usage as the development of the site progresses, to determine whether this area is required to be formalised. If required, an additional 130 hardstand formalised car parking spaces can be constructed in this location. Ancillary traffic management works would be required to be undertaken on Throsby Drive to ensure that this car park could safely operate in this location.

Accessibility:

The proposed facility should be accessible and inclusive of everyone, providing equal opportunity for people of all abilities to utilise and enjoy the site. As part of each phase of detailed design, the facility should be upgraded or designed to ensure that all members of the region are able to participate in activities at the site in an independent and inclusive manner. This includes the provision of ramp and hoist access to the warm water pool, appropriate amenities within each part of the development, level access throughout the centre and along the cycleways and share ways, lift access to first floor spaces and appropriate location of accessible car parking areas.

Sustainability:

Sustainable technologies will be incorporated into the design of each phase of the development to minimise the long term impact of the development on the environment. Aspects to be considered include but are not limited to additional greening, appropriate design consideration and material selection, additional solar photovoltaic (PV) and improved operational waste consideration. Other feasible options that will form part of the design include water sensitivity, low carbon emissions and resource efficiency to minimise the impact that the facility will have on its surrounds.

Conclusion

Whilst the types of sports that utilise the site remain largely the same as when the facility opened, the infrastructure and strategy behind the infrastructure could not be more different. It is with this in mind that we ensure that we plan for versatile, functional facilities that have the ability to serve multiple groups, purposes, and most importantly, the local community.

The Beaton Park Regional Precinct Master Plan 2018-2038 sets the strategic direction and vision for the study area over the next 20 years. Delivering on the Master Plan will require collaboration across government agencies, private industry and the community.

Wollongong City Council would like to thank the Beaton Park stakeholders and community members who contributed to this plan by providing feedback in engagement activities throughout 2017-2018.

In particular, Council would like to acknowledge the contributions of the Wollongong Tennis Club, Wollongong Tennis Association, Tennis NSW, Wollongong Swim Club, South Eastern Swimming Association, the Illawarra Basketball Association, Illawarra Hawks, PeopleCare, Neighbourhood Forum 5, the University of Wollongong, Destination Wollongong, the Illawarra Badminton Association, Illawarra Table Tennis Association, the University of Wollongong Junior Football Club, Football South Coast and the Department of Defence.





Beaton Park Regional Precinct Master Plan Engagement

Written Submissions

1. Tennis NSW
2. Peoplecare
3. University of Wollongong
4. Destination Wollongong
5. Illawarra Hawks
6. South Eastern Swimming Association
7. Swimming Australia
8. Illawarra District Table Tennis Association
9. Department of Defence
10. Illawarra Badminton Association
11. Wollongong Swim Club Inc.
12. City of Wollongong Tennis Club
13. Neighbourhood Forum 5
14. Junior Tennis Wollongong
15. UOWFCJ
16. Resident Submissions

ATTN: David Farmer
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500



Tennis NSW
Rod Laver Drive
Sydney Olympic Park NSW
PO Box 6204
Silverwater NSW 1811
T +61 2 9024 7600
F +61 2 9763 7655
www.tennis.com.au/nsw

2 August 2018

Dear David

Beaton Park Master Plan – Tennis NSW

I write to you in my capacity as the Government and Places to Play Manager of Tennis NSW in support of the development of the 'Beaton Park Master Plan' project, further to our previous comment dated 6th December 2017. Tennis NSW and City of Wollongong Tennis Club is currently working with Government and the relevant stakeholders to ensure our sport meets future objectives for planning within the precinct and the greater South East region.

As you would be aware Beaton Park is our key regional venue within the greater Wollongong region, with 16 courts of varied surface types. The current venue boasts weekly usage in excess of 2,000 participants. However, the facility is tired and in prompt need of rejuvenation, remaining relatively untouched throughout the past 30 to 40 years.

This project has been identified through the State Government - Future Needs of Sport study as a top five priority project for tennis in NSW. Hence, redevelopment of this venue is critically important to the ongoing health of our sport in the Wollongong region. Tennis NSW would like to view this venue as a key regional development hub given the size and scope of facility.

It is important that tennis remains part of a strong sports community offering within the Beaton Park precinct and thus Tennis NSW in collaboration with Tennis Australia are keen to participate in any future planning activities.

In relation to the draft Beaton Park Master Plan the following should be considered for future design of the tennis facility:

1. The Multi-Purpose Stadium should have an overall parapet height of at least 8m (possibly higher) assuming tennis indoor courts.
2. Due to its location we suspect that overshadowing of the 6 hard courts closest to the clubhouse and the 4 courts immediately to the south of the building will be subject to some (and possibly significant) overshadowing.
3. We suggest that the Architects undertake a shadow diagram analysis to establish an appropriate building setback to these courts to minimise such impacts.

4. Consideration should also be given to the type and location of any proposed external building lighting to the Multi Purpose Facility so as not to conflict with any proposed specific tennis court lighting / creating lines of sight / glare issues for players.
5. Consideration should also be given to any points of access / egress to / from the Multi Purpose facility and how these pathways interconnect with the tennis court layout. This will be to ensure that adequate circulation is maintained around the courts and viewing setbacks for any future spectator temporary bump-in seating can be provided.
6. Consideration should also be given to the articulation and visual appearance of the larger building's facades facing the courts noting that reflective materials should be avoided and plain / muted colours recommended so as not to visually distract players when serving / ball toss from the southern end of the courts.
7. Consider additional 2 hard courts for major events/community use
8. Clarification on size, scope, location of clubhouse to meet tennis needs

Other opportunities within Beaton Park identified by Tennis NSW:

- A phenomenal regional sporting precinct which will incorporate a range of sports and engage community user groups of all ages throughout greater Wollongong
- A development capable of delivering world class major sporting events and tournaments in the heart of the Wollongong, delivering significant economic benefit to the city
- Facility design, strategy and management to reflect best practice both locally and nationally
- A social and recreational hub that promotes a healthy and active family lifestyle alternative
- Events and activations to engage the local community through sport and leisure
- Employment opportunities within the redeveloped precinct expected to provide jobs for local residents
- A structured high performance tennis program managed directly on site. The precinct to become a centralised hub for high performance for Tennis servicing the Wollongong and South East regions
- Opportunities for local community groups to engage through Tennis, active play space, community meeting spaces and amenities
- Interest in a Sports House concept, housing development staff within the precinct

Tennis would be more than happy to collaborate with other complementary community sporting partners to procure an optimal outcome for the broader Beaton Park precinct. Development of this site is essential for the future of tennis in NSW's South East region and will underpin the growth of the game for future generations.

I would be pleased to provide any further information that you or your office may require. We look forward to discussing our tennis master plan with you at your convenience in the near future.

Kind regards



Adam Renfrey

Government and Places to Play Manager - Tennis NSW



David Farmer
General Manager,
Wollongong City Council,
Locked Bag 8821,
South Coast Mail Centre, 2520
engagement@wollongong.nsw.gov.au

3 August 2018

Dear David

Peoplecare is pleased to provide feedback and comment on the Wollongong City Council's *Draft Beaton Park Regional Precinct Masterplan 2018-2038* currently on exhibition for community consultation. As a local business with strong conviction to supporting the health and wellbeing of our Illawarra community, we commend Wollongong City Council's vision for the precinct as a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities.

Beaton Park offers a unique and valuable community land asset to support this vision, and a tremendous opportunity for Wollongong City Council to provide the necessary leadership to foster collaboration across service disciplines to achieve positive population health outcomes.

To this end, the proposed *Beaton Park Regional Precinct Masterplan 2018-2038* provides a critical component to guiding the development of the site and successfully articulates the vision, plan and staging for the precinct.

We provide the following feedback for further consideration by Wollongong City Council to assist in realising the full potential of the Beaton Park Precinct and finalising the Master Plan as well as progressing to the detailed design stage:

- **Health and Wellbeing Integration-** future service models demand greater integration across the health care continuum from wellness, to risk management and chronic disease management. Achieving such integration will be core to realising a truly 'innovative' outcome. We recommend the design incorporates common use of reception spaces and entry areas to support the sense of integration across services rather than purely co-located leased arrangements.
- **Flexible space and design-** the optimum design of a site will be responsive to community demands over time, to this end, we recommend ensuring flexibility in the design to enable mixed use of space across purposes. There is enormous potential for flexible use spaces to support collaboration and integration of both 'resident' and external health and lifestyle service providers and community groups and to maximise the utilisation and community value realised from the capital investments in the site.



- **Natural light** – Given the site and scale of the proposed multi-purpose stadium, ensuring natural light is retained across the site will be critical in the design stage. To this end, we recommend minimising use of common walls to the multi-purpose stadium to allow external light wherever possible and relocating the large stadium structure further south, with the other smaller structures placed northwards of it to optimise sunlight to them
- **Leveraging synergies across the site**- Currently the health and wellbeing hub is located next to the multipurpose stadium, we recommend moving the hub closer to the leisure centre and aquatic services given the greater natural synergies to drive integrated health and physical activity programming including for example rehabilitation, heart health, asthma management, and weight management programs.
- **Space**- We note that the plan flags 500m2 as a minimum size for the health and wellbeing hub. The space requirement for a minimum viable primary care service is an estimated 500m2 so we would recommend a floor space of at least 800m2 to more comfortably accommodate a range of medical and allied health services, as well as additional 800m2 to enable greater opportunity to allow for growth and a broader range of services and programming in the health and wellbeing hub, including community-based services such as nutrition programs and intensive chronic disease management programs. It would appear from the masterplan that this scale of facility can easily be achieved over two levels.
- **Ambience**- Establishing the community precinct as a community gathering place will be important for its regular use. We recommend the development and inclusion of "family/waiting/public" areas so that people attending multiple services in the area have a comfortable cafe/reading area/crèche to wait in and enjoy themselves rather than leave the precinct for a short time.
- **Collaboration**- Realising the overall vision for the precinct will be enhanced through shared commitment to collaboration. To this end, we recommend defining specific principles for engaging providers in the precinct, such as a commitment to collaboration and community focused. The importance of collaboration would be further enhanced by avoiding competing providers being engaged on the site.
- **Staging**- Successfully staging the development will be critical to ensuring the operations of the site remain viable throughout the various stages. To this end and again, we recommend moving the current health and wellbeing hub/community space closer to the Leisure Centre, so that the proposed staging of the hub can occur independently to the multi-purpose stadium.



Peoplecare's purpose is to facilitate access to affordable health care that positively impacts people's lives and empowers and supports people to take better care of themselves, their own health, their family's health and the health of their community. We wholeheartedly support the *Draft Beaton Park Regional Precinct Masterplan 2018-2038* and the vision Wollongong City Council has for the precinct. There is no more important place than Wollongong for embracing this mission of promoting healthy lifestyles and preventative health. We again commend Wollongong City Council in its vision and acknowledging the need to take an integrated approach to encouraging health lifestyle choices.

Thank you for the opportunity to provide feedback on these plans. We look forward to their successful resolution and Wollongong City Council's continued leadership in striving to achieve Council's Community Strategic Plan (Wollongong 2022) Goal: 'We are a healthy community in a liveable city'.

Yours sincerely



Dr Melinda Williams
CEO
Peoplecare



UNIVERSITY
OF WOLLONGONG
AUSTRALIA

Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
Wollongong DC NSW 2500
sent to: engagement@wollongong.nsw.gov.au

DRAFT BEATON PARK REGIONAL PRECINCT MASTERPLAN

I write to you in response to the Draft Beaton Park Regional Precinct Master Plan which is currently on exhibition for public consultation. The University of Wollongong (UOW) supports Wollongong City Council's plans to upgrade the sporting facilities at Beaton Park given many of the indoor sporting facilities are reaching the end of their operational life.

An upgrade and reconfiguration of the facilities will enable Beaton Park to better cater to the demands of the growing population and community needs. Improvements in regional sporting facilities and programs could help increase participation in sport, resulting in better health outcomes for the community.

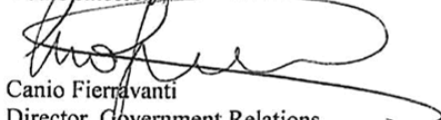
UOW is one of Australia's leading universities, with 27,000 students studying at the Wollongong Campus in Keiraville, including those residing at Weerona College student accommodation adjacent to Beaton Park. Improvements to the regional sporting facilities at Beaton Park will enhance the broader student lifestyle and experience of living and studying in Wollongong. UOW Wollongong Campus is situated in close proximity to Beaton Park and also offers a large range of sport and recreation facilities available for use by students and the general public. Recently renamed UniActive provides the Wollongong community with a range of quality fitness and sporting facilities,

As stated in the earlier Beaton Park Needs Analysis, an upgrade of Beaton Park could lead to additional opportunities to partner with UOW to attract and host regional sport related events, teams and athletes to Wollongong. The University has long collaborated with Council and other partners to promote and maximise sporting opportunities in Wollongong and would welcome extending and deepening this approach. For example, opportunities exist to link UOW sports science and high performance services with visiting teams and athletes.

The University notes and supports the provisions supporting health and wellness facilities and services at Beaton Park and appreciates that these are complementary to the initiatives we are separately pursuing for our Health and Wellbeing Precinct at the Innovation Campus.

Thank you for the opportunity to participate in community consultation on the Beaton Park Regional Precinct Master Plan. UOW will maintain continued interest in the planning and redevelopment process for Beaton Park as the master plan is progressively implemented. Please contact me on 4221 5931 to further discuss this submission if required.

Yours sincerely,



Canio Fieravanti
Director, Government Relations
University of Wollongong

3 August 2018

Destination WOLLONGONG

August 6, 2018

Mr David Farmer
General Manager
Wollongong City Council

Re: Public Exhibition feedback in relation to the Beaton Park Regional Precinct Masterplan

Firstly, congratulations to Council on the Masterplan – it's a thorough and informative body of work that can act as a platform for strategically progressing this crucial site.

Representing Destination Wollongong – and having had extensive experience across elite sports administration, marketing and major events – I offer the following observations and recommendations on behalf of the organisation:

ACTIVE RECREATION

The Masterplan must cater for industry trends. This means it should cater for 'active recreation' just as much as traditional sports. Fewer people are participating in organised sports and there is growing demand for active recreation pursuits such as skating, mountain biking, hiking, parkour, rock-climbing, surfing and gaming, given limited budgets, time constraints and evolving forms of entertainment. This is recognised by the Office of Sport's 2018 *Regional Sport and Active Recreation Plan*. The Illawarra/Shoalhaven version of this plan should be studied and added as a supporting document.

Facilities should therefore integrate and cater for informal leisure activities that provide both health and social benefits. That may take the form of a market-leading immersive and interactive play zone for children supported by alfresco dining (see this example of Margaret Mahy Playground in Christchurch <https://www.youtube.com/watch?v=Lpz9De-sts>) to align with *Play Wollongong 2014-2024* directives. Similarly, a world-class pump track (see following item) should be prioritised.

Recommendation #1: Incorporate infrastructure that caters for and encourages the growing 'active recreation' sector.

IMMEDIATE OPPORTUNITY

A pump track (a compact, continuous loop of banks and "rollers" used by cyclists and skaters) is an ideal piece of community infrastructure to promote participation and socialisation. Red Bull recently approached Destination Wollongong to see if the city is willing to build a Velosolutions pump track, which would be an Australian first. If acted upon immediately, it would invoke a three-year deal to host pump track qualifiers in the first two years, culminating in the World Championships in the third year. This is a wonderful opportunity to enjoy first-mover advantages in the marketplace and would further cement Wollongong's position as an adventure playground. See example video with incorporated skate bowl <https://www.youtube.com/watch?v=-YHYpHkG7c> (Wollongong proposal and specifications forwarded separately).

Destination WOLLONGONG

Of even greater significance is the community legacy piece. A pump track would complement the mountain biking initiatives the city is actively pursuing; act as a drawcard for the youth sector to the precinct (39% of the population within a 5km radius is under 25); and promote a healthy, social pursuit in the growing 'active recreation' market 365 days a year. Complementary product that could be explored include: repurposing of the Snakepit with aligned indoor offerings (MTB/skate/retail) for both elite and community use; creation of an adjoining skills park; potential linkages and development of training trails in Wiseman's Park.

This initiative aligns with guiding principles within the *City of Wollongong Bike Plan, Wollongong 2022 Community Strategic Plan* and *'A City for People' Wollongong Public Spaces Public Life*.

Recommendation #2: Give immediate consideration to a pump track being built to realise the existing market opportunity, and plan for complementary product/infrastructure.

SECTOR MIX

Ideally, the tenancy mix should cater for both elite and community needs. The elite-based 'Centre of Excellence' model is littered with examples that were unsustainable, while a community-only model would represent a missed opportunity.

Creation of industry-leading facilities, shared use of key infrastructure and identification of one or two elite anchor tenants can achieve this. For example, North Melbourne and Footscray AFL clubs share impressive community facilities in Melbourne.

The right mix requires a balance of community needs and industry trends/projections versus the wish list of existing tenants. Aspirational planning should be market-driven, not constrained or adversely influenced by tenants or clubs. To this point, *The Future of our Pools Strategy 2014-2024* seems to contradict itself. It says "no further 50m pools are required to service the current and projected Wollongong community" and, a few points later, says "a key action from this plan was to prepare a master plan for pool expansion/upgrading Beaton Park as the premier year round indoor pool".

Notwithstanding, the tenancy mix and how they physically interact is imperative, so an aspirational and integrated design that caters for growth and trends for the next 50 years, rather than the current shanty town of regional sports, must be the ultimate aim.

Recommendation #3: Integrate elite training facilities into a regional community hub (not the other way around) to ensure viable and vibrant usage.

COLLABORATIVE MODEL

A collaborative model should be explored, incorporating private and public sector stakeholders.

The best recent example of this is Cockburn Central West, a Regional Physical Activity and Education Centre in Perth. This collaboration between the City of Cockburn, Fremantle Football Club and Curtin University delivered an integrated sport, recreation and education precinct at a cost of \$114 million.

<https://thewest.com.au/news/wa/freos-cockburn-facility-may-be-best-in-world-ng-b88389946z> The development addressed the following project outcomes: sport, education, community, commercial,

Destination WOLLONGONG

environment, health and social.

Inclusion of sports medicine and health services should be considered to improve the value proposition for prospective tenants and direct consumer interface. This could help attract and service a cluster of minor sporting bodies or regional affiliates to take office space and contribute to the precinct's vibrancy and sustainability. AUT Millennium in Auckland is an excellent example of this, combining sports clubs with national organisations, medical services and commercial and community programs.

<https://www.autmillennium.org.nz/>

Links with UOW and TAFE Health Faculty, along with subsequent workplace transition programs could be explored. Furthermore, integrated budget accommodation, either within the precinct or as part of university land, should be explored to provide opportunity for elite training camps and school programs to utilise Beaton Park facilities.

Recommendation #4: Assess Cockburn Central West and AUT Millennium in regard to the investment and collaboration model for key learnings.

MARKET POSITIONING

If you're going to spend \$80+ million, it would be nice to be known for something. The current stated Aim and Vision is commendable, if a little generic. Can that be underpinned by one, two or three sector-specific goals? Be bold enough to aim for and own a space. This could also lead to additional funding opportunities.

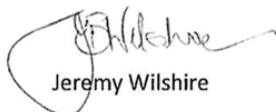
What blend of facilities, services, tenants and market opportunities provides a strong market proposition that addresses a need and delivers reputational value?

For instance, can Beaton Park become a preeminent site for women's sport (specialised health services, base for a W-League team, tailored retail/F&B mix, childcare)? This aligns an industry trend (women's sport being a growth market) with a regional trend (Illawarra boasts one of the highest rates of female soccer participation). Also, the narrowest demographic cluster referred to (18 to 24) makes up almost one quarter (23%) of the population within a 5km radius. That would suggest a precinct that addresses emerging and non-traditional recreational/social pursuits attracting the youth sector is worth exploring.

Recommendation #5: Marry industry trends and market needs with regional data and competitive advantages to identify a key specific goal or two that takes a market-leading position.

On behalf of Destination Wollongong, thank you for the opportunity to provide feedback.

Kind regards



Jeremy Wilshire

Major Events & Special Projects



ILLAWARRA HAWKS PTY LTD

Illawarra Basketball Stadium
Foleys Rd, Gwynneville, NSW 2500

PO Box 7083 Gwynneville, NSW 2500

Phone: (02) 4229 7722
Email: contact@hawks.com.au

Established in 1979.... Only Club to play every NBL Season.... 2001 NBL Champions....
4 NBL Grand Final Appearances (2001, 2005, 2010, 2017)

7th August 2018

Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

RE: Draft Beaton Park Regional Precinct Masterplan

Dear Mr Farmer,

This letter is to confirm that Illawarra Hawks are supportive of Wollongong Council's Draft Beaton Park Regional Precinct Master Plan.

Illawarra Hawks have been involved in the consultation phase of the master plan and see merit in the overall aim and vision. It is great to see Council is taking steps to facilitate the rejuvenation of the Beaton Park site.

The multipurpose stadium is a positive addition to the site and one that could meet the needs of the Illawarra Hawks and requirements of the National Basketball League (NBL).

Concepts of the Draft Master Plan the Illawarra Hawks would support are:

- Main Entrance off Foleys Road widened to improve traffic flow and Bus access,
- Bus Drop Off at the Main Entrance to encourage additional public transport use and opportunities, particularly to enhance the use of the green bus by people travelling to the centre,
- "Sports Hub" concept accommodating multiple sporting organisations and their administration staff,
- High Performance Gym Space that can be closed off for group sessions/training,
- Hydrotherapy pool
- Increase car parking
- Permanent tiered seating for 2000 people,
- Temporary seating for 3000 people,
- Spring flooring suitable for High Performance Basketball,





ILLAWARRA HAWKS PTY LTD

Illawarra Basketball Stadium
Foleys Rd, Gwynneville, NSW 2500

PO Box 7083 Gwynneville, NSW 2500

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Established in 1979.... Only Club to play every NBL Season.... 2001 NBL Champions....
4 NBL Grand Final Appearances (2001, 2005, 2010, 2017)

- A dedicated Illawarra Hawks change room in addition to general Female and Male change room facilities.

Illawarra Hawks are appreciative of the consultation by Council and look forward to this continuing through the Detailed Design phase.

Kind Regards,



Andrew Barrett | Operations Manager
Illawarra Hawks

Foleys Rd, Gwynneville, NSW, 2500

P: 02 4229 7722 | M: 0403 476 880

E: andrew.barrett@hawks.com.au | W: www.hawks.com.au



SOUTH EASTERN SWIMMING ASSOCIATION

Tuesday, 14 August 2018

Cr Gordon Bradbury OAM
Lord Mayor
City of Wollongong
Locked Bag 8821
Wollongong NSW 2500

Dear Lord Mayor
Wollongong's Bi-Centenary Memorial Pools

I am writing on behalf of South Eastern Swimming Association to provide a statement of support for Wollongong Council's Beaton Park Redevelopment to include an indoor 50 metre swimming pool.

As an area we include over 25 swimming clubs from Helensburgh in the north to Eden on the far south coast, and extending up to Cooma and Jindabyne in the Snowy Mountains. We provide opportunities for swimmers with a range of abilities from beginners to International representatives throughout the year.

We endorse the support previously provided by Wollongong Swimming Club, Swimming NSW and Swimming Australia that a 50m indoor pool must be an integral part of the redevelopment of the Beaton Park Complex. The provision of an indoor 50m swimming pool would serve to provide an integral and highly needed community asset. This facility would cater for a wide range of sports activities, for both competition and leisure.

The inclusion of an indoor 50 metre pool must be of primary importance for the following reasons:

- An indoor 50 metre pool as part of the Beaton Park complex would provide a state of the art sports facility that would be the only venue of its type along the New South Wales south coast. There is no other indoor 50m Olympic standard competition pool between Sydney Olympic Park and the border of New South Wales.
- Swimming clubs within the Wollongong Council area are currently taking competition meets to the University of Wollongong pool due to limitations with suitable competition water space within the Wollongong Council area.
- Despite two heated 50 metre pools within the Wollongong Council area, there is no indoor 50m facility that can be used in all weather conditions. Furthermore, the blocks to enable competition at these pools are privately owned assets – not council owned assets. A fully equipped indoor 50 metre pool at Beaton Park would ensure access to a state of the art facility and equipment to all community stakeholders – not just swimming clubs.
- Swimmers intending to compete at National Championships must achieve qualifying times within a 50 metre pool. Provision of an indoor 50m pool would ensure that swimmers along the south coast of

New South Coast are provided unhindered access to opportunities for qualifying without the need to travel to Sydney or Canberra, as is currently the case.

- Providing an indoor 50 metre pool would enable swimmers to train year round. Swimmers within the Wollongong Council area would be able to continue to live and train within the Wollongong region without being forced to move interstate for elite training opportunities. Regional training opportunities, offered through the Illawarra Academy of Sport and Swimming NSW could be facilitated through access to such a facility.

We would like to reiterate our strong support for the Beaton Park complex to include an indoor 50 metre pool. If you would like any further information or have any questions about this statement please do not hesitate to contact me.

Sincerely

Sue Worthington

Sue Worthington
President.



Mr David Farmer
General Manager
Wollongong City Council
41 Burelli Street
Wollongong NSW 2500

**Wollongong Swimming Club proposal - ANZAC War Memorial Olympic (50 metre) Pool at Beaton
Park**

Dear Mr Farmer,

I am writing on behalf of Swimming Australia in relation to the Wollongong Swimming Clubs
proposal for the redevelopment of the ANZAC War Memorial facility into a 50metre Olympic Pool
and Hydrotherapy/Wellness/ Learn –to –swim 25metre Pool.

Swimming Australia recognises that local government plays a vital role in encouraging local citizens
to engage in healthy, active lifestyles and to facilitate connectivity between different community
groups. Part of that endeavour is to provide opportunities for locals to participate in sporting pathways
where they can foster both physical development and social interaction. To this end by way of this
letter I am providing on behalf of Swimming Australia a statement of support for the Wollongong
Swim Club proposal

The redevelopment of the centre with the variety of water space and dryland activity will greatly
assist both the club in achieving their objectives whilst also providing the regional population with a
state of the art facility which will service the needs of the broader swimming community and provide
a great community hub for those that want to partake in physical activity to remain fit and healthy.

We sincerely hope that you can consider the proposal from the Wollongong Swim Club who are
actively trying to provide sporting and aquatic safety opportunity for the people of Wollongong in a
facility that with this development would provide a unique community asset that provides for sports
activity, aquatic education, leisure and recreation as well as fitness and training.

We again reiterate our strong support for the centre to include a 50metre Olympic Pool and
Hydrotherapy/Wellness/ Learn –to –swim 25metre Pool which will also support our vision of 'Across
the nation, positively change lives through swimming'

Yours sincerely,

General Manager
Participation & Sport Development

Page 1 of 1

13 July 2018

ILLAWARRA DISTRICT TABLE TENNIS ASSOCIATION

2018

Next step

Put together our must haves and desirable for input into next discussion with Jessica and Jenny.

Our Must have:

a) An area the size of Ted Tobin hall with 600 lux lighting able to accommodate 12 tables available Monday and Thursday nights separate to "noisy sports"

A large storage area for our equipment (14 table tennis tables and 1 round table 90 barriers) and another area for control desk and cupboards for storage.

More flexibility with times.

Desirable:

As above, scenario a) but providing greater flexibility with times, to allow for competition of 4 hours, and expansion to another night and other forms of table tennis, eg championships, fast 3, recreational for others

In a bigger environment could share usage at times with badminton in an area of shared operation which provides greater flexibility for nights and hours with (2 badminton courts each). This would allow both sports to provide more recreational activities. Would need adjustable lighting to allow for the different sports.

Lower rates than current as the staff at Beaton Park are not involved with our operations as we set and put away ourselves.

Independent access of Beaton Park so that we can lock up ourselves after hours.

Accessible other times to cater for recreational use, with retirees, seniors and schools

WiFi access.

A couple of tables set up permanently for recreational use. Could be under stage or seating as lighting and height not an issue and we could assist with set-up costs.



Australian Government
Department of Defence
Estate and Infrastructure Group

Chris Birrer
First Assistant Secretary Infrastructure
Infrastructure Division
Brindabella Business Park (BP26-2-A001)
PO Box 7925
Department of Defence
CANBERRA BC ACT 2610
☎: (02) 6266 8004
✉: chris.birrer@defence.gov.au

FAS-ID/OUT/2016/AF32120711

Mr David Farmer
General Manager
Wollongong City Council
41 Burelli Street
WOLLONGONG NSW 2500

Dear Mr Farmer

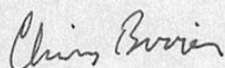
Beaton Park Regional Leisure Centre Draft Master Plan and Wollongong Multi User Depot (MUD)

On 15 January 2018, I met with Mr Peter Coyte and Ms Jessica Saunders to discuss the Draft Beaton Park Regional Leisure Centre Draft Master Plan and the possibility of relocating the Wollongong MUD. Mr Coyte and Ms Saunders' presentation also included an alternative option whereby a portion of the Wollongong MUD could be used by Council for car parking. This option would involve the disposal of approximately 1800m² of Defence land. I reiterated that Defence's preferred option was to retain the extant site in its entirety, as per correspondence from the Minister for Defence dated 21 September 2017, but stated I would undertake internal consultation to determine the feasibility of the alternative option.

Based on this consultation, I write to inform you that a partial disposal of land at the Wollongong MUD is not feasible. Defence is obligated to maintain separation between Australian Defence Force Reserves and Cadets facilities to adhere to Vulnerable Persons legislation. Any reduction in land area would compromise the MUD's functionality and restrict Defence's ability to conduct effective training activities for Reserves and Cadets. Further, proximity to the University of Wollongong is crucial for the MUD's ongoing viability. It is home to the University of Wollongong Company and university students are a key recruitment demographic for the ADF.

Unfortunately, a delay in internal correspondence has meant that the Draft Master Plan now on public display depicts potential car parking located on the 1800m² of land at the Wollongong MUD. Defence is generally supportive of the Draft Master Plan but requests that further refinement following the public consultation period should remove the car parking on the MUD site.

Yours sincerely,



Chris Birrer
First Assistant Secretary Infrastructure
13 July 2018

Jenny Towers

From: Jenny Towers
Sent: Wednesday, 25 July 2018 1:49 PM
To: Jenny Towers
Subject: Badminton Feedback Master Plan

Jenny: re our discussion on Saturday morning at your coffee-less kiosk: IBA options/ comments in the final draft report re Beaton Park (Nov 2015) included: "Continue to investigate options to develop minor sports facilities as part of the planning and development of Dalton Park Indoor sports Centre project"; "Staff to set up the hall for hirers given the hourly rates charged to hire the hall"; "Illawarra (Badminton) has not investigated the potential to use the Illawarra Basketball Stadium". None of those statements bear any relationship to things which were actually discussed with the SGL consultant. The Dalton Park proposal dies some 20 years ago; Basketball wouldn't entertain any regular badminton gig at the Snakepit, and we have never complained about setting up our own nets in TTH!! When I mentioned the proposed 4-(basketball) court new stadium, that is what is shown/ discussed throughout that draft report. Presumably the more recent WCC draft proposal (6 courts) represents a much larger facility than that of the previous draft. But the development of any new stadium is sufficiently into the future to give yet another group of Councillors a new opportunity to hire more consultants to advise on development of a brand new Beaton Park precinct plan (or have I just been around too long!).

Kind regards,

Eric Bradley (Secretary, Illawarra Badminton Assoc)



Jenny Towers
Commercial Business Manager
Post Locked Bag 8821 Wollongong DC NSW 2500
Phone +61 2 4227 7042
Email jtowers@wollongong.nsw.gov.au • www.wollongong.nsw.gov.au

Submission 1 of 2



Wollongong Swimming Club Inc
P O Box 52
KEIRAVILLE NSW 2500

27 July 2018

Mr David Farmer
General Manager
Wollongong City Council
41 Burelli Street
WOLLONGONG NSW 2500

Dear Sir:-

RE: DRAFT BEATON PARK REGIONAL MASTER PLAN 2018 – 2038

Thank you for your invitation allowing our Club to comment on the Master Plan. Our comments and advice to you are as follows:-

1. Page 96- at Background, second paragraph; *"It has facilities and services to cater for the amateur to elite athlete...."* We agree, a great aim. However the draft plan does not cater for the "Elite Swimmers" as a 25metre Pool is not for Elite Competition. Nor is a 6 lane Pool, nor is the sub-standard depth. Providing of course, Council build the Anzac War Memorial 50metre Olympic Pool, as a priority 1, which will then fit the criterion unerringly.
2. Page 96, at Background, 3rd Paragraph, third paragraph, *"in 2015 SGL Consultants...."* We find these Consultants are now very much discredited. There are far too many errors, non-sequiturs and False Dichotomies included in the report. As such the report is grossly and utterly tainted.
3. Page 97 at Proposal, second paragraph; *"The Master Plans.....to develop Beaton Park as a Regional centre of excellence with high performance and event facilities"*. We agree absolutely with the statement. May we enlighten you the Draft plan does not allow for a "Centre of Excellence" event facility etc? Due to the existing Pool length, Pool depth and Pool width. Our concern is, where are you going to locate the two 50metre Pools that will be needed by 2030? That is the ANZAC War Memorial 50metre Olympic Pool at Priority No.1 and the 50 50metre Water Polo and Diving Pool at Priority No. 4?
4. Page 98, Staging outline- stage 1. How can Council not include the ANZAC War Memorial 50metre Olympic Pool in Stage 1, when the Pool should be the first facility to be built? Allowances then need to be made for a second Water Polo and Diving 50metre Pool by 2030.
5. Page 98, Staging outline, third paragraph. We have forwarded to Council the idea of the Wellness Centre and the Wellness building, first suggested by our Club. All that is needed is a good resolution from the Council to include Wollongong Swim Club's ideas, which will



include the Wellness Centre, The ANZAC War Memorial 50metre Olympic Pool by 2020 and the future Water Polo/Diving 50metre pool which will be require by 2030.

6. Page 98, stage 4- future works, first paragraph. The round-about intersection with Foley Street should be moved to stage 1. Then constructed at the same time as the ANZAC War Memorial 50metre Olympic Pool. Stage 4 can include the future 50metre Pool.
7. Aquatic Space provision- Dispute the statement outright which states, "... *Rather than Lap or Competitive Swimming....*" Where are your figures to prove your point? Definitely a non-sequitur and false dichotomy associated with emotional rhetoric. If this were an essay to any University, the author would be severely punished until facts, statistics and references are submitted. As it now stands, the Pool Capacity Ratios, show that Beaton Park is hopelessly overcrowded at Peak times. The same figures (with numbers supplied by Council), show that Beaton Park is 650% more in need of a 50metre Pool than Corrimal. When you combine Corrimal, Dapto, Unanderra and Berkeley Pools, Beaton Park is still 150% more in need than the combined 4 Pools. Current practice shows that 50metre Laps pools are being built/renovated first before any other Pools. Nowra is a good example
8. Page 99, Aquatic Space Provision, second paragraph. Again athletically mismatch! Wollongong does not have "*an abundance of water facilities....*". Where are your facts and references based upon a sound criterion? Rather, according to Willi Daume's empirical formula, adopted by the Australian (Whitlam) Government on Saturday 23rd April 1974, which in turn became the Australian Standard. Wollongong LGA is short by 8,000 to 12,000 square metres of outdoor pool space and short by about 3,000m² to 3,500m² of indoor heated Pool space. Wollongong Council have about 10 copies of the Willi Daume papers. Suggest Council study them. Then correct the offending statement, which incidentally is yet another Non-Sequitur, False Dichotomy and Emotional Rhetoric.
9. Page 99, West Dapto we agree. We also agree that Beaton Park be the Regional Facility and by 2030 contain both 50metre Pools which could also include the Diving and Water Polo pool.
10. Page 100, second dot point. Provision should be made for the free bus to be allowed into Beaton Park for undercover drop-off and pick-up.
11. Page 100, dot point 7. We disagree. Our Club may run a Swimming Carnival, which may clash with a Tennis tournament and an Athletics Carnival. Should also keep in mind the potential for a lower School age (already 3 in France), and the probable compulsory/mandatory (By 2025), swimming to be added to the school sport's curriculum.
12. Page 100, at dot point 8 – same comment as at point No. 10.
13. Pages 101 -102, The cost of health. Many people over 70 and even 80 like to do lap swimming in 50 metre Pools. The recently held "Winter Swimming Championships" holds testament to that. The "Cost to health" is all the more reason to immediately, build the ANZAC War Memorial 50metre Olympic Pool and the follow up Water Polo and Diving 50metre Pool by the year 2030.
14. Page 102, at Beaton Park Leisure Centre, Emphasis on the same comment at Point 13.
15. Page 103, "*Wollongong has a large number of 50metre Pools*". However, despite "*The large number*", which is relative to what?
16. Is still short by between 8,000 to 12,000m² of outdoor pool space and around 3,000 to 3,500m² of Indoor Heated Pool space. Suggest the sentence be rewritten to include the facts surrounding Council's Pools and delete the pathetic grandiloquence.



17. Page 103 which starts at *"The community is seeking more contemporary...."* May we well ask, What community? And by what Percentage? Again Council fails to back up statements with facts, figures statistics and references. Being a Club, with a membership that travels extensively to swimming carnivals, at such places as, Ulladulla, Narooma, Orange, Goulburn, ACT, Mudgee, Port Stephens, Mingara, Newcastle, Peninsula, Manly, Holroyd, Auburn, Ryde, Blacktown, Bexley, Aquadot and Campbell town, there is no clear evidence of excluding Lap Swimming from the agenda. Council's statement is out of step with reality. Even where there are new Pools and the renovation of existing Pools, the emphasis everywhere, is on new Pools with Lap Swimming first priority. The most recent Pool built in Illawarra is the Nowra 50 metre lap Pool with an underground treatment and filtration plant that is gravity fed. May we suggest Council visit the Pools we have attended over the past year?
18. Page 103 which states *"The available water space at Beaton Park...."* Should be rewritten to include *"Water space at Beaton Park during peak periods is at over capacity and has been since 1993"*. When alerted to the overcrowding at Beaton Park, the Wollongong Swim Club presented the proposal to build the promised ANZAC War Memorial 50metre Olympic Pool to avoid such overcrowding. The plans of the pool were presented to Council, with a follow up plan including the Programme Pool.
19. Page 106, at Stage and Stage 1 description, should it not be rewritten to include, *"Aquatics and Greening \$44,000,000?"*
20. Page 107, Expenses. Council should consider the green alternatives for cladding Buildings within Beaton Park, where the cladding and roofing become Electricity Generators. Appendiculately, why can't Council apply "wind farming" to the buildings, thereby placing Beaton Park, into an area where Beaton Park becomes a generator of power? Thereby earning income from power generation and not a being a consumer. This concept would set Beaton Park as a role model for future aquatic developments Nationally. Wollongong is touted as a "City of Innovation". Herein becomes an ideal location to do just that.
21. Page 112, History of Beaton Park, in here there is a great need to explain, for which purpose was the land acquired? Was not the land acquisition partly to build the ANZAC War Memorial 50metre Olympic Pool? An explanation is sadly missing throughout the plan.
22. Page at 113. Is impossible to read. Please enlarge to readable print. Looks as though 3 by A4 pieces of paper were reduced to fit on one page.
23. Page 114. Same comment as at Point 21, page 113.
24. Page 115. Same comment again. Although with an extra strong magnifying glass, we could detect items with which we strongly disagree. Such as, *"Wollongong has a large number of Pools....."*, which in itself may be factual. However, such statements should be made with the population in mind, then compared to the Australian Standard. As it now stands, the statement fits neatly within the description of being both a Non-sequitur and a false Dichotomy.
25. Page 115 at place, *"...availability of water space it at capacity"*, should it not read, *"Water space is far beyond capacity?"*
26. Page 115, comment at the bottom of column 2, *".....Beaton Park as the Premier year round Indoor facility and Programme Pool in the Wollongong LGA"*. Is this a better than



- excellent case to build the ANZAC War Memorial 50metre Olympic Pool as priority No. 1? and by 2030 build the 50metre Water Polo and Diving Pool?
27. Page 117, needs to be enlarged, so one does not need a strong magnifying glass to read the contents.
 28. Page 120, Aim: - We agree most emphatically. The aim overpoweringly supports our claim for the proposed ANZAC War Memorial 50metre Olympic Pool by 2020, coupled with the 50metre Water Polo and Diving Pool by 2030.
 29. Page 121, Needs to have more details of the Aquatic Centre. The picture is quite disgusting in that we give Council full details of our proposals, while Council in return, gives us only a very small, not even general, outline with no detail what-so-ever. The page is quite appalling and it is downright abhorrent to publish such pages. What Councillor has time to try to read the pages 121 to 124?

CONTINUING ON WITH REPORT OF PUBLIC HEARING CHAIRED BY MARTIN BASS

30. Page 129, Fourth Paragraph, Council's comment, *"....Develop Beaton Park as a Regional centre of Excellence with high performance and event facilities....."*. No qualms with the statement what-so-ever, in fact strongly agree. We put it to Council yet again, our Proposed ANZAC War Memorial 50metre Olympic Pool, fits all facets within the comment. Coupled with the 50metre Water Polo and Diving Pool, Beaton Park would fluently and authentically match any criterion for being the "Regional Centre of Excellence"
31. Pages 130 to 131, Submission 6. Wollongong Swim Club also pointed out to Martin Bass, that the total number of swimmers in all Council pools, are 34 more times greater than the number of people attending Race meeting at Kembla Grange, 112 times greater than people who attend Dapto Dogs, and 96 times greater than those people attending the Trots and Dogs at Bulli. The figures will vary from year to year, staying in roughly the same order.
32. Page 131. Coupled with submission 6 and presented to Martin Bass in writing, was, there are 25 Primary Schools, 10 High Schools, 3 Special Schools, 2 TAFE Colleges, 1 University and 3 University Colleges all within a 5 Km. radius of Beaton Park. There is something like at least, 10 times the Population of Wollongong, using Council's Pools.
33. Page 131. Submission Number 8, we also pointed out to Martin Bass, it is the "Pool Capacity Ratio", (PCR) which is the test of a Pool's use and when it is overcrowded. In this regard we pointed out Beaton Park's Pool has a PCR of 6 times more than Corrimal and Dapto not the attendances. Although attendances do determine the PCR. What we also pointed out was that Beaton Park's PCR is 650% greater than that of Corrimal or Dapto.
34. Page 132, submission 11. Our representatives at the Public Hearing added, because of the high attendance of foot traffic, mainly School Children, expected after the Beaton Park upgrade, there will be a need to restrict traffic speed from Gipps Street to Throsby Drive to a limit of 40Kmph. For 7 by 24 by 365. There is already a 40 Kmph. through Gwynneville.
35. Martin Bass indicated (From our notes written at the time), there would be a follow-up Public Meeting around mid-October, basically to discuss the contents of the Beaton Park Draft Plan of Management. No doubt, the other 20 people would agree, as it was mentioned and emphasised several times towards the end of the meeting



36. Page 141, Aim – we agree with the statement. Does it not imply the ANZAC War Memorial 50metre Olympic Pool will be included as a priority 1, (First to be built), in the Beaton Park Draft plan of Management?

Mr. General Manager, may we thank you for your invitation for our Club to comment on the Draft Plan of Management for Beaton Park. May we invite you to a meeting at Beaton Park to discuss and determine many of our comments? We will read through more thoroughly and let you know of any more glaring errors that we may uncover in our second reading.

Yours faithfully

Col Bruton
President
Wollongong Swim Club Committee Inc



Wollongong Swim Club (1894) inc.
Hon. Secretary, Louise Willows
P.O. Box 52, Keiraville NSW 2500
E-mail
wollongongswimclubinc@gmail.com

Mr. David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
Wollongong NSW 2500

15th August 2018

Dear Sir:-

Subject Matter: Draft Beaton Park Regional Master Plan 2018-2038 and the case for THE ANZAC WAR MEMORIAL 50metre OLYMPIC SWIMMING POOL

Firstly, please allow us to comment upon the Draft Beaton Park Regional Master Plan, in that, the Conceptual Framework of the Plan is most noteworthy. However it is the Underlying Themes within the Plan, which brings about its perdition. Hence, there are some comments in the Plan which contradicts the framework, thereby tainting the Plan, which makes the contents unreliable and in places, being not quite true and even objectionable.

Secondly, we are greatly delighted by the comment on page 5, 2nd column, first line, reading "3.1.1.5 Encourage Sports Associations to conduct Regional, State and National events in the City". The writing is indeed a breath of fresh air. As pointed out to Mark Upson of SGL Consulting Group, when the ANZAC War Memorial 50metre Olympic Swimming Pool is built, we as a Club, affiliated with South Eastern Swimming Association (SESA), Swimming NSW (SNSW) and Swimming Australia Ltd (SAL), could apply for District Interclub Carnivals, Local Interclub Carnivals, Open Carnivals (from anywhere in Australia), District Championships, Regional Championships, NSW Country Championships, NSW School Age Championships, School Carnivals, School Regionals, NSW State Squad Training, "Speedo" Sprints, Australian Olympic Trials, Commonwealth Games Elimination Heats, Australian School Age, Australian School Sports, Pan Pacific Games, Pacific School Games, NSW Multi Class series, Australian Multi Class Series, National University Games and International University Games. As can be seen from the list, The ANZAC War Memorial 50metre Olympic Pool not only attracts Intraclub, Interclub, Regional, State and Australian Interests, but also extends to International Areas. Maybe in future years, Wollongong could host the Commonwealth Games, or even the Invictor Games, particularly when the Water Polo and Diving Pools are built before 2030. As you can see, we are in total accord with the statement

Thirdly, We agree completely to "Investigate the future provision of Aquatic Services across the local government area", as this is an essential part of the Plan. An absolutely key element in the provision of, "To develop Beaton Park as a Regional Centre of Excellence with high performance and event facilities.....". No doubt. Both the ANZAC War Memorial 50metre Olympic Pool, coupled with the Water Polo and Diving Pool would not only make Beaton Park a Regional Centre, but would place the Park as a State and even a National Centre. Which fits neatly within the statement at 3.1.1.5.

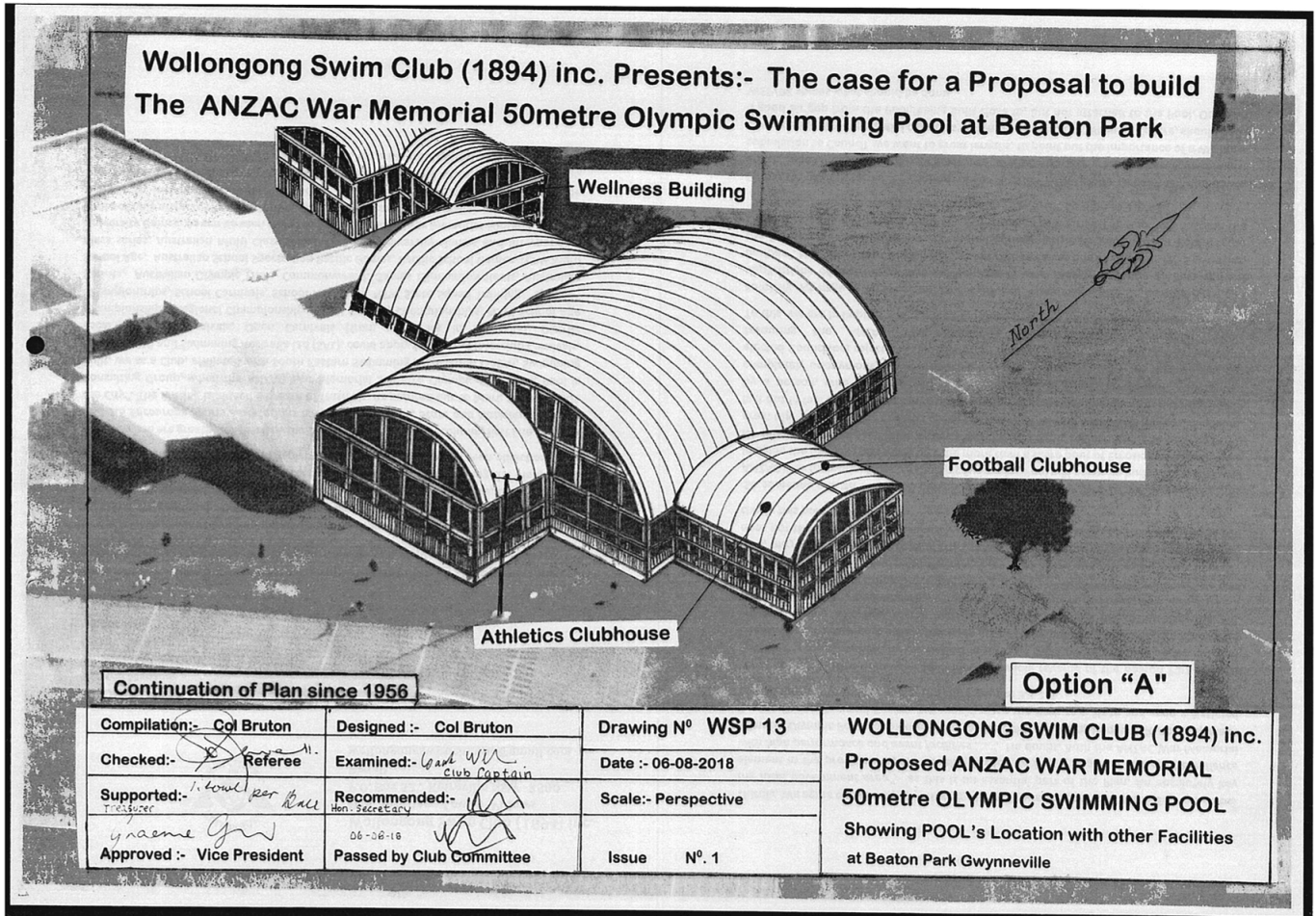
What Council fails to acknowledge is that the whole revamp of the Beaton Park Aquatic Facilities, is brought about by the distinct lack of LAP SWIMMING SPACE in peak periods at Beaton Park. There are no other reasons to justify the expansion of the Pool area. However we take strong objection to the fact, that at Staff Meetings (in 2015), after the SGL Consultants Report, the Beaton Park Staff were told that there will never be a 50metre Pool built for Lap, Elite nor Competition Swimming at Beaton Park. True? Or not true? We find this statement from Council most alarming. Was there ever a motion passed by full Council? If so, may we please have a copy of the Council Minute? For to say "Council have decided" does not this imply the "Full Council". Also, what was the voting on the issue? Could you clarify this point for our Club?

So someone and an unelected person at that, (we wonder Who?), has decided that the ANZAC War Memorial 50metre Olympic Swimming Pool will never be built. One would well imagine the decision was made on little more than a severe bout of Emotional rhetoric, with no references to any scientific analysis. Making all of this current kerfuffle nothing but a great big "shred". The decision about the future of Beaton Park Pools has already made. Is it not in fact a false dichotomy? Unfortunately at this stage the decision has been made by a person, who can hide within the framework of Local Government and remain completely anonymous, while producing a "Faite Accompli"? May we suggest that our elected Councillors reject the "No 50metre Pools for Beaton Park" and pass a resolution favouring the ANZAC War Memorial 50metre Olympic Swimming Pool? To this, we are in implicit amity, yet at the same time, are held in utter disbelief.

Fourthly, At page 6, First column under "Needs Assessment 2015, ...Identify gaps and duplications of facilities within the community and provide a range of development options". Herein lies the "Golden Opportunity" to install as one of Council's N^o. 1 priorities, the building of the ANZAC War Memorial 50metre Olympic Pool. Such a Pool has no duplications along the coast, between Sydney and Melbourne. The Pool will become the "Standout" facility, complying very much with Page 5, 2nd Column at 3.1.1.5.

Fifthly, At page 6, top of 2nd column, under "Beaton Park Leisure Centre", 2nd line down, which reads, "Expanded / new improved wellness facility". Well where? In our last submission to Council, we went to great lengths, to point out the importance of a Wellness Centre, with all the essential comforts within the Centre. The Wellness Centre, should have a good air gap from the Pool, being built close to, but not attached to the Pool. Our plan WSP/08 shows what should be done.

Submission 2018



Sixthly, At page 6 again, 2nd Column, 6th dot point reading "New warm water pool area for older adults and warm water programs", should also include, "plus proposed ANZAC War Memorial 50metre Olympic Swimming Pool by 2020, coupled with a Water Polo Pool and a Diving Pool to be built by 2030". Council should determine, as Wollongong Swim Club has, what percentage of the population represents the Family and children's use, as against the Lap swimmers, Competition swimmers and Elite swimmers. Analogically Council should compare; how often the Lap, Competitive swimmer uses the pool as against the family use. Let our Club enlighten Council on some interesting figures. Most families go swimming as an entity once a week. Particularly in summer. In winter rarely, depending upon the weather. Lap swimmers, Competitive and Elite swimmers, swim year round, swimming anything from 5 sessions a week, up to 10 sessions a week. Council should have these figures on hand. There are around 40 individual swimmers compared to every family. Without going into too much technical detail, for every 157 daily lap swimmers, is there not one family as a complete family group? Council should have these figured on hand. If not, Council should do a "daily lap swimmer" versus "family count"

. We agree with the concept of the warm water and children's aquatic activities as our plans to Council have shown. But not to the detriment of discarding 39,816 potential lap swimmers

Seventhly, Our Club finds comments about the SGL Group at the top of page 6 to be most inappropriate. They have proven to be unreliable, having tainted their report with dubious statements, of which we are aware, or mis-reported comments. Reference to them must be removed from any report in the future.

Eighthly, Page 7, first column, 2nd paragraph. Greatly amused by the term, "Industry trends..." What industry? The water slide industry? Nether the less, we do notice further down in the same paragraph, "...a range of activities including LAP SWIMMING aquatic programs learn to swim..." exactly what we have in our plans! May we also point out to Council, lap swimming and learn to swim are not "Industries", they are "Services" that Council provides for residents. Obviously the "...lap swimming..." means that Council will accommodate extra space for lap swimming. This is indeed great news. May we offer Council our Plans for the ANZAC War Memorial 50metre Olympic Swimming Pool as the best specimen for lap swimming by 2020. Then of course, we need the follow up Water Polo and Diving Pool by 2030.

Ninthly, Page 7, first column, 3rd Paragraph, 1st dot point, which says "... No further 50m pools are required to service the current and projected Wollongong community". Absolutely preposterous, on what grounds was such an assumption made? Above all, who made the decision? It is completely out of touch with reality. For many years, our Club has been telling Council, with all the technical back-up, that Wollongong LGA needs about 8,000 square metres of outdoor Pool space. The Wollongong LGA is short by at least 3,000 square metres of Indoor Heated Pool Space. At this very moment (TODAY), Wollongong needs an Indoor Heated Pool of at least 1,250m² in area and by next week, will need another 1,250m² of Indoor Heated Pool Space. Wollongong Swim Club is being quite

kind to Council by releasing these figures, which date back to 1974. Figures have been given to Council's Mr. Coyte 15-02-2010, which included a copy of Willi Daume's papers. More recent analysis shows Wollongong LGA needs between 3,000 to 3,500m² of Indoor Heated Pool Space. All that to one side, what we are offering to Wollongong Council, to help overcome the current (lack of lap swimming space) crisis, is our plans for the ANZAC War Memorial 50metre Olympic Swimming Pool. Such a Pool will help solve Council's Pool shortage only temporarily, as the Water Polo and Diving Pool will be needed by 2030.

May we strongly suggest that the sentence "No further 50m pools are required to service" be removed; on the grounds of being deceitful, dishonest and of duplicity?

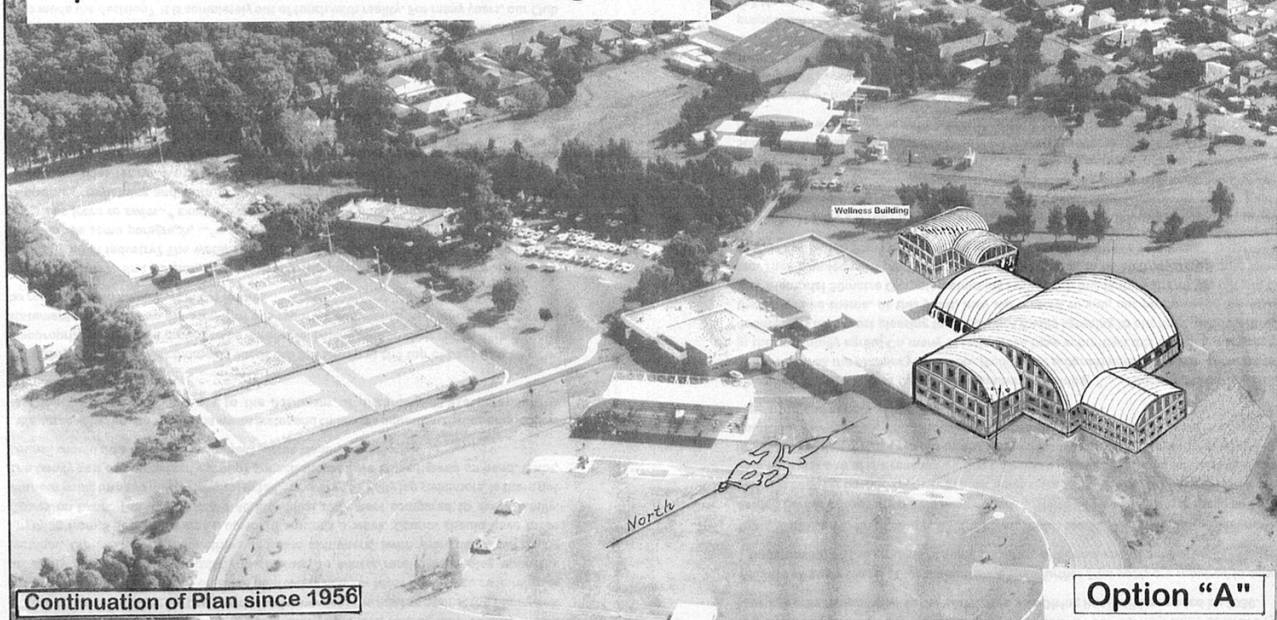
Tenthly, at Page 7, first Column, 4th dot Point. Which reads, "The available water space at Beaton Park is at capacity during peak periods", RUBBISH we say. Water space at Beaton Park has been far beyond capacity in peak times since 1993. The over capacity at the Beaton Park Pool was one of the reasons we first submitted plans for a 10 lane 50metre Pool, back in 1993. The plan was supported by the Beaton Park Community Committee, who with a Councillor Chairperson, unanimously supported the concept. The 50metre Pool was also supported and approved in principle, by full Council.

Eleventhly, at Page 7, first Column, last sentence, reading ".....Pool expansion/upgrading Beaton Park as the premier year indoor facility and program pool in the Wollongong LGA". In this we totally agree. On many occasions we have submitted this very same concept to Council. It is now most pleasing to see Council finally agreeing to our many proposals, with the very same theme. At this point, may we present to you, our proposal for the ANZAC War Memorial 50metre Olympic Swimming Pool which incidentally fits all the criteria to a tee. Then coupled with the Water Polo and Diving Pool, to be built in 2030, would indeed fit the "Key Action Plan" precisely. We agree completely with the sentence.

Twelfthly, at page 12, top left hand, under "AIM:" We agree, copiously and with amplitude. All the more reason to build the ANZAC War Memorial 50metre Olympic Swimming Pool by 2020. The proposed Pool not only fits the criterion of being the Regional Centre of Excellence, but also conforms very much to "with high performance and event facility". Such a Pool, although promised in 1956, finally brings Wollongong into the 21st Century. Coincidentally, we also agree with "Vision:"

Thirteenthly, at page 13, showing the "Draft Master Plan". We find that the plan is greatly at odds with page 15, 3rd Column third dot point. Although the aerial view does not give a scale (which it should), it is plainly obviously the proposed aquatic play space, exceeds by far, the Aquatic Centre space proposed on the plan. Clarification is needed. We do note the proposed ANZAC War Memorial 50metre Olympic Swimming Pool is not shown. Why is this so? How can any reasonable person, not place a Memorial Pool to the ANZACS below any other facility? The plan as shown on page 13 is a disgrace to our War Fallen. Suggest a massive urgent overhaul of priorities. Was not the land at Beaton Park, acquired initially, to build a War Memorial Pool?

Wollongong Swim Club (1894) inc. Presents:- The case for a Proposal to build The ANZAC War Memorial 50metre Olympic Swimming Pool at Beaton Park
Option "A" has a North – South Alignment;



Continuation of Plan since 1956

Option "A"

| | | | |
|--|--|---------------------|---|
| Compilation:- Col Bruton | Designed :- Col Bruton | Drawing N° WSP 15 | WOLLONGONG SWIM CLUB (1894) inc. Proposed ANZAC WAR MEMORIAL 50metre OLYMPIC SWIMMING POOL Showing POOL's (Option "A"), North - South Alignment at Beaton Park Gwynneville |
| Checked:- <i>Referee</i> | Examined:- <i>Wah Wil</i> CWC Captain | Date :- 06-08-2018 | |
| Supported:- <i>T. L. O. R. R.</i> Treasurer | Recommended:- <i>Hon Secretary</i> | Scale:- Perspective | |
| Approved :- <i>Graine G.</i> Vice President | Passed by Club Committee 06-08-18 | Issue N° 1 | |

Fourteenthly, at page 14, first Column. Same comments as at 13. We are alarmed at remarks made about the existing 25metre pool. We feel completely out of odds with what should happen to the 25metre pool. All Pools in the Master Plan should be raised at least 1.00 metres higher than the existing pool. The replacement 25metre Pool, raised to the newer level, should also have ramp and beach entrance.

Fifteenthly, at page 15 (how appropriate), at third column, under "Proposed Future Facilities", 3rd dot point. We are in a quandary as to what is meant by "up to 1,500m² in aquatic play space". You have got to be kidding! On what grounds? Could you please supply facts, figures and statistics relating to such an outlandish proposal? Does this mean the Council intend to build a Pool 50 metres long by 30 metres wide just for "Play Space"? Coupled with the Hydro-Therapy and Program Pool, to which we are in complete agreement. Where in Beaton Park will 1,500m² of "Play Space" go? The 1,500m² of "Play Space" certainly cannot be located with the area marked "Aquatic Centre", because that site is where the ANZAC War Memorial 50metre Olympic Swimming Pool will be located. The existing fence is part of the unencumbered land that has been held in reserve for such a Pool. May we strongly suggest a bigger dry land playground be built as it would be more accessible and much more used than Council's proposal of "Water Play Space"? The real decision here for Councillors is, Do you want to honour the War fallen with a Memorial Pool, or do you want to support a "Donald Duck Development"? Keeping in mind the original purpose of acquiring the land at Beaton Park was to build the War Memorial Pool.

Sixteenthly, Our Club wishes to emphasise the Concept of "Pool Capacity Ratios" (PCR), which in part, leads us to where we are now in discussing the lack of Lap swimming space at Beaton Park 25metre Pool. Despite the fact that no additional lap swimming can be done at Beaton Park for 3 hours every day, and that the 50metre Pools of Dapto, Berkeley, Unanderra and Corrimal has no restrictions on Lap swimmers, Beaton Park's Pool Capacity Ratio is still far in excess of the 4 Pools. One would wonder if Beaton Park's, P C R, (keeping in mind it is a 25metre pool), even came close to any of the 50metre plus Pools. But it is exactly the opposite. Beaton Park's PCR outstrips the 4 other Pools by 155.2%. The Beaton Park Pool's PCR is greater than that of Corrimal by 605.44%. Just a quick perusal of the graphs, shows where the upgrade for more Lap swimming space really lies.

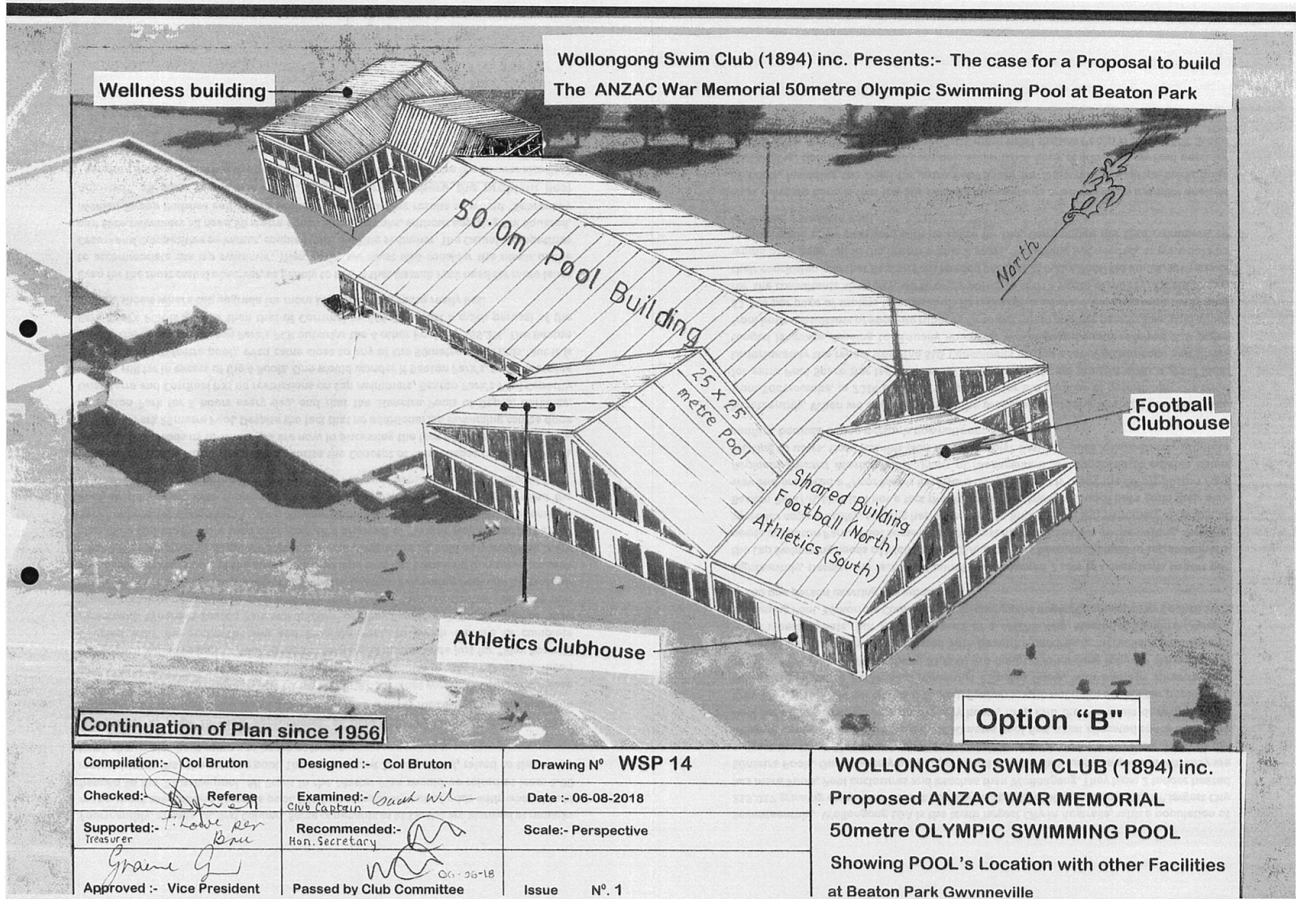
Even for the most casual observer, so plainly to see, is that Beaton Park need far more lanes to accommodate the lap swimmer. Then again, we must also consider the needs of the Casual and Competitive swimmer, coupled with the Elite swimmer. The Casual, Competitive and Elite swimmers all need 50 metre Pools. Simple graphs, without applying Chi Squared, Median Sweep Polishes and Anova Tables showing startling results as would "Seasonally Adjusted", all point to the one result. Beaton Park is where the problem lies! Therefore if Beaton Park has the problem, it so holds, is not this where the answer also lies?

Seventeenthly, Wollongong LGA is the tenth largest City in Australia, with a population of 213,017 growing daily. Why does it not have a Standard Olympic Pool? The 9th largest City has more Pools, Pool enclosures and beaches than Wollongong. They have 2 Indoor heated 50metre Pools. One privately owned (at Tumbl Tumbi), that runs at a good profit. May we suggest the Councillors and Council Staff, take 3 or 4 vehicles for a day's excursion to the Mingara Centre? The centre built their 50metre Pool first, then allocated space about the Pool for other activities. Also on the way home, drop into the Peninsula development at Woy Woy. Also while our National Capital, Canberra, with not quite double our population, have Eight 50metre Pools, plus numerous 25metre Pools, with another 50metre Pool proposed for Lanyon (Pop. around 31,000). No doubt, Wollongong is by far the poor Pool cousin of all Australian Cities. Blessed with beautiful beaches, a marvellous escarpment, world's best climate, but greatly in need of a ANZAC War Memorial 50metre Olympic Swimming Pool. Tomorrow Councillors must change the dogmatic approach by Council Staff or the one person exerting the Influence.

Eighteenthly, Despite the fact that Council have engaged 2 sets of Consultants to sort out the Lap Swimming needs of Wollongong LGA, there has been no changes to Lap swimmer's needs at Beaton Park. Is not some of writing just not true? Despite all the writing, rhetoric, hysterics and verbosity, nothing has been done to improve the Lap swimmers' dilemma at Beaton Park? Rather is it not a fact that it appears as though Council have gone their own way and produced a "Poor Man's Backward Copy" of what is called the "Draft Beaton Park Regional Precinct Masterplan"? Plans of Management are supposed to resolve issues relating to users. Does not this plan fail miserably? Basically does it deliberately promote conflict, because of one person's dogmatic approach?

Nineteenthly, When we original heard of the proposal to hire the Strategic Leisure Group, from Toowoomba, in 2014 to act as Consultants for the purpose of determining the need for extra Pool Space (for lap swimmers), at Beaton Park, we thought what a great idea. Unfortunately the report from the SLG Consultants carried a lot of picturesque and silver-tongued language, leading to virtually nowhere. Wollongong Council received 229 pages from both consultants of absolute rubbish. Or to put this in another perspective, paid about \$1,000 per page of useless information! As ratepayers, who are the ones who really paid for the consultants absurdity, we strongly object to such a waste of money. Except to say, their conclusion was that Beaton Park needed another 25metre Pool! No doubt, such a Pool would have been full to the brim within 2 years. Something not needed, as we would be in exactly the same situation, with no space for Lap, Competition nor Elite swimmers, all who need a 50metre Pool.

Next thing we here, is that the SGL Group of Consultants are hired to do a similar analysis of Pools, including the need for extra Pool Space for lap swimmers. After many quite challenging, circumlocutory and sermonic statements, their conclusions on Pool need for Wollongong, was Wollongong LGA needed 6 more small shallow Pools. Were not SGL Group determined to make Wollongong the cryptosporidium capital of Australia?



Twentyfifthly, However what disappointed us most of all, was that not one of the Consulting Groups carried out a survey to determine, WHERE IN WOLLONGONG LGA IS THE BEST LOCATION FOR A 50metre OLYMPIC POOL. Here was a golden opportunity to determine, once and for all, a sample survey from the Community, to tell Council what was wanted. Such an item would have been compulsory, if any reasonable person was writing such a brief for pool Consultants.

But a survey was carried out by the Scholars of "TIGS". Who in 1996, carried out a survey on "Where was the best location for a 50metre Olympic Pool?" The Scholar's homes ranged from Stanwell Park to Albion Park. In the interest of the Olympic Games and showing support for the Games, they carried out their survey from "Park to Park". The results were quite surprising, showing very little variation in the best location for the Pool, except for Corrimal and Kelraville. Although Beaton Park topped the list in all suburbs, Corrimal people tended to put Corrimal either first or second, while Kelraville residents placed University first or second.

Once Wollongong Council heard of the results, they cancelled a brief for Consultants to do a similar survey. Often in cases similar to the "TIGS" survey, a secondary survey, even done by professional Consultants, will result in differences of around 5% more or less of the original survey. Wollongong Council would not risk Beaton Park being favoured by 83% of a "Gallop Poll" result.

Twenty Firstly, May we refer Councillors to the Business Papers of 25 June 2018 page 96 which starts the Draft Beaton Park Regional Precinct Master Plans 2018-2038. What we want to show is how the Conceptual Framework of the Draft Plan, differs greatly to the Underlying Themes within the Plan. Wollongong Swim Club made this statement in our opening address to the Draft Plan. Itemising each conflicting statement, with what Council want to do with the Proposed pools at Beaton Park is probably the best way to high light the diametrically opposing Underlying Themes, which we do as follows

- (a) Statement:- page 96 at Background; ".....it has facilities and services to cater for the amateur to elite", would apply to the Proposed Swimming Pools, but not to Proposed Future Facilities - Aquatics; particularly to the 1,500m² of aquatic play space.
- (b) Page 97 at Proposal, second Paragraph; "The Master Plans.....to develop Beaton Park as a Regional Centre of excellence with high performance and event facilities" Agrees to the Proposed ANZCA War Memorial 50metre Swimming Pool, but not to Proposed Future Facilities - Aquatics; particularly to the 1,500m² of aquatic play space.
- (c) Page 99 at Aquatic space provision, second paragraph; Wollongong LGA does not have "an abundance of water facilities", quite the opposite. We need at least another 3,000m² of Indoor Pool space in the form of the Proposed ANZAC War Memorial 50metre Olympic Swimming Pool. Statement does not support the 1,500m² of aquatic play space.

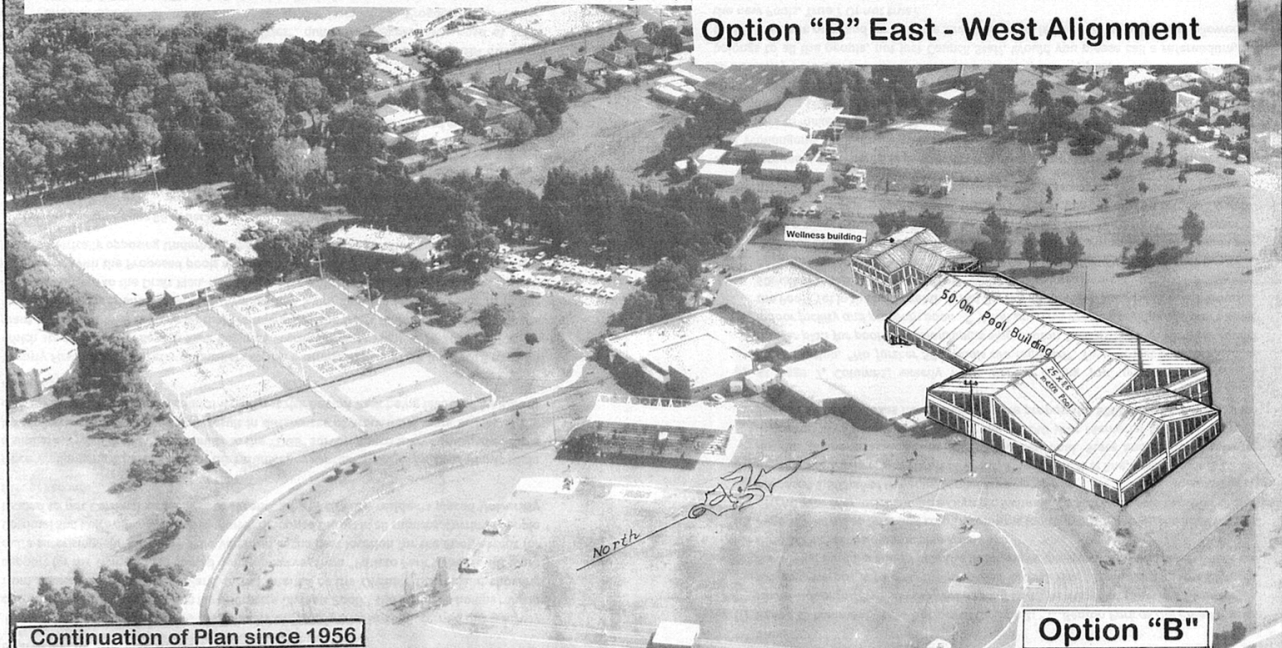
- (d) Page 103, "Wollongong has large number of 50m. Pools". Definitely a Non-sequitur and a False dichotomy. See comment included in page 99 immediately above. Statement does not support the 1,500m² of aquatic play area
- (e) Page 103, at 5.1.6. which includes ".....Heated water spaces.... Including lap swimming....." Agrees to the Proposed ANZAC War Memorial 50metre Olympic Swimming Pool, while making no reference to the proposed 1,500m² of aquatic play area.
- (f) Page 115 comment at the bottom of Column 2; ".....Beaton Park as the Premier year round Indoor facility.....in the Wollongong LGA". At this point the word "Premier" is the key, we put it to you, the proposed ANZAC War Memorial 50metre Olympic Swimming Pool fits snugly into the description, the word "Premier" casts doubt on the 1,500m² of the aquatic play area.
- (g) Page 120 AIM, top left hand corner; confirms (quite overpowering), the need for the ANZAC War Memorial 50metre Olympic Swimming Pool. Makes no mention of the proposed 1,500m² of the aquatic play area.
- (h) At page 5 of the handout "Draft BPRPM", 2nd column, first line, which reads 3.1.1.5" Encourage sports associations to Conduct Regional, State and National events, insinuates and supports our call for the ANZAC War Memorial 50metre Olympic Swimming Pool. Makes no reference to the proposed 1,500m² of the aquatic play area.
- (i) At page 7, Column1, exactly what we are telling you, on the one page. A Contradiction. "No further 50m pools are required". Then in last sentence, ".....a master plan for pool expansion/upgrading Beaton Park as the Premier year round Indoor facility and program pool....." What on earth are you saying? We don't need the Pool? Yet in the next breath, is not Council supporting The ANZAC War Memorial 50metre Olympic Swimming Pool? Which is correct?
- (j) At page 12, Under "Vision" "..... lifestyle choices for the whole community.... Certainly puts the kybosh on the proposed 1,500m² of the aquatic play area. Is not there a suggestion under "Whole Community", we need the ANZAC War Memorial 50metre Swimming Pool? Now, just for starters, there is a good ten for Council. May our Club look forward to receiving Council's answers? We have another 10

Twenty secondly, and Finally. In conclusion. It is plainly clear, to any reasonable adult citizen that Wollongong, Council's mind is already set in stone. Therefore it is now up to the Councillors to make up their mind and to be strong in their commitment to the Swimmers of Wollongong LGA. May we suggest all Councillors put on a number 9 pair of boots and start kicking a few backsides of people who are entrenched in that building of "Idiocy borne of insularity", we call the Town Hall? And after that, Let the people decide! Beaton Park belongs to all the people, not just Council Staff. Would you please call a referendum, to decide the issue once and for all? We have been told, lap swimming will not be allowed in the new Pools. True? Or not true?

Yours Faithfully *Col Bruton* President tel. 4284 9929 or at colbruton@hotmail.com

8 pages, 4,131 words, 26,176 characters, 322 lines and 45 paragraphs

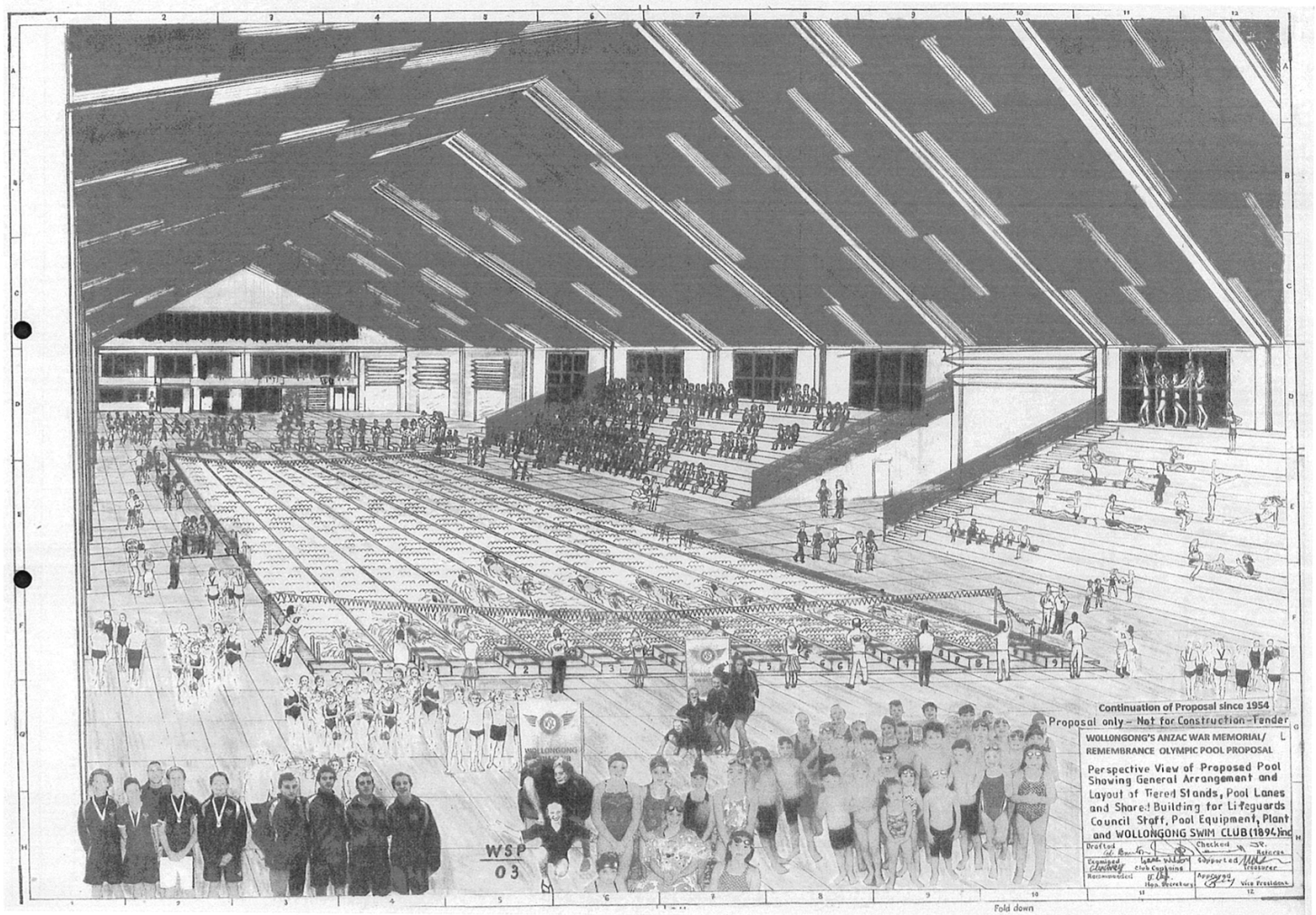
**Wollongong Swim Club (1894) inc. Presents:- The case for a Proposal to build
The ANZAC War Memorial 50metre Olympic Swimming Pool at Beaton Park
Option "B" East - West Alignment**

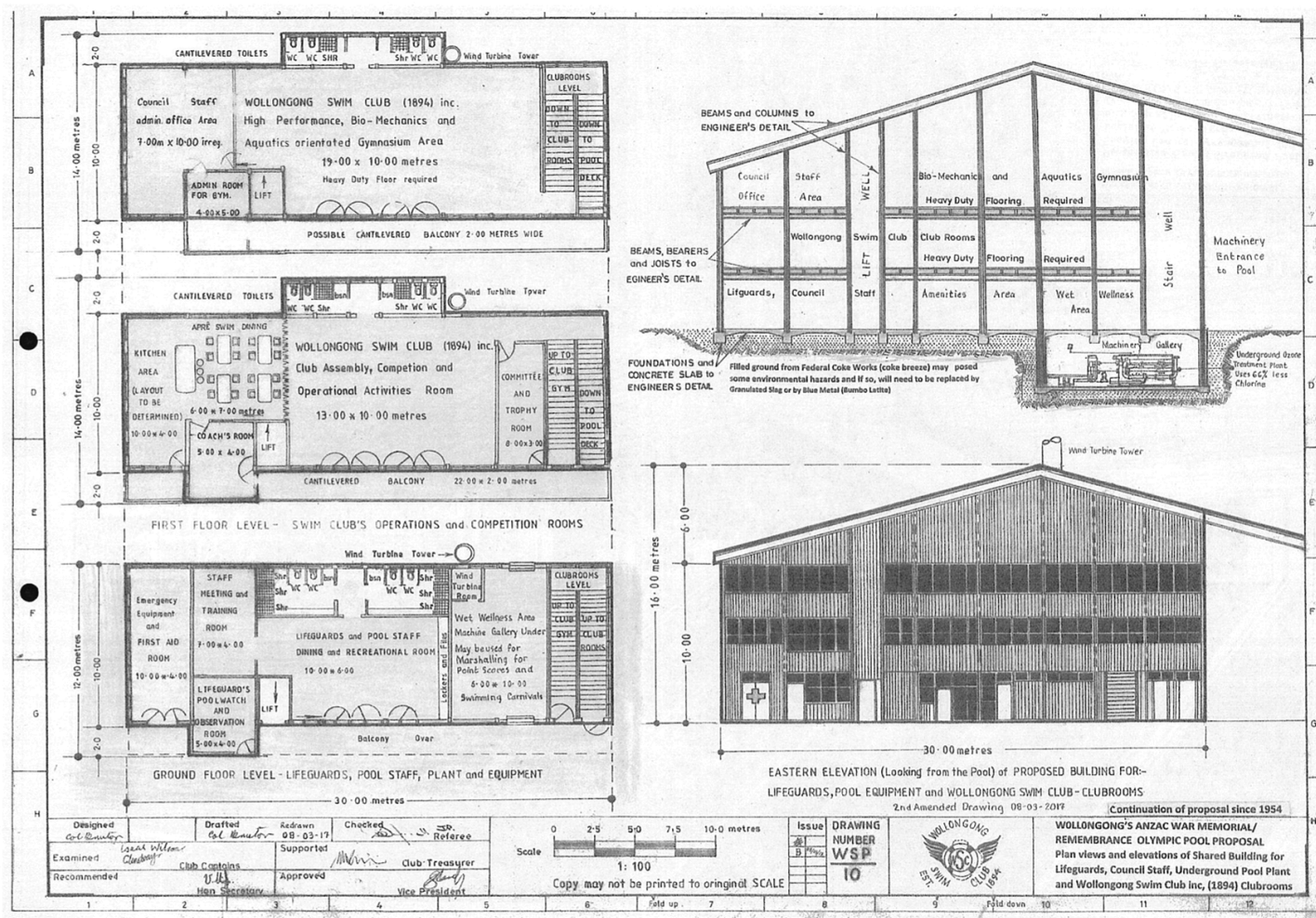


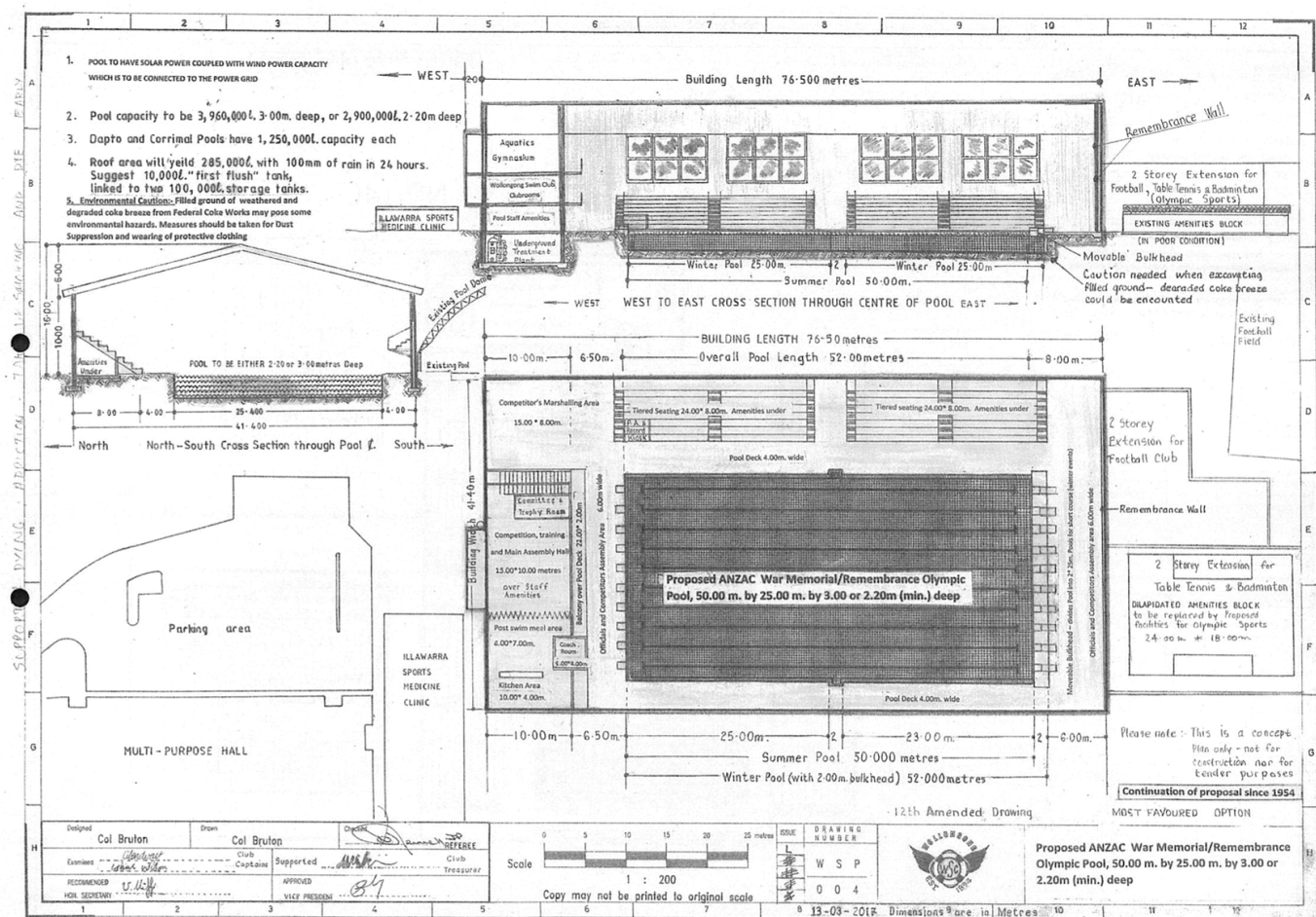
Continuation of Plan since 1956

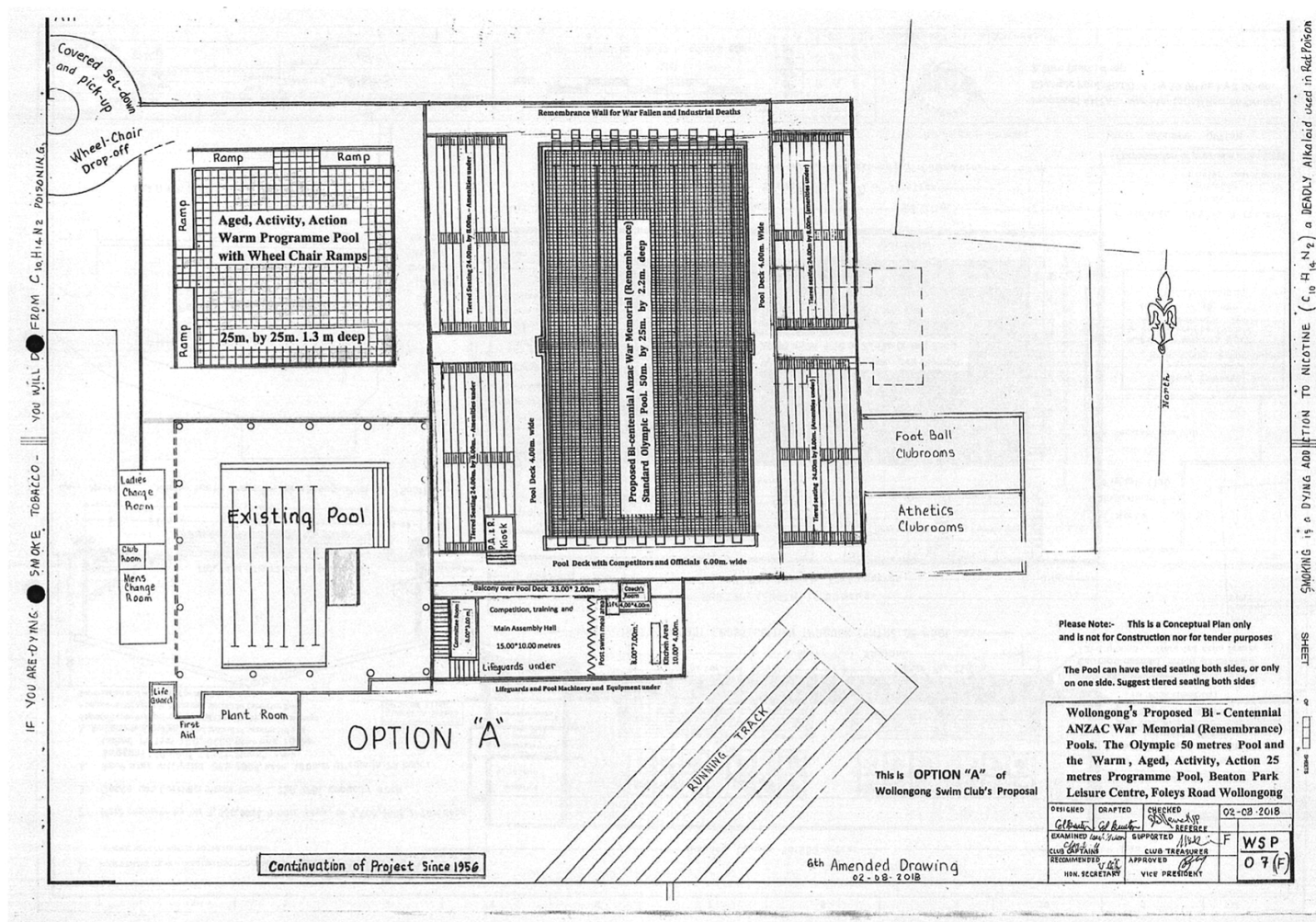
Option "B"

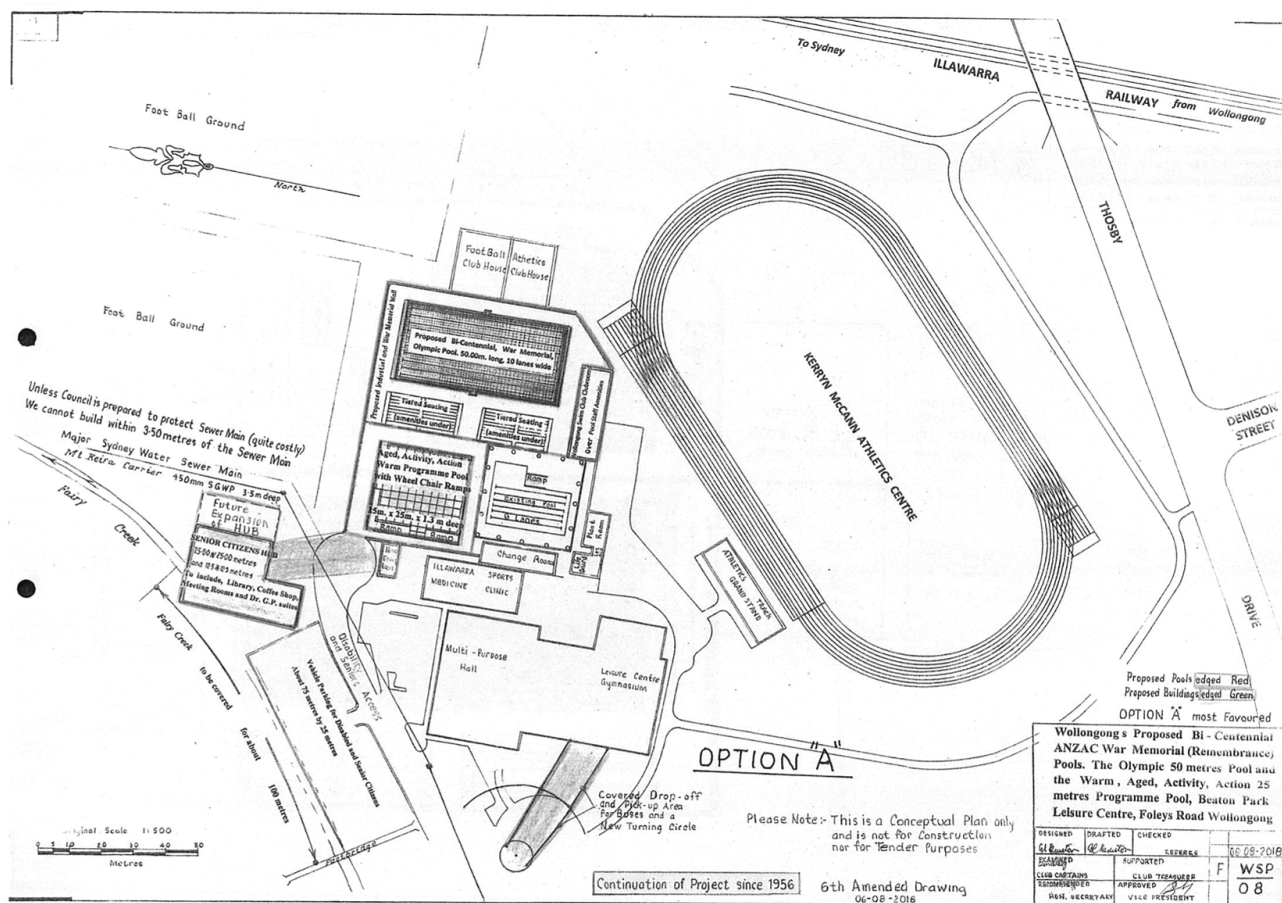
| | | | |
|--|--|-------------------------------|---|
| Compilation:- Col Bruton | Designed :- Col Bruton | Drawing N ^o WSP 16 | WOLLONGONG SWIM CLUB (1894) inc. Proposed ANZAC WAR MEMORIAL 50metre OLYMPIC SWIMMING POOL Showing POOL's (Option "B"), East - West Alignment at Beaton Park Gwynneville |
| Checked:- <i>Referee</i> | Examined:- <i>Wendy Wil</i> Club Captain | Date :- 06-08-2018 | |
| Supported:- <i>Thouls R</i> Treasurer | Recommended:- <i>Wendy Wil</i> Hon. Secretary | Scale:- Perspective | |
| Approved :- Vice President | Passed by Club Committee 06-08-18 | Issue N ^o . 1 | |

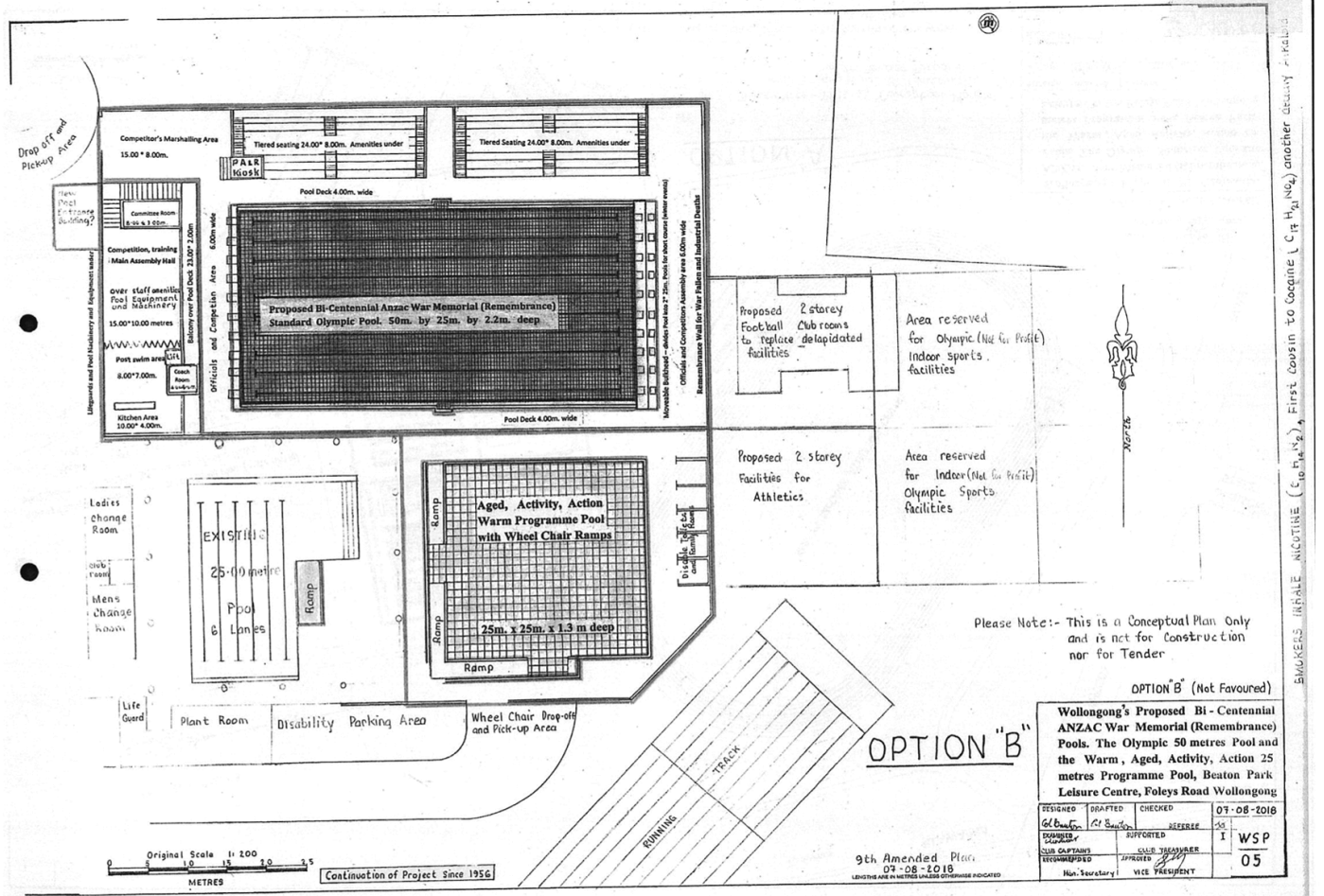


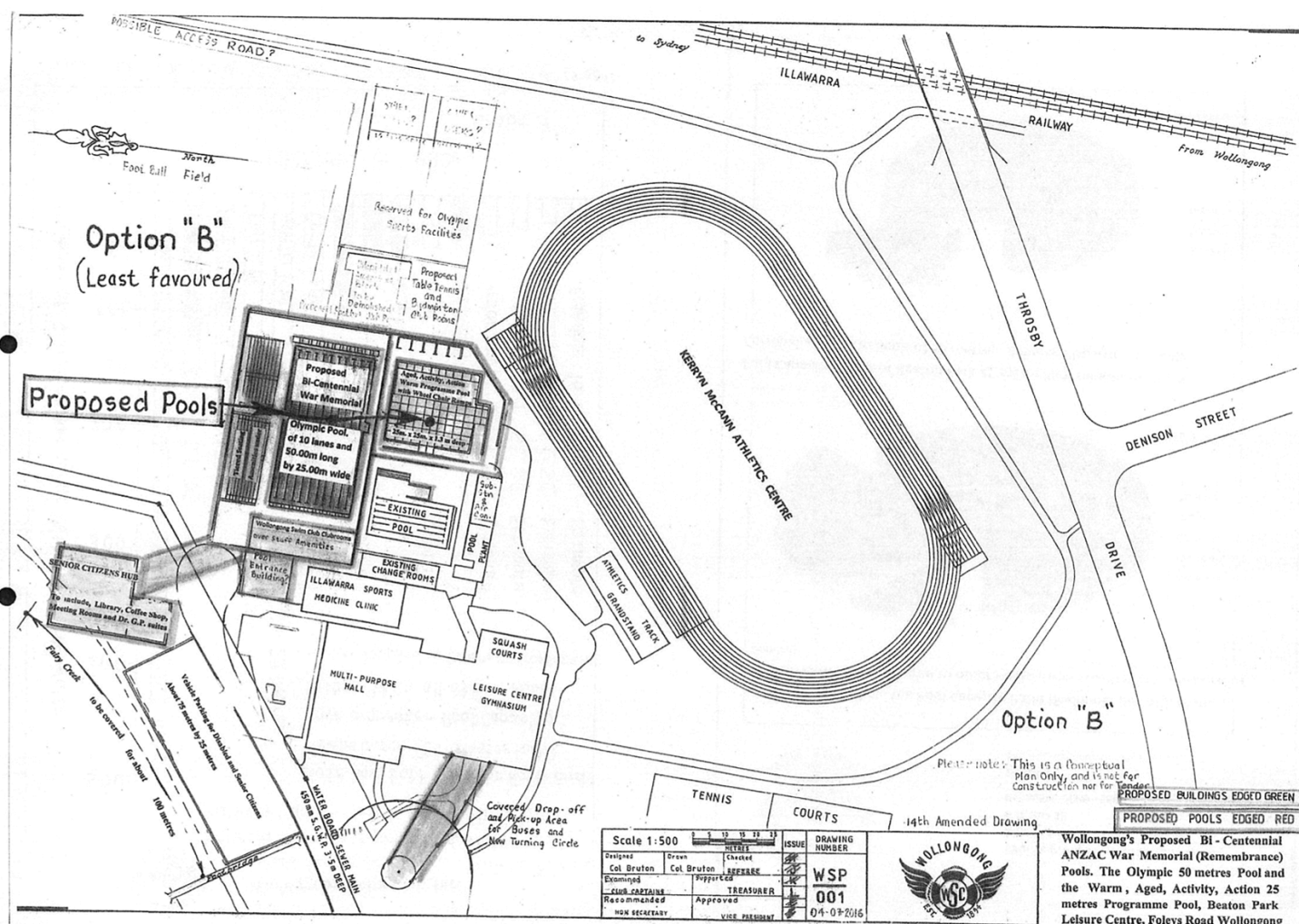


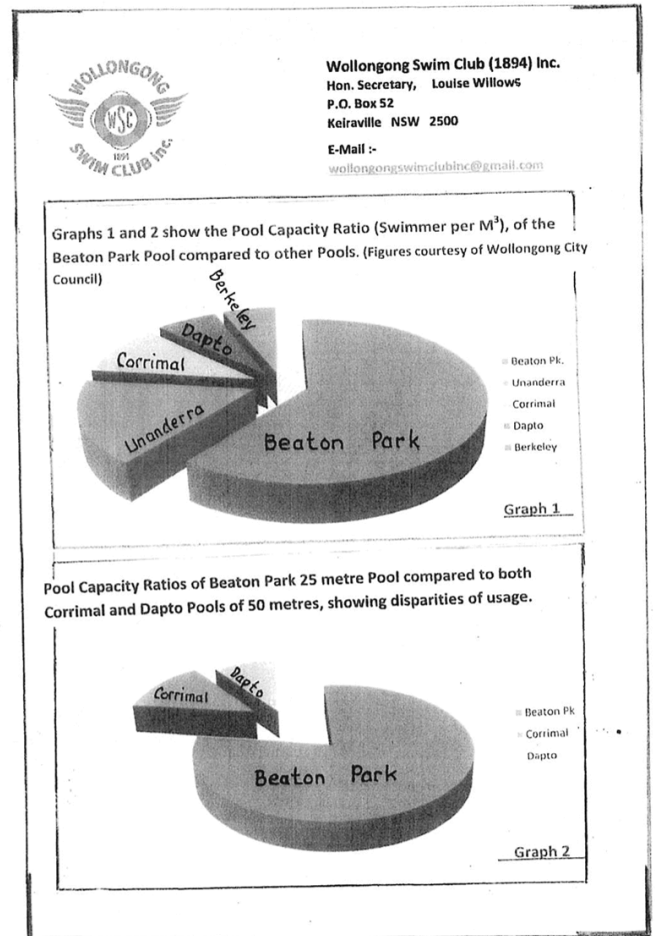
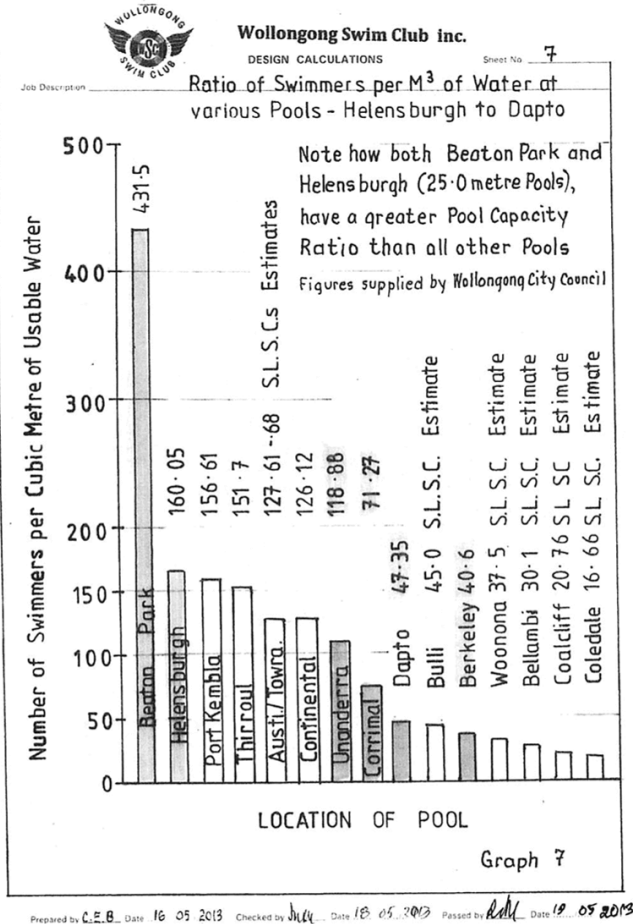








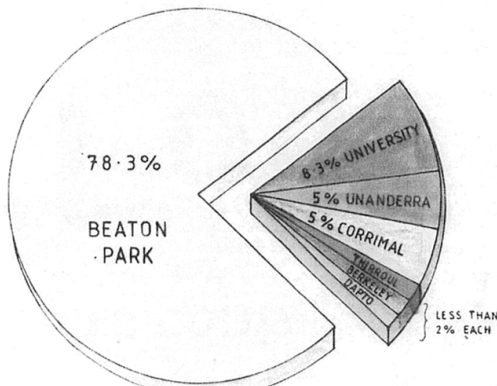




1996 HIGH SCHOOL POOL SURVEY

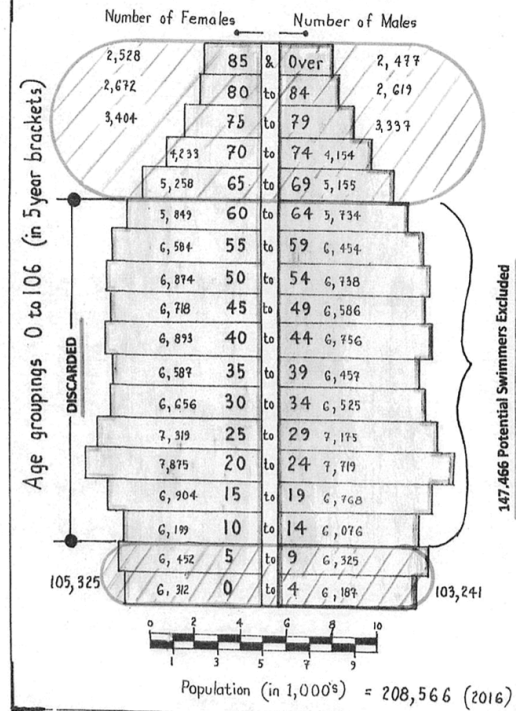
During 1996, one of Wollongong's High Schools conducted a Survey of Swimmers, to gauge public opinion on the best location for a new Indoor Heated Pool, built to International Standards, be placed. The addresses of the respondents ranged from Stanwell Park in the North to Albion Park in the South, with ages ranging from 10 to 62. About 60% of the Survey Form were returned completed. In particular, question 18 was worded as follows:- "Where would you like to see a Supreme Indoor Heated Pool built? (Nominate in order of preference)"

- Helensburgh ☐ Berkeley ☐
 Thirroul ☐ Port Kembla ☐
 Corrimal ☐ Beaton Park ☐
 University ☐ Dapto ☐
 Unanderra ☐
- Results graphed are for No. 1 preference only.



There was no No. 1 preference for Helensburgh nor for Port Kembla.

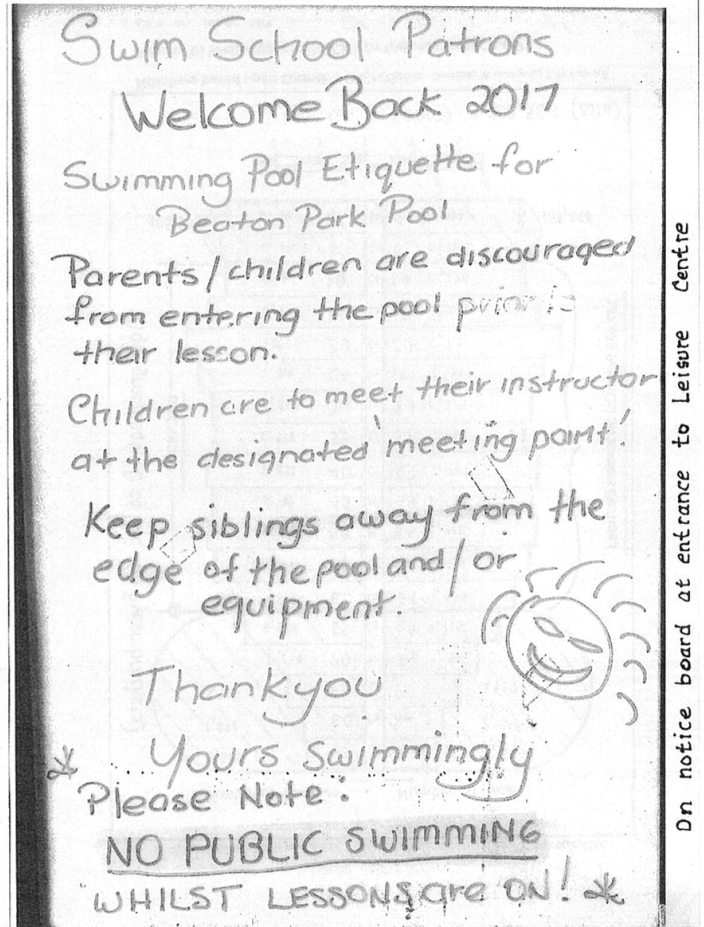
DESIGN CALCULATIONS Compilation of Stem and Leaf Plot for Wollongong City's Population. figures courtesy Wollongong City Council

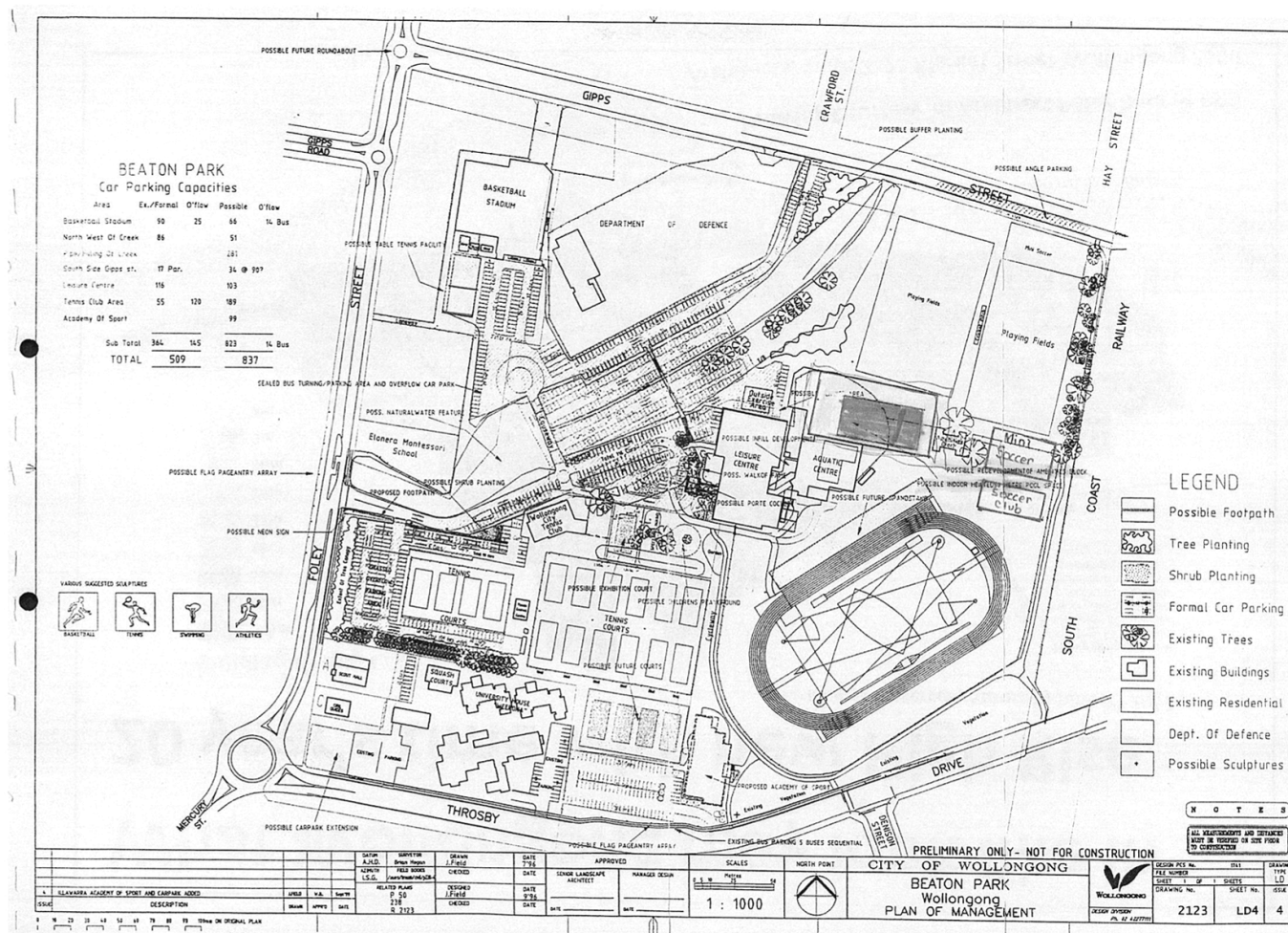


Numbers based upon Council's Projections:- Courtesy Wollongong City Council

Prepared by Wollongong Swim Club for Wollongong City Council

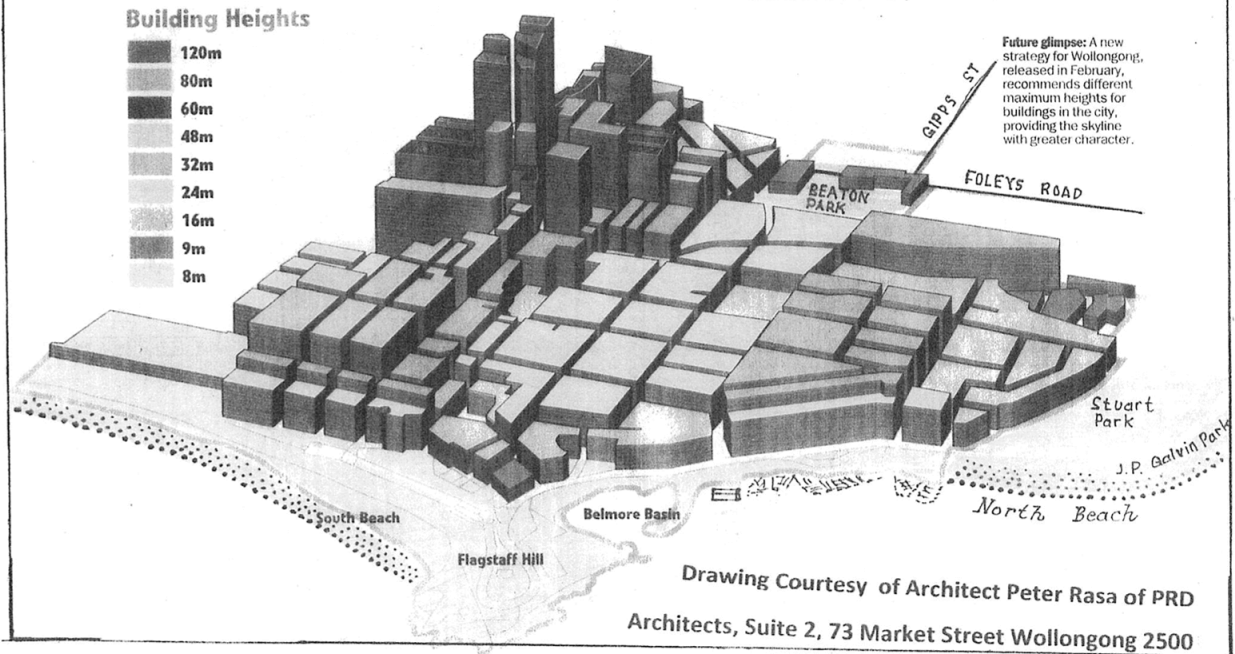
Designed by E.E.B. 16/02/2017 Checked by J.K. 17/02/2017 Printed by J.K. 17/02/2017





What Wollongong may look like in 20 year's time with new High Rise

Illawarra Mercury Saturday June 9th 2007.





City of Wollongong Tennis Club

37 Foley Street, Gwynneville, NSW, 2500.

P: 4229 3766 E: admin@wollongongtennisclub.com.au

July 31st 2018,

Good afternoon Jessica,

Thank you to yourself and Jenny for meeting the board members and I today.

As discussed, please see the below notes on our discussion for the Master Plan.

- Overall the Tennis Club supports the Beaton Park Master Plan and sees merit in the overall aim and vision of the plan.
- It is appreciated that Council is taking steps to facilitate the rejuvenation of the site.
- The footprint of the tennis club reflecting the future desired built form is appreciated
- The multipurpose stadium is a positive addition to the site. Its location in close proximity to other services is supported
- The improvements to car parking, providing vehicular bridges over the creek and review of the access arrangements from Throsby Drive and Gipps Street are supported. The car park proposed off Throsby drive is supported.
- Seating opportunities and footpath connections between the courts is important.
- Concerns are raised with regard to the four courts proposed behind the multipurpose stadium, as there would be a visual disconnect between the rest of the court and tennis facilities and these areas.
- An alternative court arrangement could be explored, in consultation with Tennis NSW, to allow for the reconfiguration of the courts. Courts could be laid out in a way, which allowed for temporary event seating to be installed on hotshot courts for larger events.
- The existing courts, despite some being recently resurfaced are required to have their bases reconstructed.
- Access between the UOW Weerona College and the adjoining Beaton Park area should be explored.
- It is the long-term goal of the Tennis Club to undertake works to the existing building to improve the functionality and connection between both Beaton Park centre proper, and the adjoining tennis courts.
- It would be appreciated if, as part of the works, the financial and maintenance responsibilities between Council and the Tennis Club could be reviewed to allow for more of the Tennis Club capital to be invested into the Club building, rather than for ongoing maintenance of the courts and surrounding area.
- The Tennis Club would support Tennis NSW and Tennis Australia's contribution to investment into the site to assist in the facilitation of the court works in the future.

Kind Regards



Grant Hughes'

General Manager

On Behalf of Board of Directors

Jenny Towers

From: Jenny Towers
Sent: Thursday, 5 July 2018 11:50 AM
To: Records
Subject: Beaton Park Master Plan

| | | |
|--|--|---|
| Neighbourhood Forum 5 Wollongong's Heartland | | Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City. |
|--|--|---|

Thursday 5th July 2018

The General Manager

Wollongong City Council

Dear Sir

Beaton Park Master Plan

At its meeting on 4th July the Forum resolved to advise Council that it:

1 wholeheartedly supports most of the provisions in the Plan;

2 requests Council investigate the moving some or all of the field events within the running track to part of the open space adjacent to Werona, provided some informal space remains, to enable a synthetic surface to be introduced;

3 objects to the alienation of well used community open space adjacent to Throsby Drive for car parking should this option be pursued.

Yours Faithfully

David Winterbottom

Secretary



Jenny Towers

From: [REDACTED]
Sent: Thursday, 9 August 2018 8:18 AM
To: Jessica Saunders
Subject: Re: BEATON PARK DRAFT REGIONAL PRECINCT MASTER PLAN

Jessica,

Thank you for the presentation of the Beaton Park Plan at the Wollongong Tennis Control Centre. I think the plan is very positive in all aspects.
The moving of the Tennis Control Centre southwards and its rebuild is great as long as we can still see the courts.
Other aspects that you are probably aware of is drainage and access to courts.
Very positive aspects of plan, please keep us informed.

Thanks

Mark O'Neill
Chairman Junior Tennis Wollongong

Sent from my iPad

On 2 Jul 2018, at 3:18 pm, Jessica Saunders <JSaunders@wollongong.nsw.gov.au> wrote:

Dear Mark,

BEATON PARK DRAFT REGIONAL PRECINCT MASTER PLAN

On Monday 25 June, Council endorsed the exhibition of the draft Beaton Park Regional Precinct Master Plan. As a valuable contributor in the past to this project, Council wishes to extend an invitation to you to share your thoughts and provide comment on the draft master plan which is currently on exhibition.

The draft plans, including supporting documents are now available on Council's engagement website at www.haveyoursaywollongong.com.au. They can also be viewed at:

- Beaton Park Reception Desk
- All Council Libraries
- Council Customer Service Centre in the Wollongong Administration Centre

The FAQ sheet for the project is attached for your information.

Information kiosks are also being held across the precinct to provide the general public with an opportunity to view the plans ask questions and provide feedback. These will be held on:

- Monday 23 July, Beaton Park Leisure Centre 10-11am
- Tuesday 24 July, Illawarra Basketball Stadium (The Snakepit) 5-6pm
- Wednesday 25 July, Wollongong Tennis Club 5.30-6.30pm
- Saturday 28 July, Beaton Park Leisure Centre 9-10am

Submissions can be made up to 5 pm 6 August 2018 via email to engagement@wollongong.nsw.gov.au, by letter posted to General Manager, Wollongong City Council, Locked Bag 8821, Wollongong, 2500 or by completing a feedback/submission form.

At the conclusion of the exhibition period, all feedback received will be reviewed with a report prepared for Council on the results of the community consultation and final Master Plan.

We thank you for your contributions to date and for working with us to provide for the local community well into the future.

Please contact me should you require further information.

Best regards,



Jessica Saunders
Post Locked Bag 8821 Wollongong DC NSW 2500
Phone +61 2 4227 7111
Email jsaunders@wollongong.nsw.gov.au • www.wollongong.nsw.gov.au
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Jenny Towers

Subject: FW: Beaton Plan Master Plan Feedback

From: 

Sent: Tuesday, 17 July 2018 11:33 AM

To: Engagement

Subject: Beaton Plan Master Plan Feedback

The proposed Masterplan for Beaton Park Football Fields will have great benefit to the Community. I am the President of the University OF Wollongong Football Club Juniors and represent the largest sporting organisation in the Gwynneville community with over 450 Junior players. The football club is an active member of the Gwynneville Community and provides a great social and sporting activity for children and the youth of the Gwynneville area including children and youth who visit Gwynneville to play football from throughout the Greater Illawarra region.

Football/Soccer is the fastest growing sport in the region with over 9000 junior players(5yo – 18yo) registered with Football South Coast and 12000 players in total and based on current population figures for the Greater Illawarra (Wollongong, Shellharbour, Kiama) represents over 3% of the population.

Priority one is upgrades to Football Field Lighting to allow both fields to be used for training and night games. Priority two is the new amenities block . These upgrades will provide a positive and healthy benefit to all Junior football players lives and give access to extra capacity to expand our club and introduce more children to the sport of football.

There is also an opportunity to create another small sided Football field space where the existing amenities block is currently located. On Page 13 of the Master Plan there is area directly South of the Eastern goal mouth that would be ideal to fit another small sided field.

On Behalf of the UOW Junior Football thankyou for the opportunity to comment on the Master Plan
Yours Sincerely

Marcello Chiodo | President UOWFCJ



Mr M Turner
General Manager
Wollongong City Council
Attention Mr M Bond

Submission 1 of 2

Manager Property and Recreation
(Acting)

2 July 2018
In Reply Please Quote
RK 218/07/14

Dear Mr Bond,

Re: Beaton Park Regional Precinct Master Plan
I have read the agenda for Councils meeting of 25 June
especially item 2 Beaton Park

I will specifically ask

1) Why was my submission and that of NFE5
that the land immediately east of Werrona College
and south of the Tennis Courts be public
park green open space not accepted but
replaced by alternative car park
+ comment

a) NC Area 5 opposed the proposed F/lowarre
Sports Academy proposed building for the site

b) There is NO public parking

i) Smiths Hill area bounded by Flinders Boule
Cornwall and Smith Street

ii) Garden Hill area (now often referred to as
Hospital Hill) bounded by Crown Mercury
Throby Drive and South Coast Railway Line.

iii) North West section of CBD bounded by
Smith Road and Crown Streets and South
Coast Railway line. Additionally I note that
public green grass area was concreted/bitumen
for parking in Victoria Street and City Centre L&P
had 80 metre height limit with considerable
redevelopment already occurring

I will raise issue at NFE5 meeting
Your written advice will be appreciated
I will be making a submission.

Yours faithfully
Mr M Turner

6 August 2018

David Farmer
General Manager
Wollongong City Council
Wollongong NSW 2500

Dear David,

RE: Beaton Park Precinct Masterplan 2018-2038

Congratulations on the creation of a masterplan of the Beaton Park Precinct and the aspiration to create a regional hub of excellence.

While having the ambition to create something of regional significance or special for the 3rd largest city in NSW, the plan does not go far enough to make the aspiration become a realisation and provide a future legacy for Wollongong as a regional centre.

Whilst there are existing Beaton Park tenants to consider, the opportunity to look broader at market trends in sport, the health and well-being of the city residents and emerging athletes needs to be considered. The report should consider the future needs rather than looking towards the existing.

The one item that I believe needs addressing is the report's desire to keep the 25m pool until it outgrows itself?

The opportunity to use taxpayer money on building something that will be out of date before the end of the current plan in 2038, build a legacy for the next generation and city residents, not today's!

Aim: To develop Beaton Park as a **Regional Centre of excellence** with high performance and event facilities, that are complemented with improved local open space and parkland areas.

I note in the report comments that are contrary to the aspirational desire of the precinct with the pool to 'out-grow' its self into the future.

As stated in the report: The Future of Pools 2014-2024 (Note that the Beaton Park Precinct plan extends by another 14 years much greater than the current 10 year plan for pools so is the information from this report considered relevant?)

- Wollongong has a large number of 50m pools which cater well for lap/fitness swimming. No further 50m pools are required to service the current and projected Wollongong community.

As per the website: Wollongong City Council operates five 50m supervised fresh water chlorinated pools with only two heated all year round (Dapto and Corrimal). Other pools are saltwater or not heated. How will the current 25m Beaton Park cater for a CBD population growth of 14%? The CBD residents will be left out or will need to travel to Dapto or Corrimal.

- **Innovative and best practice aquatic centres** are seeing aquatic facilities being co-located with other health and well-being facilities.

Great opportunity to utilise the water based activities for an ageing demographic and hydrotherapy needs of a medical precinct.

- The community is seeking more contemporary facilities including **interactive water play space for children**

Opportunity to attract a different market place out of the harmful rays of the sun in summer and warm internal environment for winter.

- The available water space at Beaton Park is at **capacity during peak periods**

As stated the water precinct is at capacity now, so why wait?

- A **Key Action** from this Plan was to prepare a master plan for pool expansion/upgrading Beaton Park as the **premier year-round indoor facility and program pool in the Wollongong LGA.**

It will be difficult to achieve the heights of a premier year round facility if you are at capacity now during peak periods, not being able to deliver on consumer needs.

One question that is not clearly answered: is the current size (25m) of Beaton Park pool an inhibitor to potential clients, eg: therefore not attracting the lap swimming public and delivering on its potential revenues? From my personal experiences when swim squads are active in year round heated 50 metres pool you are unable to use those facilities in particular at Corrimal or the privately operated University pool.

Vision: Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities.

Illawarra Regional Plan recognises that the redevelopment and expansion of sporting and active recreation infrastructure will be necessary as the region grows so that it retains its appeal as an attractive place to live, work and visit.

As the City is expected to experience a significant population growth, especially with significant urban infill development surrounding the CBD area, and also in close proximity to the hospital and university precincts, with as estimated number of residents to increase by a further 14% to 86151 people.

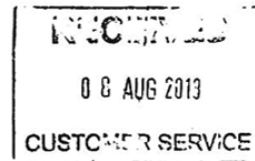
The Beaton Park Precinct has the opportunity to be a 'game changer', not only for residents, it would become an enabling piece of infrastructure acting as an attractor for events, training and an elite sporting centre that provides job creation, business opportunities and delivers the social and economic benefits to the City of Wollongong.

Don't miss the opportunity to be the 'Best' as 'Second Best' will always be second and Wollongong needs to be more than that.

Best Regards



Dear Sir/ Madam



PETITION OBJECTING TO ADF LAND BEING INCORPORATED INTO BEATON PARK MASTER PLAN

We object to 41 Gipps St, Bravo Company, 4/3 RNSWR Wollongong Multi Use Depot being used for carparking for the Beaton Park Master Plan which has recently being on exhibition for the following reasons:

- There are alternative options where parking could be developed closer to proposed building works;
- The land shown for car parking is where much of the training of the unit is conducted, away from nearby residential properties;
- Critical infrastructure is located in the area shown and would have to be relocated;
- Loss of land would limit potential expansion of the unit in the future if unit was to be become mechanised;
- Site contains a recognised War Memorial and furthermore, several trees have been planted with ashes scattered and commemorative plaques installed where parking is proposed;
- Plans proposing to reduce the size of the depot have not been clearly communicated to the many groups which use the depot with little direct communication;
- Plans proposed would reduce capability of the unit which currently is in a ready cycle with members deploying to Afghanistan, Iraq and other locations.

Later in the year a Freedom of the City Parade is planned. It is ironic that in the same year there are plans proposed to reduce/remove/relocate what is a busy Multi Use Depot in the city with a long and rich heritage.

| Name | Address | Signature |
|--------------|---------------|-----------|
| R. MINNIS | Wollongong | |
| J. MADRY | " | |
| R. DODD | " | |
| M. LEONARD | DAPTO | |
| A. JENKINS | Fairy Meadow | |
| R. ROWBOTTOM | ADWARA | |
| E. PANTOJA | Cringila | |
| M. WHITE | WEST WONG | |
| T. HEINZEL | Wollongong | |
| S. BARLOW | WOL BARGOWNIE | |
| R. BIRTLES | Wollongong | |
| S. LADD | Wollongong | |

Jenny Towers

From: Jenny Towers
Sent: Monday, 30 July 2018 10:05 AM
To: Jenny Towers
Subject: Discussion with

Ron asked if we could reconsider the alternative parking located next to Weerona as part of the precinct plan as it reduces the amount of green open space in the area, especially for the neighbouring neighbourhoods



Jenny Towers
Commercial Business Manager
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Submission 2 - phone

Resident Submission

WCC

Re Beaton Park Masterplan

Thankyou for the opportunity to comment on Council's Masterplan for Beaton Park.

We have used Beaton Park facilities during the 30 years we have lived in the Wollongong LGA, in particular the pool.
The complex certainly needs major upgrades, so we welcome most of the proposals.

However we have concerns that:

- the parkland east of Werona and north of Throsby Drive must be retained as public open space, not for carparking
- a high quality soccer field could be introduced into the space bounded by the track, which would enable greater use of the facilities and amenities. This could be achieved by moving field events, such as to near Werona

Also we apologise if we have missed it, but Council needs to plan, fund and carry out works asap to mitigate the medium flood risk shown in north-east corner of the site.

Resident Submission

Good morning

Running out of time to see you Grant before we leave for Forster on next Monday so thought I would put my considerations in writing re the court configuration and the fact that the draft is in exhibition for comments to you in writing.

I am not sure if council has conferred with you re the court locations.

1. The pro shop would not be able to see the 4 courts behind the multi purpose stadium and those courts would, if they were hard court, be very hard to dry be it rain or heavy dew to be able to use for tournaments etc.
2. To be able to get the type of events we spoke about before Stuart left for his trip the hard courts would need to be the 12 courts around the control room. Potentially two of those hard courts could be turned into hot shot courts bringing the foot traffic closer to the pro shop.
3. Leaving the 4 courts behind the mp stadium to be syn grass. Coaching would be done there.
4. Not sure how in concrete the court layout is with Council but perhaps it would be best if it can be done within the exhibition time frame to have a chat with either Chris, Adam (Tennis NSW) or Lynton (TA) for their thoughts bearing in mind the type of events we wish to bring to the centre long term.

Apologies if I am treading on any ones toes but have been looking at the Mercury plan since it hit the papers and wanted to bring the above comments to your attention.

John and I leave for Forster next Monday and return to the Gong on Thursday 19 July - 25 July sees me in hospital for knee surgery and rehab after that.

I guess I will catch up with you all when I am back driving early September I hope.

Resident Submission

Gareth Ward, MP Parliamentary Secretary for the Illawarra and the South Coast
Mr Ryan Park, MP Member for Keira
Mr Paul Scully, MP Member for Wollongong
CC Jenny Towers, WCC
David Winterbottom, Secretary NF5

Dear Honorable MP's

Wollongong City Council has recently released a master plan for the Beaton Park Precinct (ref: WCC Z18/150379, File : PR-195 041, Date: 2 July 2018). This master plan is desperately deficient in parking for buses, coaches and cars.

Most strategically there is an easement area of some 445 m by 16 m wide to the east of the Beaton Park boundary and Hay St (north of Throsby Drive up to Fairy Creek) and the western boundary of the Illawarra Rail line easement. In addition an additional area of some 170 x 16 m dimensions is available to the north of Fairy Creek but south of North Wollongong Station again on the west of the rail tracks.

[illegible]

A possible historical explanation for this grossly underutilised sparse poorly maintained easement area include

- the Gipps Rd boom gates manual operated control box was located to the immediate south of Gipps Rd on the western side of the railway line,
- the same control box also controlled the rail points to the rail spur line to the coke oven battery located at the Woorona Colliery / Throsby Drive site,
- the same control box also controlled the points and cross over of coal haulage rail traffic moving east west on the Mt Kira Mine to Baimore basin rail line (very dated historical reason)
- it also expected the same control box controlled the rail points to the rail points to the Wollongong Towns Plant (located where Bunnings north wollongong is now located),
- it is expected both mentioned spur lines possessed cove and/or run around tracks parallel to the main north south rail lines
- continued existence and use of a 415 VAC power transmission line easement through the area

Reasons for the advance of this suggestion is to ensure the stated area is landscaped to complement the planned Beaton park enhancements, add synergy to the Beaton Park activities and to ensure the stated areas are maintained in high state of care at all times. Furthermore, this development will be consistent with the details of the additional commuter car parking provided at Heathcote Rail Station. Here it is noted the eastern extremity of the vehicle parking extends almost up to the Ilfawarra Rail Line western ballast limit.

The undersigned looks forward to your expedient unyielding cooperative efforts to ensure the stated under utilised easement area is utilised to its optimal advantage to the vantage of a vast number of Illawarra residents

Further to my last communication opportunity here is taken to highlight the old Kemira Colliery tram way area south of Acacia St Gwynneville running in an east west orientation between Vickery St to Gilmore St would be an excellent parking facility for bus, coach and vehicles. The same would most strategically assist the parking requirements of Beaton Park and for CBD commuter parking in general.

Notably the area associates with small distance flat walking to Beaton Park and mid distance to the Wollongong CBD via the Tramway Bridge along the walkway connecting Vickery St and Foley St. The same is in close walking distance to the Illawarra medical precinct. However, most strategically the parking is in very close proximity to bus stops along Bus Route 55.

Here it suggested this area be developed similar to the lower Church St parking area. Once developed the same would greatly complement Wollongong CBD and medical precinct parking capacity but be located most conveniently to the CBD's north west.

Obviously, the use of this area for vehicle parking should be integral with and fully complement the provision of a east west walkway / cycle way between Foley St, Vickery St and Gilmore St (to Reserve St and ultimately to Robson Rd / Mt Keira Road) and native landscaping.

I hope this suggestion is included in the Beaton Park Master Plan.

Sorry one very very bad error.

Adequate vehicle parking facilities should be provided for disabled persons, persons requiring wheel chair access, persons with injuries and/or medical conditions and adults with infants (i.e. children requiring stroller or bassinet transport)

These parking provision should attract highest priority.

Resident Submission

What are your thoughts, comments or ideas about the draft Beaton Park Regional Precinct Master Plan?

advocate for family friendly
change rooms @ swimming pool
please!

Resident Submission

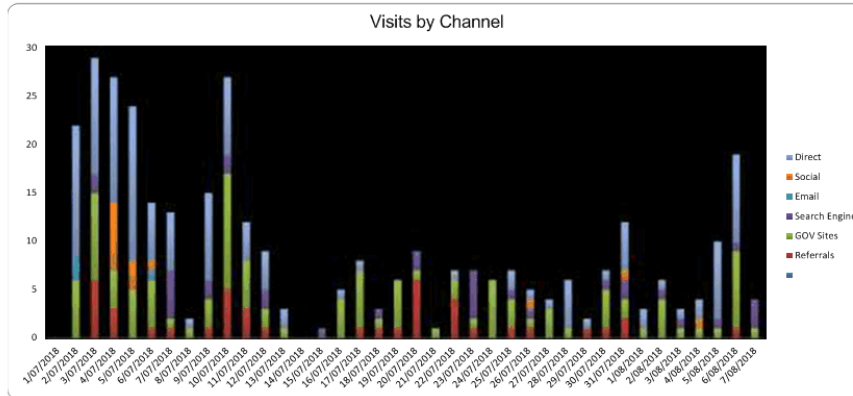
To Whom It May Concern

I was just wondering in the new Beaton Park Aquatic Centre will there be separate Family Change Room facilities? As currently there are only Mens, Women and Disabled Change Room Facilities. I'm in Cindy Adult Swimming Class on a Saturday morning and Men are taking there little daughters into the Mens Change Rooms which I feel is absolutely Terrible in the 21st Century.

Resident Submission

I encourage the council to fast track all beaton park upgrades in relation to the soccer fields. I have been a coach at UOW FCJ (formerly Wollongong Olympic Juniors now for over 10 years. The current state of the facilities is diabolical. Let me elaborate the sheds and toilet complex is just disgraceful with toilets not functioning and sheds looking like they have not been maintained or painted for over 30 years. The field is in a state of disrepair with some opposing clubs strongly voicing their disapproval for fear of injury to players. Council needs to take advantage of the watercourse that runs adjacent to the soccer fields and capture this plentiful rainwater to irrigate the fields. The facilities are just not good enough for a community club that has over 400 registered players that includes over 100 girls playing and a widespread ethnic base from all round the world. The only upgrades that have taken place are that by the club itself by way of costly light upgrades. I encourage Wollongong Council to inspect Myrimbar sporting complex at Shellharbour to see what facilities should be like. Finally I would like to understand how council concluded to put a new fence from athletics oval to the pool section when there was a functioning fence in place considering that the draft plan was in place that clearly showed that fencing would be redundant to future changes. The cost of that fence could have been used to upgrade facilities seemed to be a rather waste of funds.

| Sources of Traffic Summary | | Beaton Park Master Plan | Traffic-Channel | Source | Aware-Visits | Informed-Visits | Engaged-Visits |
|----------------------------|----|-------------------------|-----------------|--------|--------------|-----------------|----------------|
| 1/07/2018 | to | 07-Aug-2018 | | | | | |



| | | | | |
|---------------|------------------------|-----|----|---|
| Direct | - | 137 | 72 | 5 |
| Referrals | android-app | 1 | 0 | 0 |
| Referrals | ap1.salesforce.com | 1 | 0 | 0 |
| Referrals | crm | 1 | 0 | 0 |
| Referrals | wccmediareleases.wordp | 14 | 13 | 1 |
| Referrals | webd2010 | 3 | 1 | 0 |
| Referrals | websites.sportstg.com | 20 | 17 | 0 |
| Referrals | www.wavefm.com.au | 2 | 2 | 0 |
| Search Engine | bing | 5 | 5 | 0 |
| Search Engine | duckduckgo | 1 | 1 | 0 |
| Search Engine | google | 28 | 21 | 1 |
| Email | ehq | 2 | 0 | 0 |
| Email | outlook | 1 | 0 | 0 |
| Social | facebook | 14 | 6 | 0 |
| .GOV sites | gov | 112 | 65 | 1 |

| Date | Direct | Social | Email | Search | GOV | Referra |
|------------|--------|--------|-------|--------|-----|---------|
| 1/07/2018 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2/07/2018 | 14 | 0 | 2 | 0 | 6 | 0 |
| 3/07/2018 | 12 | 0 | 0 | 2 | 9 | 6 |
| 4/07/2018 | 13 | 7 | 0 | 0 | 4 | 3 |
| 5/07/2018 | 16 | 3 | 0 | 0 | 5 | 0 |
| 6/07/2018 | 6 | 1 | 1 | 0 | 5 | 1 |
| 7/07/2018 | 6 | 0 | 0 | 5 | 1 | 1 |
| 8/07/2018 | 1 | 0 | 0 | 0 | 1 | 0 |
| 9/07/2018 | 9 | 0 | 0 | 2 | 3 | 1 |
| 10/07/2018 | 8 | 0 | 0 | 2 | 12 | 5 |
| 11/07/2018 | 4 | 0 | 0 | 0 | 5 | 3 |
| 12/07/2018 | 4 | 0 | 0 | 2 | 2 | 1 |
| 13/07/2018 | 2 | 0 | 0 | 0 | 1 | 0 |
| 14/07/2018 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15/07/2018 | 0 | 0 | 0 | 1 | 0 | 0 |
| 16/07/2018 | 1 | 0 | 0 | 0 | 4 | 0 |
| 17/07/2018 | 1 | 0 | 0 | 0 | 6 | 1 |
| 18/07/2018 | 0 | 0 | 0 | 1 | 1 | 1 |
| 19/07/2018 | 0 | 0 | 0 | 0 | 5 | 1 |
| 20/07/2018 | 0 | 0 | 0 | 2 | 1 | 6 |
| 21/07/2018 | 0 | 0 | 0 | 0 | 1 | 0 |
| 22/07/2018 | 1 | 0 | 0 | 0 | 2 | 4 |
| 23/07/2018 | 0 | 0 | 0 | 5 | 1 | 1 |
| 24/07/2018 | 0 | 0 | 0 | 0 | 6 | 0 |
| 25/07/2018 | 2 | 0 | 0 | 1 | 3 | 1 |
| 26/07/2018 | 1 | 1 | 0 | 1 | 1 | 1 |
| 27/07/2018 | 1 | 0 | 0 | 0 | 3 | 0 |
| 28/07/2018 | 5 | 0 | 0 | 0 | 1 | 0 |

| | | | | | | |
|------------|---|---|---|---|---|---|
| 29/07/2018 | 1 | 0 | 0 | 0 | 0 | 1 |
| 30/07/2018 | 1 | 0 | 0 | 1 | 4 | 1 |
| 31/07/2018 | 5 | 1 | 0 | 2 | 2 | 2 |
| 1/08/2018 | 2 | 0 | 0 | 0 | 1 | 0 |
| 2/08/2018 | 1 | 0 | 0 | 1 | 4 | 0 |
| 3/08/2018 | 1 | 0 | 0 | 1 | 1 | 0 |
| 4/08/2018 | 2 | 1 | 0 | 0 | 1 | 0 |
| 5/08/2018 | 8 | 0 | 0 | 1 | 1 | 0 |
| 6/08/2018 | 9 | 0 | 0 | 1 | 8 | 1 |
| 7/08/2018 | 0 | 0 | 0 | 3 | 1 | 0 |

Beaton Park Long Term Financial Model - Masterplan

| Impact of Additional Masterplan Works | TOTAL | Aquatic | Gym Facilities | Athletics Track | Health Services | Stadium | Tennis | Snakepit | Sportsfields | Supporting Assets |
|---|-------------|-------------|----------------|-----------------|-----------------|------------|-----------|----------|--------------|-------------------|
| Total Income from Continuing Operations | 983,807 | 412,070 | 541,724 | - | 30,013 | - | 1 | - | - | - |
| Total Expenses from Continuing Operations | 3,231,731 | 1,267,777 | 715,498 | (20,451) | 72,129 | 929,356 | 23,390 | 16,568 | 58,782 | 168,683 |
| Net Surplus/(Deficit) | (2,247,924) | (855,707) | (173,774) | 20,451 | (42,116) | (929,356) | (23,389) | (16,568) | (58,782) | (168,683) |
| Total Capital Expenditure | 54,476,757 | 14,247,214 | 9,375,880 | - | 1,801,500 | 22,111,755 | 1,169,505 | 276,123 | 1,351,802 | 4,142,975 |
| Before Masterplan | TOTAL | Aquatic | Gym Facilities | Athletics Track | Health Services | Stadium | Tennis | Snakepit | Sportsfields | Supporting Assets |
| Total Income from Continuing Operations | 2,367,554 | 748,246 | 1,401,636 | 107,073 | 48,025 | - | 61,960 | 614 | - | - |
| Total Expenses from Continuing Operations | 2,888,123 | 1,477,238 | 1,362,800 | 47,830 | 110 | - | 143 | 1 | - | - |
| Net Surplus/(Deficit) | (520,569) | (728,992) | 38,836 | 59,243 | 47,915 | - | 61,817 | 612 | - | - |
| Total Capital Expenditure | - | - | - | - | - | - | - | - | - | - |
| After Masterplan | TOTAL | Aquatic | Gym Facilities | Athletics Track | Health Services | Stadium | Tennis | Snakepit | Sportsfields | Supporting Assets |
| Total Income from Continuing Operations | 3,351,361 | 1,160,316 | 1,943,360 | 107,073 | 78,038 | - | 61,961 | 614 | - | - |
| Total Expenses from Continuing Operations | 6,119,854 | 2,745,015 | 2,078,298 | 27,379 | 72,239 | 929,356 | 23,533 | 16,569 | 58,782 | 168,683 |
| Net Surplus/(Deficit) | (2,768,493) | (1,584,699) | (134,938) | 79,694 | 5,799 | (929,356) | 38,428 | (15,955) | (58,782) | (168,683) |
| Total Capital Expenditure | 54,476,757 | 14,247,214 | 9,375,880 | - | 1,801,500 | 22,111,755 | 1,169,505 | 276,123 | 1,351,802 | 4,142,975 |

*Athletics track reduction in expenditure relating to apportionment of reception from 10% to 5% to accommodate stadium after masterplan implementation.