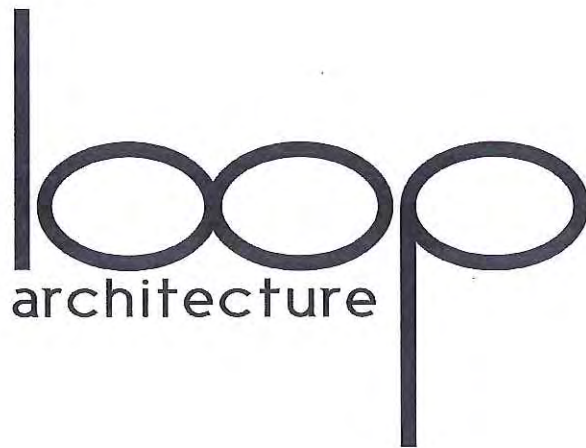


Cressy Swimming Pool Master Plan
Northern Midlands Council



June 2017 (Update)

INTRODUCTION

Loop Architecture (LOOP) has been engaged by the Northern Midlands Council (NMC) to undertake analysis of the existing facilities of the Cressy Swimming Pool with specific reference to identification of deficiencies and opportunities for improvement. LOOP has also engaged Lange Design to assist with broad-brush Landscape assessment in addition to Core Construction Management to provide an overall opinion of probable costs for the recommended outcomes identified.

The Cressy Pool is located upon Main Street, which runs through the town centre and is within close proximity to the Bowls Club and Recreation Ground. The current facilities consist of a 25m pool, toddlers' pool, electric BBQ, shade area, contemporary changerooms (circa 2010) and kiosk.

Current use of the existing facilities is seasonal (Late November through to March) and generally consists of local patronage and school groups in addition to swimming club, lessons, program and private functions.



Figure 1 - Location of existing Pool Facilities within Cressy Township

KEY STAKEHOLDERS

Individual consultation was undertaken with members of the executive committee who are also responsible for the on-going voluntary maintenance and operation of the facility.

ASSESSMENT CRITERIA

The key stakeholders were engaged to provide input in relation to current issues and deficiencies in addition to formation of a 'wish-list' and recommendations for the future development and growth of the pool and ancillary facilities. These included:

Broader Planning Issues:

- The existing location is upon the town's main thoroughfare but is generally obscured from view with limited visual appeal.

- Vehicle access and parking is available on site but unmarked and in need of resurfacing.
- Pedestrian entry and access is uninviting and ambiguous.
- Elevated location is susceptible to wind.
- Location within township does not capitalise upon available views and aspect.

Facility Related Issues:

- The overall structure of the main & toddler pools appears to be sound and serviceable with no significant structural defects reported.
- Inadequate shading devices available upon the pool concourse.
- Access to the main entry is uninviting and not easily identified from the street.
- Existing Kiosk is inadequate and requires reconfiguration to function effectively.
- The existing Kiosk is also vulnerable to security breaches due to access points hidden from public view.
- Existing pool concourse requires resurfacing and removal / replacement of the capping around the pool edge.
- Pool is currently solar-heated which appears adequate but requires promotion.
- The existing changerooms / amenities are recently constructed (2010) and appear adequate.
- The playground is currently located within the pool compound but requires appropriately designed fencing / screening / access.
- Toddler pool requires adequate shading.
- The above-ground pool covers are poorly located.
- Pump & Filter facilities are generally considered to be adequate but in need of some cosmetic improvement / integration into adjacent pool facilities.
- Water treatment options require investigation.
- BBQ area is considered essential for fund-raising / social events
- Shaded area adjacent amenities currently underutilised.
- Carpark treatment and signage requires upgrading.
- Possibility of total pool enclosure raised as an option for all-year-round usage.

Accessibility

Whilst the Cressy Swimming Pool is centrally located within the township, access to the pool entrance is not readily obvious to non-local visitors. Pedestrian access from Main Street is via the existing carpark and located at the rear of the existing Kiosk, obscured from view.



Figure 2 – Existing access and parking from Main Street

Vehicular access is currently located upon the southern boundary. Off-street parking appears to address current needs but is in need of resurfacing and identification to maximise capacity.



Figure 3 – Existing pedestrian access is obscured from Main Street.

Relocation of the main pool entrance to the street frontage would afford opportunities to provide a prominent and celebrated access point to the facility in addition to improvement of operational and security issues. Appropriately designed surfaces, fencing and landscaping should respond to the streetscape and capitalise on views to and from the site.

Proposed works upon the existing premises would also provide an opportunity to address current accessibility standards. Provisions within the current National Construction Code would apply.

Essential Services / Infrastructure

Whilst detailed investigation of existing services and infrastructure has not been undertaken, the current operating condition of the Cressy Pool appears to suggest that basic services are adequate.

The overall structural condition and hydraulic integrity of the pools also appear to be adequate and fit for purpose, subject to detailed improvement of the pool concourse in addition to additional shading. Application of new concourse paving material, in conjunction with appropriate signage / surface treatment, would increase pedestrian safety around the pool areas.



Figure 4 – Pool capping and concourse require upgrading to safer options.

Operational issues relating to the current method of chlorination have been identified and subsequent advice sought on its improvement and on-going sustainability. These are included with this document and incorporated into the fiscal analysis for the potential development of this facility.

Amenity

The subject site benefits from unimpeded northerly aspect and is afforded a range of rural vistas and distant mountain views. The elevation of the site, however, does create some exposure to the elements and requires substantial protection from prevailing winds.

The current pool facility is also visually separated from Main Street and adjacent Memorial Park which would benefit from appropriately designed barriers / fencing that facilitated valuable visual links to the pool from these areas via transparent sections and/or appropriate articulation of solid panels.

Appropriately designed screening would afford opportunities to capitalise on the views at hand whilst assisting with privacy to and from the site.



Figure 5 – Potential fencing options may include gaps, cut-outs or transparent infill to capitalise upon views whilst maintaining privacy.

Building Constraints

The existing Kiosk facilities are out-dated and suffer from a general lack of space, with particular attention drawn to storage and inadequate Kiosk area. Redevelopment of the existing Kiosk space would afford improved storage in addition to separate Office / Store for non-retail items, i.e. first aid / safety equipment.



Figure 8 – Existing amenities are outdated and currently used for storage of most maintenance and safety equipment.

CAPITAL COSTS

The development of the Cressy Pool facility poses a range of operational and construction complexities, which will ultimately reflect upon overall construction costs. Fortunately, development options may be implemented progressively to stagger capital investment in accordance with available funding options and timeframes.

Total anticipated costs for this development are currently in the order of **\$822,870.00** (inc. GST) and detailed within Core Construction Management's budget analysis (attached). We note the inclusion of significant design / development contingencies, due to the 'broad-brush' nature of master planning documentation which could be ratified or contained during the design development and documentation phases of the project, should it proceed. Full enclosure of this facility has not been included at this time.

RECOMMENDATIONS

Implementation of works contained within the Cressy Swimming Pool Masterplan are prioritised as follows:

1. Redevelopment of Kiosk / Entry – Considered a high priority due to lack of storage space and opportunities for improved street address of the pool facility.
2. Pool concourse & fencing – Opportunities to minimise OHS issues, gain access to views and increase visual connection to the streetscape and Memorial Park beyond.
3. Water Treatment – Opportunities to minimise operational risks & OHS issues.
4. Shade structures – Provision of additional structures to maximise shade provision throughout the site & contribute to the street frontage.
5. New Car Parking – Opportunities to maximise vehicle capacity & improve presentation to the streetscape.
6. Playground & Signage – Opportunities to increase visitor attraction via improvement of identification & improved interaction of play areas with the pool facility.
7. Portable BBQ & Fixed / Portable Seating – Provision of mobile BBQ options to adapt to seasonal usage & varied user groups. Construction of fixed seating platforms in addition to provision of relocatable seating options to adapt with varied user groups / functions / etc.

CONCLUSION

The development of the Cressy Swimming Pool, although a significant project in its entirety, could be progressively completed in accordance with a logical sequence of implementation and a structured budget allocation.

The long-term integrity of the pool structure, however, cannot be guaranteed without extensive investigation of the pool concrete & reinforcement (via core sampling), which may influence the degree of expenditure.

The benefits of achieving a contemporary presentation, in conjunction with improved function and access, have the potential to foster increased usage from local and visiting patrons in addition to inclusion of the pool precinct within the overall Cressy Township visitor experience. Furthermore, given the facility's location within close proximity to the Longford township, future consideration may also be given to facilitating year-round usage via enclosure of the pool areas.



Tony Purse AIA
BA Env.Des. B.Arch
Registered Architect (CC 503E)

Appendix 1 – Core Construction Management Budget Analysis

Cressy Swimming Pool Masterplan - Revision One

Job Name : LOOP-CRESSY
 Client's Name: LOOP Architects

Job Description
 Cressy Pool Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Area 1 - Water Treatment	3.69		27,600
2	Area 2 - Entry signage	1.66		12,420
3	Area 3 - Resurface existing carpark	7.36		55,062
4	Area 4 - Pool surrounds	36.16		270,480
5	Area 5 - New entry	12.91		96,600
6	Area 6 - Shade structures	17.34		129,720
7	Area 7 - Sun Deck	3.98		29,808
8	Area 8 - Playground	4.30		32,154
9	Area 9 - Internal screen	1.66		12,420
10	Area 10 - Bus Shelter	1.84		13,800
11				
12	Design fees allowance	9.09		68,000
13				
		100.00		748,064

Final Total : \$	748,064
G.S.T. 10.00% :	74,806
Final Total Incl. G.S.T. : \$	822,870

Cressy Swimming Pool Masterplan - Revision One

Job Name : LOOP-CRESSY

Job Description

Client's Name: LOOP Architects

Cressy Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 1 <u>Area 1 - Water Treatment</u></i>						
1	Tassie Pools and Spas	1.00	Allow	20,000.00		20,000.00
2						
3	Contingency 20%	1.00	Item	4,000.00		4,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,600.00		3,600.00
<u>Area 1 - Water Treatment</u>						Total : 27,600.00
<i>Trade : 2 <u>Area 2 - Entry signage</u></i>						
1	Paving	20.00	m2	100.00		2,000.00
2	Landscape	1.00	Item	2,000.00		2,000.00
3	Signage	1.00	Item	5,000.00		5,000.00
4						
5	Contingency 20%	1.00	Item	1,800.00		1,800.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	1,620.00		1,620.00
<u>Area 2 - Entry signage</u>						Total : 12,420.00
<i>Trade : 3 <u>Area 3 - Resurface existing carpark</u></i>						
1	Allowance for resurfacing	665.00	m2	60.00		39,900.00
2						
3	Contingency 20%	1.00	Item	7,980.00		7,980.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	7,182.00		7,182.00
<u>Area 3 - Resurface existing carpark</u>						Total : 55,062.00
<i>Trade : 4 <u>Area 4 - Pool surrounds</u></i>						
1	New paving (Includes removal of existing)	680.00	m2	200.00		136,000.00
2	Perimeter fencing	120.00	m	500.00		60,000.00
3						
4	Contingency 20%	1.00	Item	39,200.00		39,200.00
5	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	35,280.00		35,280.00
<u>Area 4 - Pool surrounds</u>						Total : 270,480.00

Cressy Swimming Pool Masterplan - Revision One

Job Name : LOOP-CRESSY

Job Description

Client's Name: LOOP Architects

Cressy Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount	
<i>Trade : 5 <u>Area 5 - New entry</u></i>							
1	Paving	50.00	m2	100.00		5,000.00	
2	Entry	1.00	Allow	15,000.00		15,000.00	
3	Upgrade kiosk	50.00	m2	1,000.00		50,000.00	
4							
5	Contingency 20%	1.00	Item	14,000.00		14,000.00	
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	12,600.00		12,600.00	
<u>Area 5 - New entry</u>						Total :	96,600.00
<i>Trade : 6 <u>Area 6 - Shade structures</u></i>							
1	Allowance for new cantilevered shade structures	185.00	m2	400.00		74,000.00	
2	Shade structure over grassed area	4.00	No	5,000.00		20,000.00	
3							
4							
5	Contingency 20%	1.00	Item	18,800.00		18,800.00	
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	16,920.00		16,920.00	
<u>Area 6 - Shade structures</u>						Total :	129,720.00
<i>Trade : 7 <u>Area 7 - Sun Deck</u></i>							
1	New elevated timber sun deck	36.00	m2	600.00		21,600.00	
2							
3	Contingency 20%	1.00	Item	4,320.00		4,320.00	
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,888.00		3,888.00	
<u>Area 7 - Sun Deck</u>						Total :	29,808.00
<i>Trade : 8 <u>Area 8 - Playground</u></i>							
1	New fencing	35.00	m	300.00		10,500.00	
2	Softfall	160.00	m2	80.00		12,800.00	
3							
4	Contingency 20%	1.00	Item	4,660.00		4,660.00	
5	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	4,194.00		4,194.00	

Cressy Swimming Pool Masterplan - Revision One

Job Name : <u>LOOP-CRESSY</u>	<u>Job Description</u>
Client's Name: <u>LOOP Architects</u>	Cressy Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Area 8 - Playground</u>						Total : 32,154.00
<i>Trade : 9 <u>Area 9 - Internal screen</u></i>						
1	New screening	30.00	m	300.00		9,000.00
2						
3	Contingency 20%	1.00	Item	1,800.00		1,800.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	1,620.00		1,620.00
<u>Area 9 - Internal screen</u>						Total : 12,420.00
<i>Trade : 10 <u>Area 10 - Bus Shelter</u></i>						
1	New shelter	1.00	Allow	10,000.00		10,000.00
2						
3	Contingency 20%	1.00	Item	2,000.00		2,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	1,800.00		1,800.00
<u>Area 10 - Bus Shelter</u>						Total : 13,800.00
<i>Trade : 11</i>						
						Total :
<i>Trade : 12 <u>Design fees allowance</u></i>						
1	Allowance for design fees	1.00	Item	68,000.00		68,000.00
<u>Design fees allowance</u>						Total : 68,000.00
<i>Trade : 13</i>						
						Total :

Appendix 2 – Tassie Pools & Spas Filtration / Treatment Options

Web: www.tassiepools.com.auEmail: sales@tassiepools.com.au

PH : 03 6334 1981

ABN 27 991 779 493

FAX: 03 6331 7789

24th April, 2016

Re Northern Midlands Council
 PO Box 156
 Longford
 TAS. 7301

PLEASE FIND QUOTE AS REQUESTED. IF YOU HAVE ANY FURTHER QUESTIONS
 PLEASE CALL ME ON THE ABOVE PHONE NUMBER FOR CLARIFICATION.

SUPPLY & INSTALL

NORTHERN MIDLANDS POOLS

CHEMIGEM DM55VV CONTROLLER & FEEDER (inc. valves)	\$4500
CHLORINE FEED DRUMS	\$500
ACID & FEED DRUM	\$100
OFF-LINE PUMP	\$725
PIPE & FITTINGS	approx. \$1060
INSTALLATION	\$600
TOTAL	<u>\$7485</u>
GST 10%	\$749
TOTAL INC.	<u>\$8234</u>

(Not including electrical wiring if required.)

CHEMIGEM DM55VE CONTROLLER & FEEDER	\$4200
DM55 FEED VALVES	\$375
SOLENOID VALVE	\$270
C50 TABLET FEEDER	\$350
ACID & FEED DRUM	\$100
OFF-LINE PUMP	\$725
PIPE & FITTINGS	approx. \$1060
INSTALLATION	\$960
TOTAL	<u>\$8040</u>
GST 10%	\$804
TOTAL INC.	<u>\$8844</u>

(Not including electrical wiring if required.)

PULSAR TABLET FEEDER	\$10000
ACID PUMP & BECSys CONTROL	\$8000
TOTAL	<u>\$18000</u>
GST 10%	\$1800
TOTAL INC.	<u>\$19800</u>

(Not including electrical wiring if required.)

OFF-LINE 8 x MARK 7 OZONE/PM350 PUMP ADD TO ABOVE	TOTAL	<u>\$17500</u>
	GST 10%	\$1750
	TOTAL INC.	<u>\$19250</u>

(Not including electrical wiring if required.)

CAL HYPO Granular chlorine	65-70% STRENGTH \$6/kg	= \$9.25/kg Cl gas EQUIV.
CAL HYPO Pulsar Briquettes	65% STRENGTH \$12.50/kg	= \$18.30/kg Cl gas EQUIV.
NaCl Liquid Chlorine	12% STRENGTH \$2.20/l	= \$19.25/kg Cl gas EQUIV.

QUOTE IS VALID FOR 30 DAYS. PLEASE CONFIRM QUOTE AFTER THIS DATE.

DWQ3533T.docx



The first option uses chlorine and acid valves in front of the pump and works on suction from the pump drawing liquid or mixed up granular chlorine in before the pump, filter and heaters. You can add the offline pump in to run this system returning treated water after the heaters.

I have worked the second option using the existing filter pumps and plumbing back in to the return line after the heaters with the chlorine tablet feeder to avoid corrosion on the heaters. This will feed acid in front of the pump and use chlorine tablets in the feeder after the heaters. The tablets are more expensive than granular but you do not have the issue of mixing up the granular and can feed in after heaters etc.

The Pulsar feeder uses small tablets or briquettes which are better to handle than granular chlorine, eliminating fines and dust and dissolve slowly but are more than double the cost of granular chlorine. Combined with the acid pump and BECSys control system the initial set up is expensive but has the ability to upgrade to remote access and data logging.

Ozone is a much more effective sanitiser than chlorine but we still require a chlorine or bromine residual in a commercial situation so use it to reduce chlorine levels and break up chloramines which give the odour and stinging of eyes. If the pools were indoor I would suggest it as essential but outdoor it will reduce the chlorine usage but more to improve water quality and bather comfort. You could use half the ozone input and get an improvement in water quality but only a minimal reduction in chlorine usage.

Calcium hypo is my preference as our fill water is generally low alkalinity and hardness so we add some calcium to bring this up. It is available in granular, 200gm tablet or 20gm briquette form with granular by far the cheapest form. It has a good shelf life and raises the pH slightly so a small amount of acid is required to balance this. The down side with granular is it is a powder form so some dust when handling and you have to be careful adding a small amount of water to a large amount of dry chlorine. Some maintenance is required with feed lines etc as calcium builds up over time.

Liquid chlorine is easy to use and being NaCl does not require as much work maintaining feed lines and solenoids etc. It starts at 12% strength and drops off from that so 5 times the volume used for the same strength of chlorine. Being salt based it does increase the TDS of the water which can only be reduced by replacing some pool water with some fresh.

Chlorine gas I have not included as I assume that is what you are trying to get away from. Handling and storage is a major issue with the gas and considerable training is required to work on the gas feed and controls. Chlorine gas is 100% strength in comparison and why we work the cost of other forms to the Cl gas equivalent. It lowers the pH of the water considerably so requires a caustic solution to balance up. Again aggressive solutions that need to be stored and fed in.

The figures are approximate costings and would need a site inspection and confirmation of current pricing for a definite quote as it is a while since I have been on site at Ross. Sorry for the delay getting this to you. Give me a call if you have any questions.

Regards David Payne

Appendix 3 – AJL Consulting Engineers Structural Assessment

OUR REF. 16175

14 March 2017

Northern Midlands Council
C/- Tony Purse
Loop Architecture
Level 1, 57 George Street
Launceston TAS 7250

ATTENTION: T PURSE

Dear Tony

NORTHERN MIDLANDS COUNCIL - CRESSY SWIMMING POOL – CONDITION ASSESSMENT

AJL Consulting Engineers were appointed by the Northern Midlands Council to undertake a structural condition assessment of the Cressy swimming pool. The objective of the assessment is to establish the current condition and life of the pool.

The assessment includes the following:

- Structural condition assessment of the main swimming pool.
- Structural condition assessment of the toddler swimming pool.

AJL carried out a limited visual inspection of the pools on the 13th December 2016 and are unaware of any previous assessments at this site.

The assessment was conducted as a walk through visual inspection only, the pools were full at time of inspection, preventing a detailed visual inspection. No destructive or concrete core sampling of either of the pools has been undertaken as part of this study. Similarly no water sampling or underwater assessment of pool shell has been undertaken.

The facility comprises of the following:

- 20m painted unheated outdoor pool.
- Painted unheated toddlers pool.
- Pay booth / Kiosk.
- Change rooms / toilets.

Whilst no construction drawings of the pools were available the method of construction appears to consist of an in-situ concrete base slab with in-situ concrete walls poured over with masonry capping block. Each pool has construction joints along their base and up their walls.

The general condition of the pools are as follows:

- Both pools were full at the time of our inspection and thus a close visual inspection of the pool walls and base were not possible. However, we were advised by a life guard that little to no water loss was evident through the concrete structure of either of the pools, only some evaporation and splash loss is evident during the summer.
- Several of the capping blocks on top of the pools have become dislodged.

Distribution
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- File Copy

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w www.ajlengineers.com.au
AJL 16175 16175



- A minor crack has opened up on the external face of the main pool at a pool construction joint approximately one third the way along the western side from the southern end. It is unclear if this crack is mirrored on the internal face of the pool.
- The pavement slabs around the pools have some slight cracking but generally are in good condition.
- Minor differential settlement along the length of each of the pools walls.

The exact age of the pool is unclear but it is estimated to have been constructed in the 1960's and thus, we conclude that the design life has been exceeded. Whilst no major evidence of deterioration is present, the condition of the structural reinforcement and any allowance for safety factors is unknown.

It is recommended that consideration be given to the following remedial works to enhance the structural design life of the pools;

- Re-painting of the pool with a water proof membrane.
- Installing a commercial grade vinyl liner to provide an improved surface and negate crack and expansion joint repairs, water leakage and ongoing repainting.
- Carry out epoxy crack injection to concrete elements if deemed required upon closer inspection when empty.
- Remove and reinstate damaged capping blocks to edge of pool.
- Construction joint reinstatement with seal.
- Monitor pool walls for further settlement.

The above mentioned works will prolong the use of the pools but do not provide guarantee future structural defects will occur. Without an extensive investigation and testing of chlorine attack to the concrete and steel reinforcement, the design life of the pools is indeterminate.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,

AJL CONSULTING ENGINEERS PTY LTD

Alan J. Leake
 Director
 B Eng (Civil) // MIEAust // CP Eng

Distribution

- Architect Loop Architecture – tony@looparch.com.au
- File Copy Launceston

Ross Swimming Pool Master Plan
Northern Midlands Council



INTRODUCTION

Loop Architecture (LOOP) has been engaged by the Northern Midlands Council (NMC) to undertake analysis of the existing facilities and curtilage of the Ross Swimming Pool with specific reference to identification of deficiencies and opportunities for improvement. LOOP has also engaged Lange Design to assist with broad-brush Landscape assessment in addition to Core Construction Management to provide an overall opinion of probable costs for the recommended outcomes identified.

The existing Ross Pool is located within close proximity to the town centre and is reasonably accessible from Bridge and Church Streets. The current facilities were originally constructed by the residents of the Ross Municipality in conjunction with the Council of that time. It was subsequently opened in 1962.

Current use of the existing facilities is seasonal (December through to March) and generally consists of local patronage with some additional visitors attending from the local caravan park.

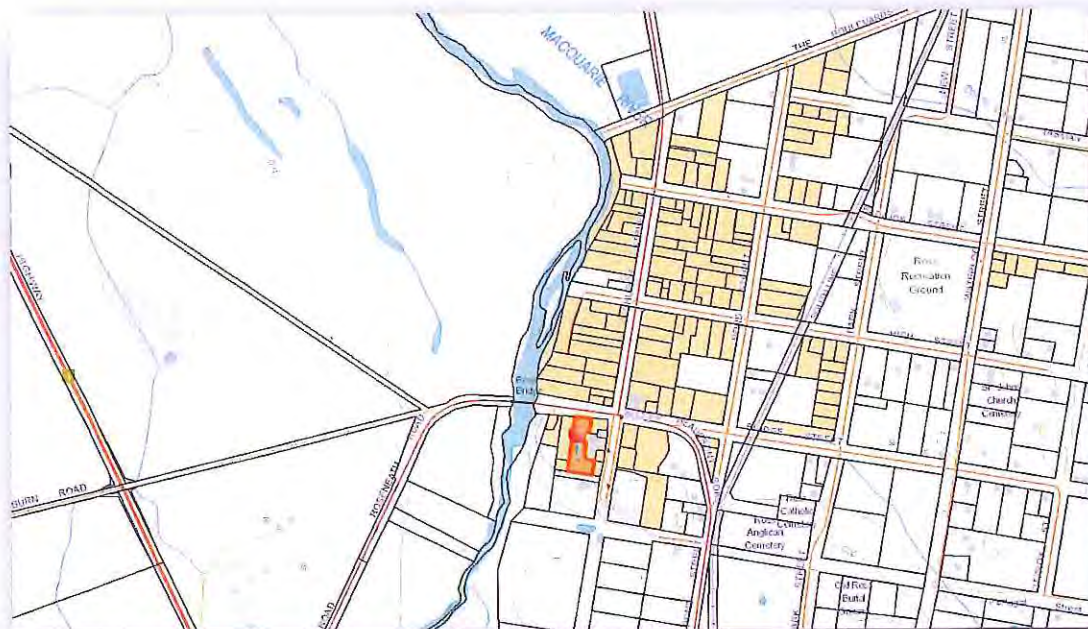


Figure 1 - Location of existing Pool Facilities within Ross Township

KEY STAKEHOLDERS

Individual consultation was undertaken with members of the executive committee who are also responsible for the on-going voluntary maintenance and operation of the facility.

ASSESSMENT CRITERIA

The key stakeholders were engaged to provide input in relation to current issues and deficiencies in addition to formation of a 'wish-list' and recommendations for the future development and growth of the pool and ancillary facilities. These included:

Broader Planning Issues:

- The existing location is within close proximity to town centre but generally obscured from view & not easily recognised by non-locals.
- Vehicle access and parking are limited.

- Pedestrian access is uninviting and ambiguous.
- Elevated location is susceptible to wind.
- Privacy to adjacent property (owned by Tasmania Police) is of high priority.

Facility Related Issues:

- The overall structure of the main & toddler pools appears to be sound and serviceable with no significant structural defects reported.
- No off-street parking is available close to the existing entrance to the pool concourse.
- No accessible facilities or access are currently provided on site.
- Existing Kiosk is inadequate and requires expansion and closer integration with the pool compound.
- Existing vegetation located near pool poses OH&S issues in relation to swarming insects in addition to poor surveillance of pedestrian areas associated with pool access.
- Existing pool concourse is unsound & slippery where markings are located.
- Inadequate shading devices located on site.
- Pool is currently solar-heated which appears adequate. Solar heating currently located upon amenities roof.
- The existing changerooms / amenities are dated and require constant maintenance and are in need of upgrading.
- Bird nesting is an on-going problem.
- The playground is currently isolated from the pool enclosure.
- Toddler pool fencing and tiled lining requires upgrading / replacement.
- The above-ground pool covers are considered adequate and are only used seasonally.
- Pump & Filter facilities are generally considered to be adequate but in need of some cosmetic improvement / integration into adjacent pool facilities.
- Water treatment options require investigation.

Heritage Implications

The Ross Pool and its surrounds are bounded by several properties of local, state and national heritage significance.

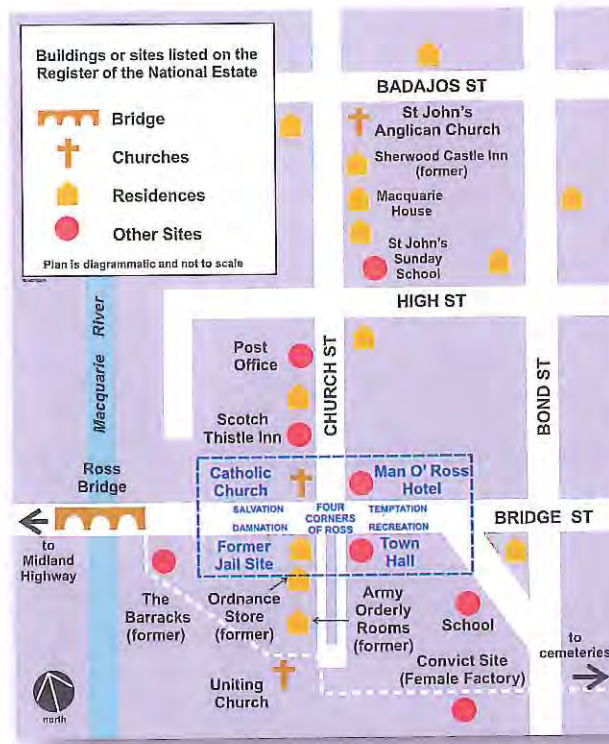


Figure 2 - By Plan prepared by Melburnian - Own work, CC BY 2.5

Although not listed in its own right, future development of the Ross Pool site would undoubtedly benefit from Tasmanian Heritage Council input and should be in accordance with relevant provisions of the Burra Charter. Regard should be given to sympathetic development of a contemporary nature that responds to the predominant style and aesthetics of adjoining period buildings. This does **not**, however, imply that new work should mimic period style and detailing. New works should be of contemporary appearance and easily recognised as such.

Accessibility

Whilst the Ross Swimming Pool is centrally located within the township, pedestrian and vehicular access is not readily obvious to non-local visitors. Pedestrian access from Bridge Street is via a gravel path extending from the existing carpark adjacent the playground area, which continues past the rear boundaries of Church Street properties and some existing vegetation of questionable value.



Figure 3 – Existing pedestrian access and parking from Bridge Street

Vehicular access is currently via the entrance to the Uniting Church located upon the southern boundary. Provision of off-street parking within this location is virtually non-existent despite available space to do so.



Figure 4 – Existing vehicular access via the Uniting Church entrance from Church Street.

Development of car parking areas to the southern portion of the subject site would afford opportunities to formalise access to and within the site for individuals and larger groups (schools, swim / aquatic exercise classes, etc) in addition to rectification of poor site drainage. Appropriately designed and located surfaces and barriers should respond to the adjacent heritage building stock. The existing premises do not specifically cater for users with a disability and could potentially be in contravention of the Disability Discrimination Act.

Any proposed works upon the existing premises would be required to address accessibility issues and facilities specifically designed for such user groups within the Building Approval process. Provisions within the current National Construction Code would apply.



Figure 5 – Access to and within the Ross Pool facilities does not currently cater for people with a disability

Essential Services / Infrastructure

Whilst detailed investigation of existing services and infrastructure has not been undertaken, the current operating condition of the Ross Swimming Pool appears to suggest that basic services are adequate.

The overall structural condition and hydraulic integrity of the pools also appear to be adequate and fit for purpose, subject to some detailed improvement of the pool concourse in addition to toddler pool lining and barriers. Existing signage located upon the current surface is reported to be slippery when wet and poses potential safety issues. Application of new concourse paving material, in conjunction with appropriate signage / surface treatment, would facilitate increased safety to the pool surrounds.



Figure 6 – Toddler pool surfaces, balustrades and pool concourse require upgrading to safer options.

The current method of chlorination, however, has been questioned and subsequent recommendations sought on its improvement and on-going sustainability. These are attached to this document and incorporated into the fiscal analysis for the potential development of pool facilities.

Amenity

The subject site benefits from a northerly orientation and is afforded a range of historical vistas and rural views. The elevation of the site, however, does create some adverse visual impact via overlooking the adjacent residential property (currently owned and occupied by Tasmania Police). Improvement of landscape treatment upon the common boundary is recommended to provide visual and acoustic buffers within the site.

The current pool area is also visually separated from the adjacent playground which would benefit from appropriately designed barriers / fencing that allowed parents to adequately monitor children using the play equipment in addition to creation of valuable visual links to the pool from Bridge Street.

Improved external barriers / fencing would also provide opportunities to protect the pool concourse from prevailing North Westerly winds, exacerbated by the subject site's elevation. Appropriately designed screening would afford opportunities to capitalise on the views at hand whilst assisting with privacy to and from the site.



Figure 7 – Potential fencing options may include gaps, cut-outs or transparent infill to capitalise upon views whilst maintaining privacy.

Building Constraints

The existing facilities are generally out-dated and suffer from a general lack of space, with particular attention drawn to equipment storage and inadequate kiosk area. It is anticipated that the existing footprint of the Changeroom building may be adequate for incorporation of contemporary amenities on the premise that suitable storage for ancillary equipment be provided elsewhere on site.



Figure 8 – Existing amenities are outdated and currently used for storage of most maintenance and safety equipment.

The Kiosk / Entry area, currently undersized, would be able to accommodate storage of less bulky essential equipment, i.e. first aid supplies, Lifeguard apparel / equipment in addition to general Kiosk provisions if redeveloped appropriately.

CAPITAL COSTS

The development of the Ross Pool facility poses a range of operational and construction complexities, which will ultimately reflect upon overall construction costs. Fortunately, development options may be implemented progressively to stagger capital investment in accordance with available funding options and timeframes.

Total anticipated costs for this development are currently in the order of **\$1,029,205.00** and detailed within Core Construction Management's budget analysis (attached). We note the inclusion of significant design / development contingencies, due to the 'broad-brush' nature of master planning documentation which could be ratified or contained during the design development and documentation phases of the project, should it proceed.

RECOMMENDATIONS

Implementation of works contained within the Ross Swimming Pool Masterplan are prioritised as follows:

1. Amenities Upgrade – Opportunity to provide contemporary and accessible facilities that also alleviate the need for security fencing / barriers to the rear of the subject property.
2. New Kiosk / Entry – Considered a high priority due to lack of storage space and opportunities for increased public perception of the pool facility.
3. Pool Surrounds & Paddlers Pool improvements – Opportunities to minimise OHS issues, provide privacy to neighbouring property and increase visual connection to the playground and township beyond.
4. Water Treatment – Opportunities to minimise operational risks & OHS issues.
5. Shade structures – Provision of integrated structures to maximise shade provision & contribute to the heritage precinct.
6. New Car Parking – Opportunities to rationalise vehicular access to the site & provide access for those with limited mobility
7. Playground & Signage – Opportunities to increase visitor attraction via improvement of identification & improved interaction of play areas with the pool facility.

CONCLUSION

The development of the Ross Swimming Pool, although a significant project in its entirety, could be progressively completed in accordance with a logical sequence of implementation and a structured budget allocation.

The long-term integrity of the pool structure, however, cannot be guaranteed without extensive investigation of the pool concrete & reinforcement (via core sampling), which may influence the degree of expenditure.

The benefits of achieving a contemporary presentation, in conjunction with improved function and access, have the potential to foster increased usage from local and visiting patrons in addition to inclusion of the pool precinct within the overall Ross Township visitor experience.



Tony Purse AIA
BA Env.Des. B.Arch
Registered Architect (CC 503E)

Appendix 1 – Core Construction Management Budget Analysis

Ross Swimming Pool Masterplan - Revision One

Job Name : <u>LOOP-ROSS</u>	Job Description
Client's Name: <u>LOOP Architects</u>	Ross Pool Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Area 1 - Playground	11.40		117,300
2	Area 2 - Water Treatment	2.68		27,600
3	Area 3 - Entry signage	1.21		12,420
4	Area 4 - Extend existing carpark	0.64		6,624
5	Area 5 - New Parking	6.03		62,100
6	Area 6 - Amenities	41.43		426,365
7	Area 7 - Pool surrounds	15.82		162,840
8	Area 8 - Kiosk	4.29		44,160
9	Area 9 - New entry	2.91		29,946
10	Area 10 - Shade structures	2.68		27,600
11	Area 11 - Paddlers pool	1.68		17,250
12				
13	Design fees allowance	9.23		95,000
		100.00		1,029,205

Final Total : \$	1,029,205
G.S.T. 10.00% :	102,920
Final Total Incl. G.S.T. : \$	1,132,125

Ross Swimming Pool Masterplan - Revision One

Job Name : LOOP-ROSS

Job Description

Client's Name: LOOP Architects

Ross Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark	Amount
Trade : 1 <u>Area 1 - Playground</u>						
1	Landscape estimate from Lange Design	1.00	Allow	85,000.00		85,000.00
2						
3	Contingency 20%	1.00	Item	17,000.00		17,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	15,300.00		15,300.00
<u>Area 1 - Playground</u>						Total : 117,300.00
Trade : 2 <u>Area 2 - Water Treatment</u>						
1	Tassie Pools and Spas	1.00	Allow	20,000.00		20,000.00
2						
3	Contingency 20%	1.00	Item	4,000.00		4,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,600.00		3,600.00
<u>Area 2 - Water Treatment</u>						Total : 27,600.00
Trade : 3 <u>Area 3 - Entry signage</u>						
1	New path	20.00	m2	100.00		2,000.00
2	Landscape	1.00	Item	2,000.00		2,000.00
3	Signage	1.00	Item	5,000.00		5,000.00
4						
5	Contingency 20%	1.00	Item	1,800.00		1,800.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	1,620.00		1,620.00
<u>Area 3 - Entry signage</u>						Total : 12,420.00
Trade : 4 <u>Area 4 - Extend existing carpark</u>						
1	Allowance for additional parking spaces	40.00	m2	120.00		4,800.00
2						
3	Contingency 20%	1.00	Item	960.00		960.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	864.00		864.00
<u>Area 4 - Extend existing carpark</u>						Total : 6,624.00
Trade : 5 <u>Area 5 - New Parking</u>						
1	New car park	450.00	m2	100.00		45,000.00

Ross Swimming Pool Masterplan - Revision One

Job Name : LOOP-ROSS

Job Description

Client's Name: LOOP Architects

Ross Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Area 5 - New Parking</u></i>						
2						
3	Contingency 20%	1.00	Item	9,000.00		9,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	8,100.00		8,100.00
Total :						62,100.00
<i>Trade : 6 <u>Area 6 - Amenities</u></i>						
1	Demolish existing	112.00	m2	80.00		8,960.00
2	Allowance for new	112.00	m2	2,500.00		280,000.00
3	Undercover area	50.00	m2	400.00		20,000.00
4						
5	Contingency 20%	1.00	Item	61,792.00		61,792.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	55,612.80		55,612.80
Total :						426,364.80
<i>Trade : 7 <u>Area 7 - Pool surrounds</u></i>						
1	New paving (Includes removal of existing)	150.00	m2	200.00		30,000.00
2	Suspended concrete deck with artificial turf	120.00	m2	400.00		48,000.00
3	Perimeter fencing	80.00	m	500.00		40,000.00
4						
5	Contingency 20%	1.00	Item	23,600.00		23,600.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	21,240.00		21,240.00
Total :						162,840.00
<i>Trade : 8 <u>Area 8 - Kiosk</u></i>						
1	New build	16.00	m2	2,000.00		32,000.00
2						
3	Contingency 20%	1.00	Item	6,400.00		6,400.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	5,760.00		5,760.00
Total :						44,160.00

Ross Swimming Pool Masterplan - Revision One

Job Name : LOOP-ROSSJob DescriptionClient's Name: LOOP Architects

Ross Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 9 <u>Area 9 - New entry</u></i>						
1	Paving	67.00	m2	100.00		6,700.00
2	Entry	1.00	Allow	15,000.00		15,000.00
3						
4	Contingency 20%	1.00	Item	4,340.00		4,340.00
5	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,906.00		3,906.00
<u>Area 9 - New entry</u>						Total : 29,946.00
<i>Trade : 10 <u>Area 10 - Shade structures</u></i>						
1	Allowance for new shade structures	4.00	No	5,000.00		20,000.00
2						
3	Contingency 20%	1.00	Item	4,000.00		4,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,600.00		3,600.00
<u>Area 10 - Shade structures</u>						Total : 27,600.00
<i>Trade : 11 <u>Area 11 - Paddlers pool</u></i>						
1	Replace tile lining	30.00	m2	250.00		7,500.00
2	New balustrade	10.00	m	500.00		5,000.00
3						
4	Contingency 20%	1.00	Item	2,500.00		2,500.00
5	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	2,250.00		2,250.00
<u>Area 11 - Paddlers pool</u>						Total : 17,250.00
<i>Trade : 12</i>						
						Total :
<i>Trade : 13 <u>Design fees allowance</u></i>						
1	Allowance for design fees	1.00	Item	95,000.00		95,000.00
<u>Design fees allowance</u>						Total : 95,000.00

Appendix 2 – Tassie Pools & Spas Filtration / Treatment Options

Web: www.tassiepools.com.auEmail: sales@tassiepools.com.au

PH : 03 6334 1981

ABN 27 991 779 493

FAX: 03 6331 7789

24th April, 2016

Re Northern Midlands Council
 PO Box 156
 Longford
 TAS. 7301

PLEASE FIND QUOTE AS REQUESTED. IF YOU HAVE ANY FURTHER QUESTIONS
 PLEASE CALL ME ON THE ABOVE PHONE NUMBER FOR CLARIFICATION.

SUPPLY & INSTALL

NORTHERN MIDLANDS POOLS

CHEMIGEM DM55VV CONTROLLER & FEEDER (inc. valves)	\$4500
CHLORINE FEED DRUMS	\$500
ACID & FEED DRUM	\$100
OFF-LINE PUMP	\$725
PIPE & FITTINGS	approx. \$1060
INSTALLATION	\$600
TOTAL	<u>\$7485</u>
GST 10%	\$749
TOTAL INC.	<u>\$8234</u>

(Not including electrical wiring if required.)

CHEMIGEM DM55VE CONTROLLER & FEEDER	\$4200
DM55 FEED VALVES	\$375
SOLENOID VALVE	\$270
C50 TABLET FEEDER	\$350
ACID & FEED DRUM	\$100
OFF-LINE PUMP	\$725
PIPE & FITTINGS	approx. \$1060
INSTALLATION	\$960
TOTAL	<u>\$8040</u>
GST 10%	\$804
TOTAL INC.	<u>\$8844</u>

(Not including electrical wiring if required.)

PULSAR TABLET FEEDER	\$10000
ACID PUMP & BECSys CONTROL	\$8000
TOTAL	<u>\$18000</u>
GST 10%	\$1800
TOTAL INC.	<u>\$19800</u>

(Not including electrical wiring if required.)

OFF-LINE 8 x MARK 7 OZONE/PM350 PUMP ADD TO ABOVE	TOTAL	<u>\$17500</u>
	GST 10%	\$1750
	TOTAL INC.	<u>\$19250</u>

(Not including electrical wiring if required.)

CAL HYPO Granular chlorine	65-70% STRENGTH \$6/kg	= \$9.25/kg Cl gas EQUIV.
CAL HYPO Pulsar Briquettes	65% STRENGTH \$12.50/kg	= \$18.30/kg Cl gas EQUIV.
NaCl Liquid Chlorine	12% STRENGTH \$2.20/l	= \$19.25/kg Cl gas EQUIV.

QUOTE IS VALID FOR 30 DAYS. PLEASE CONFIRM QUOTE AFTER THIS DATE.

DWQ3533T.docx



The first option uses chlorine and acid valves in front of the pump and works on suction from the pump drawing liquid or mixed up granular chlorine in before the pump, filter and heaters. You can add the offline pump in to run this system returning treated water after the heaters.

I have worked the second option using the existing filter pumps and plumbing back in to the return line after the heaters with the chlorine tablet feeder to avoid corrosion on the heaters. This will feed acid in front of the pump and use chlorine tablets in the feeder after the heaters. The tablets are more expensive than granular but you do not have the issue of mixing up the granular and can feed in after heaters etc.

The Pulsar feeder uses small tablets or briquettes which are better to handle than granular chlorine, eliminating fines and dust and dissolve slowly but are more than double the cost of granular chlorine. Combined with the acid pump and BECSys control system the initial set up is expensive but has the ability to upgrade to remote access and data logging.

Ozone is a much more effective sanitiser than chlorine but we still require a chlorine or bromine residual in a commercial situation so use it to reduce chlorine levels and break up chloramines which give the odour and stinging of eyes. If the pools were indoor I would suggest it as essential but outdoor it will reduce the chlorine usage but more to improve water quality and bather comfort. You could use half the ozone input and get an improvement in water quality but only a minimal reduction in chlorine usage.

Calcium hypo is my preference as our fill water is generally low alkalinity and hardness so we add some calcium to bring this up. It is available in granular, 200gm tablet or 20gm briquette form with granular by far the cheapest form. It has a good shelf life and raises the pH slightly so a small amount of acid is required to balance this. The down side with granular is it is a powder form so some dust when handling and you have to be careful adding a small amount of water to a large amount of dry chlorine. Some maintenance is required with feed lines etc as calcium builds up over time.

Liquid chlorine is easy to use and being NaCL does not require as much work maintaining feed lines and solenoids etc. It starts at 12% strength and drops off from that so 5 times the volume used for the same strength of chlorine. Being salt based it does increase the TDS of the water which can only be reduced by replacing some pool water with some fresh.

Chlorine gas I have not included as I assume that is what you are trying to get away from. Handling and storage is a major issue with the gas and considerable training is required to work on the gas feed and controls. Chlorine gas is 100% strength in comparison and why we work the cost of other forms to the Cl gas equivalent. It lowers the pH of the water considerably so requires a caustic solution to balance up. Again aggressive solutions that need to be stored and fed in.

The figures are approximate costings and would need a site inspection and confirmation of current pricing for a definite quote as it is a while since I have been on site at Ross. Sorry for the delay getting this to you. Give me a call if you have any questions.

Regards David Payne

Appendix 3 – AJL Consulting Engineers Condition Assessment

OUR REF. 16175

17 February 2017

Northern Midlands Council
C/- Tony Purse
Loop Architecture
Level 1, 57 George Street
Launceston TAS 7250

ATTENTION: T PURSE

Dear Tony

NORTHERN MIDLANDS COUNCIL - ROSS SWIMMING POOL – CONDITION ASSESSMENT

AJL Consulting Engineers were appointed by the Northern Midlands Council to undertake a structural condition assessment of the Ross swimming pool. The objective of the assessment is to establish the current condition and life of the pool.

The assessment includes the following:

- Structural condition assessment of the main swimming pool.
- Structural condition assessment of the toddler swimming pool.

AJL carried out a limited visual inspection of the pools on the 13th December 2016 and are unaware of any previous assessments at this site.

The assessment was conducted as a walk through visual inspection only, the pools were full at time of inspection, preventing a detailed visual inspection. No destructive or concrete core sampling of either of the pools has been undertaken as part of this study. Similarly no water sampling or underwater assessment of pool shell has been undertaken.

The current facility was built in the early 1960's and comprises of the following:

- 20m painted unheated outdoor pool.
- Painted unheated toddlers pool.

Whilst no construction drawings of the pools were available the method of construction is suspected to consist of the following;

- In-situ concrete base slab
- In-situ concrete walls

The general condition of the pools are as follows:

- The main and toddlers pools are constructed of in-situ concrete with a paint or fibreglass finish. No evidence of structural failure was observed. The main pool was full at the time of our inspection and thus a close visual inspection of the pool walls and base were not possible. However, we were advised by the operator that little to no water loss was evident through either of the pools walls, only some evaporation and splash loss is evident during the summer. We were also advised that there have been no known repairs to either of the pools linings.

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- File Copy

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ABN 36 994 03217

- The pavement slabs around the pools have some slight cracking but generally are in good condition.

Considering the pool was constructed more than 50 years ago and built by the community at low cost and likely with materials that were available in the area at the time it, we conclude that the design life has been exceeded. Whilst no major evidence of deterioration is present, the condition of the structural reinforcement and any allowance for safety factors is unknown.

It is recommended that consideration be given to either of the following remedial works to enhance the structural design life of the pools

- Re-painting of the pool with a water proof membrane.
- Installing a commercial grade vinyl liner to provide an improved surface and negate crack and expansion joint repairs, water leakage and ongoing repainting.
- Carry out epoxy crack injection to concrete elements if deemed required upon closer inspection when empty.

The above mentioned works will prolong the use of the pools but do not provide guarantee future structural defects will occur. Without an extensive investigation and testing of chlorine attack to the concrete and steel reinforcement, the design life of the pools is indeterminate.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,

AJL CONSULTING ENGINEERS PTY LTD



Alan J. Leake
Director
B Eng (Civil) // MIEAust // CP Eng

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