

GLENORCHY CITY COUNCIL

Investigation into Pool Redevelopment and Alternative Options

Preferred Option

REV 3 | 21.10.2024



LIMINAL
ARCHITECTURE

carabiner

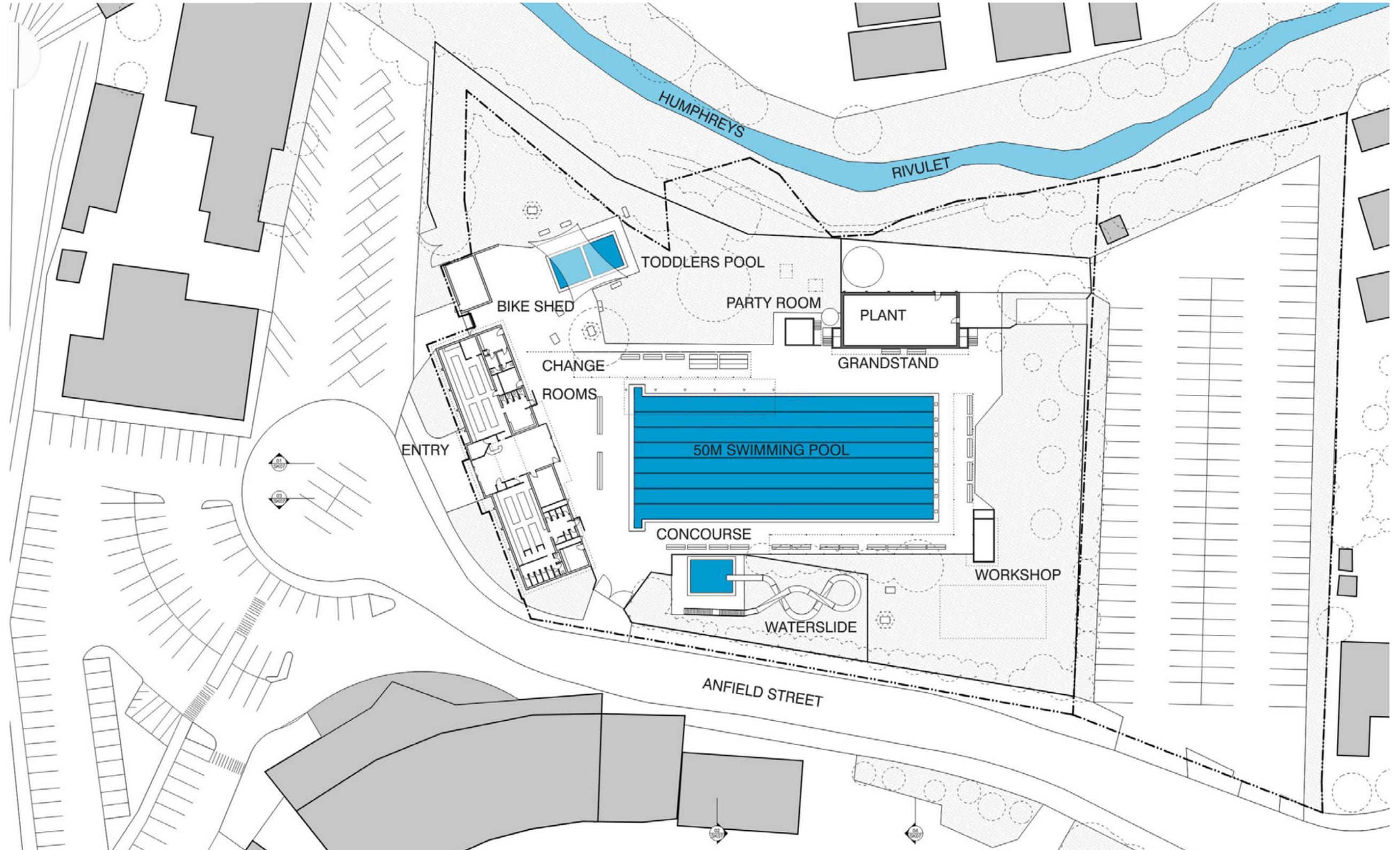


Design Principles

Context



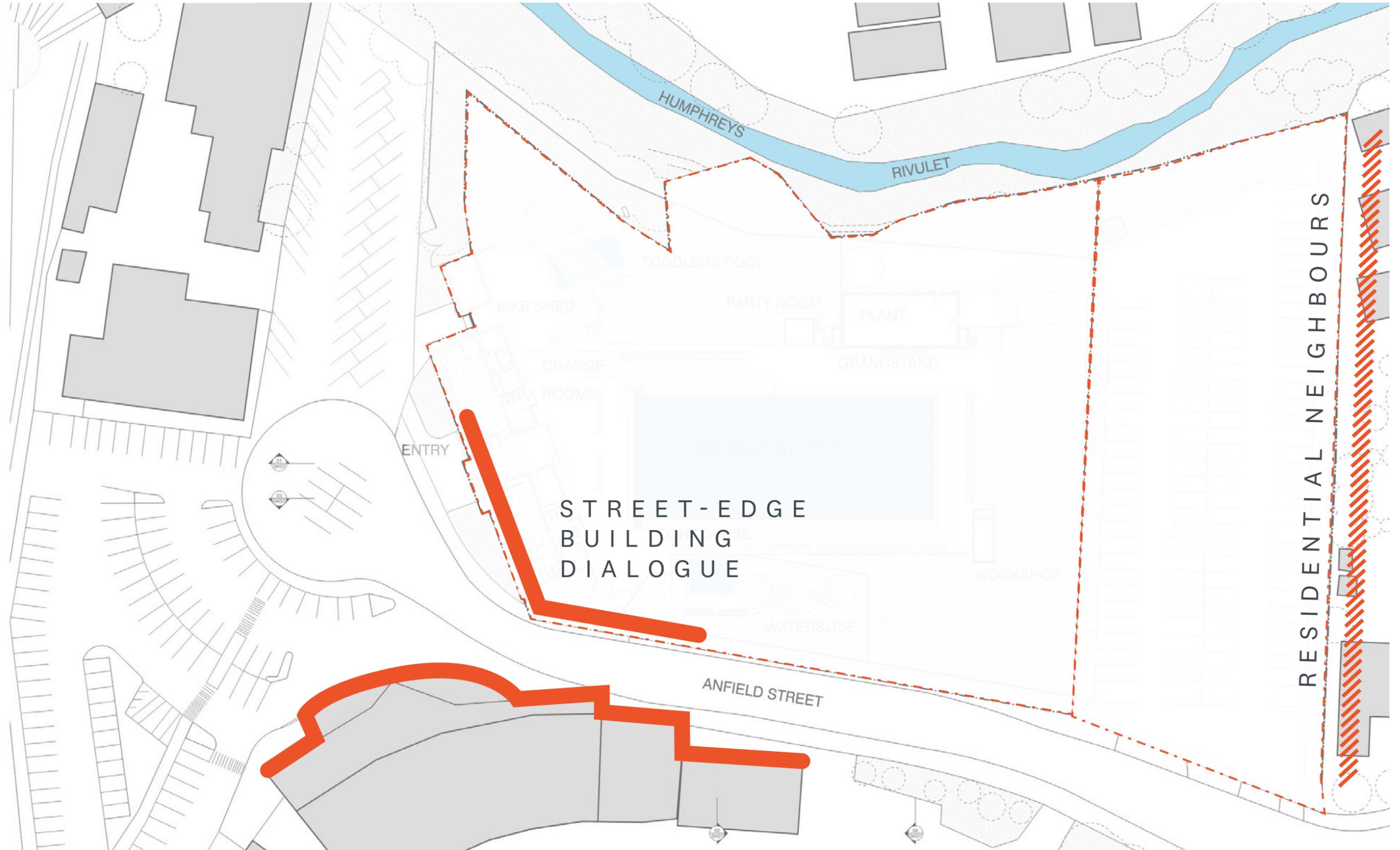
Existing Conditions



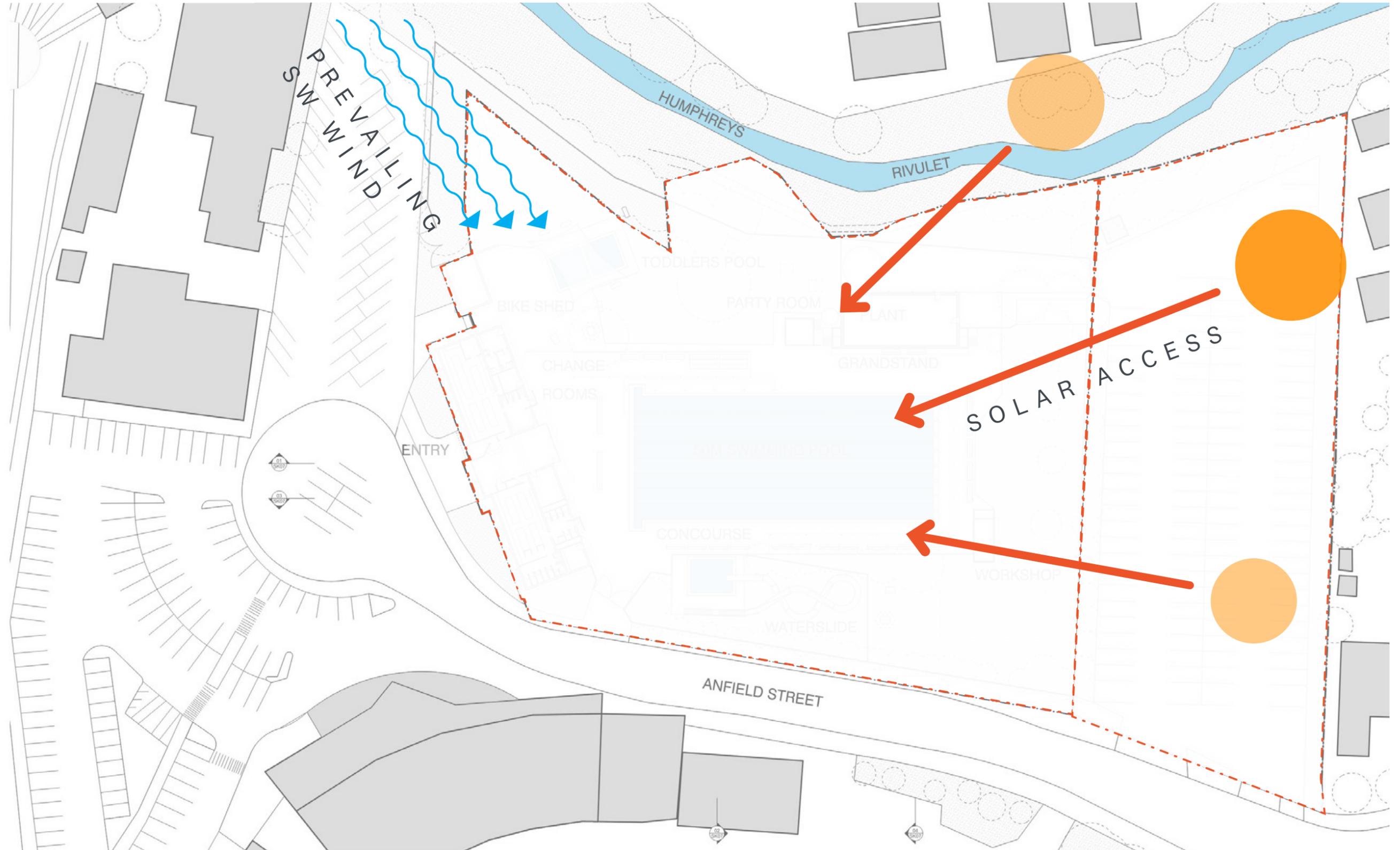
Site Extents



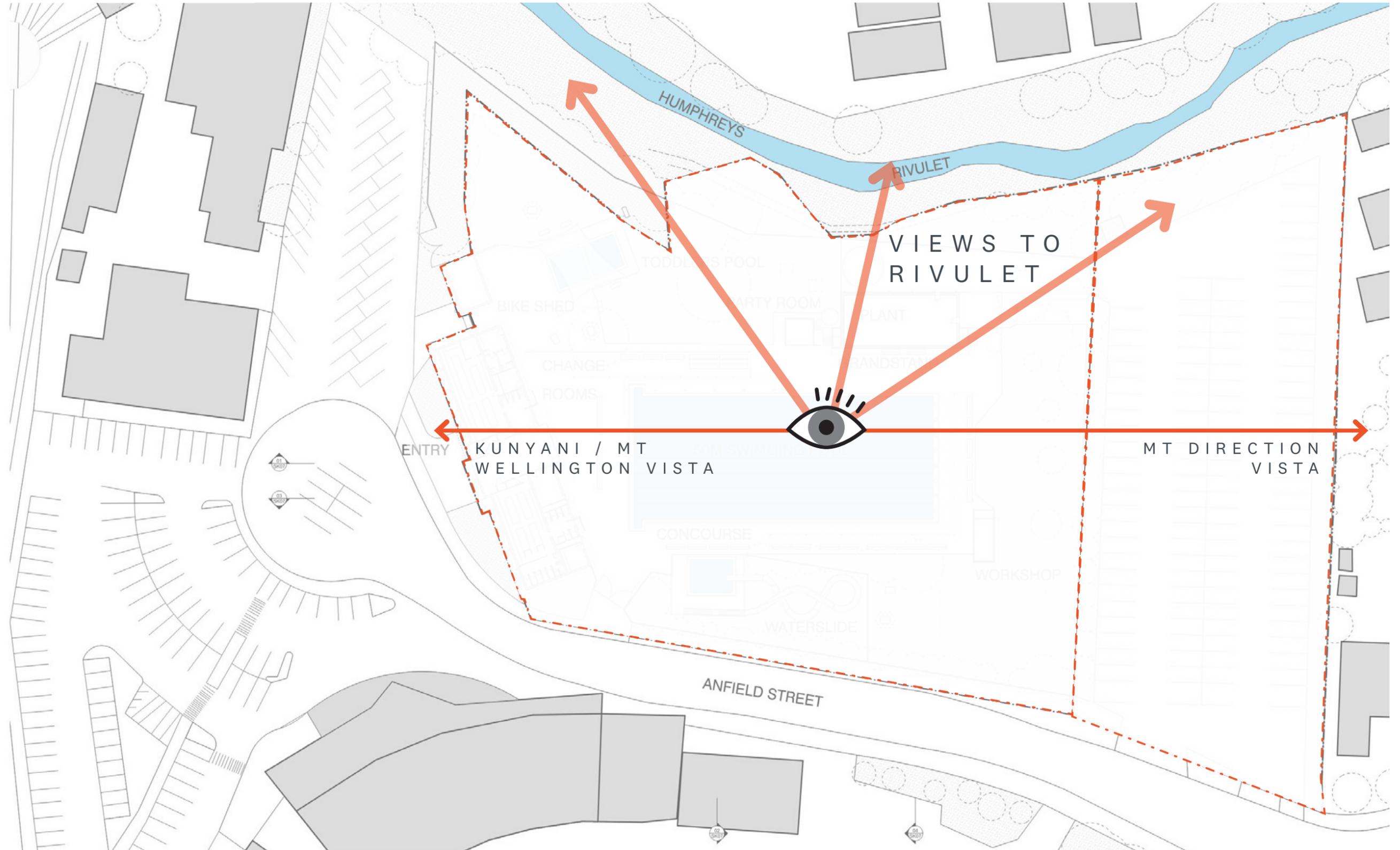
Design Principles



Design Principles



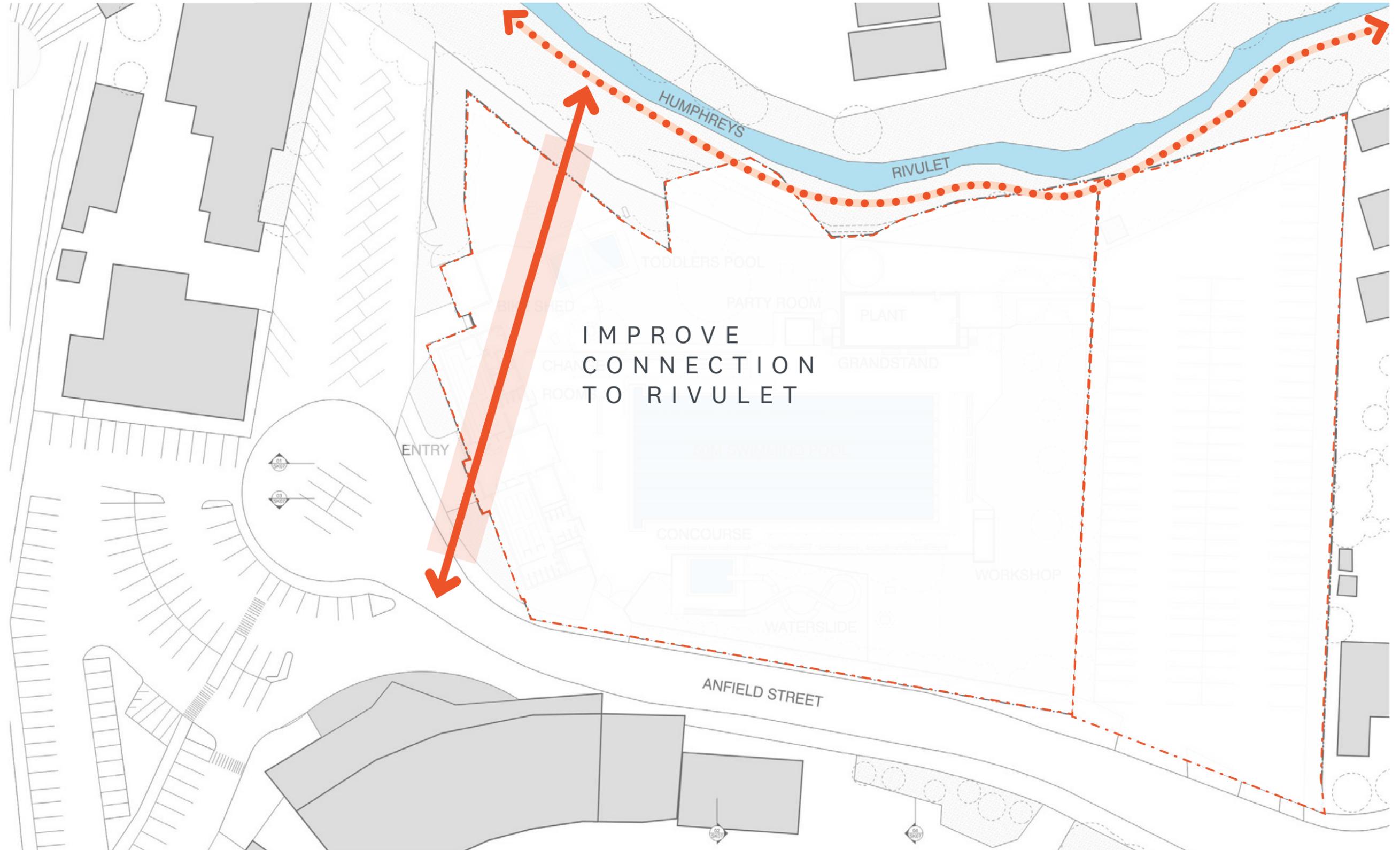
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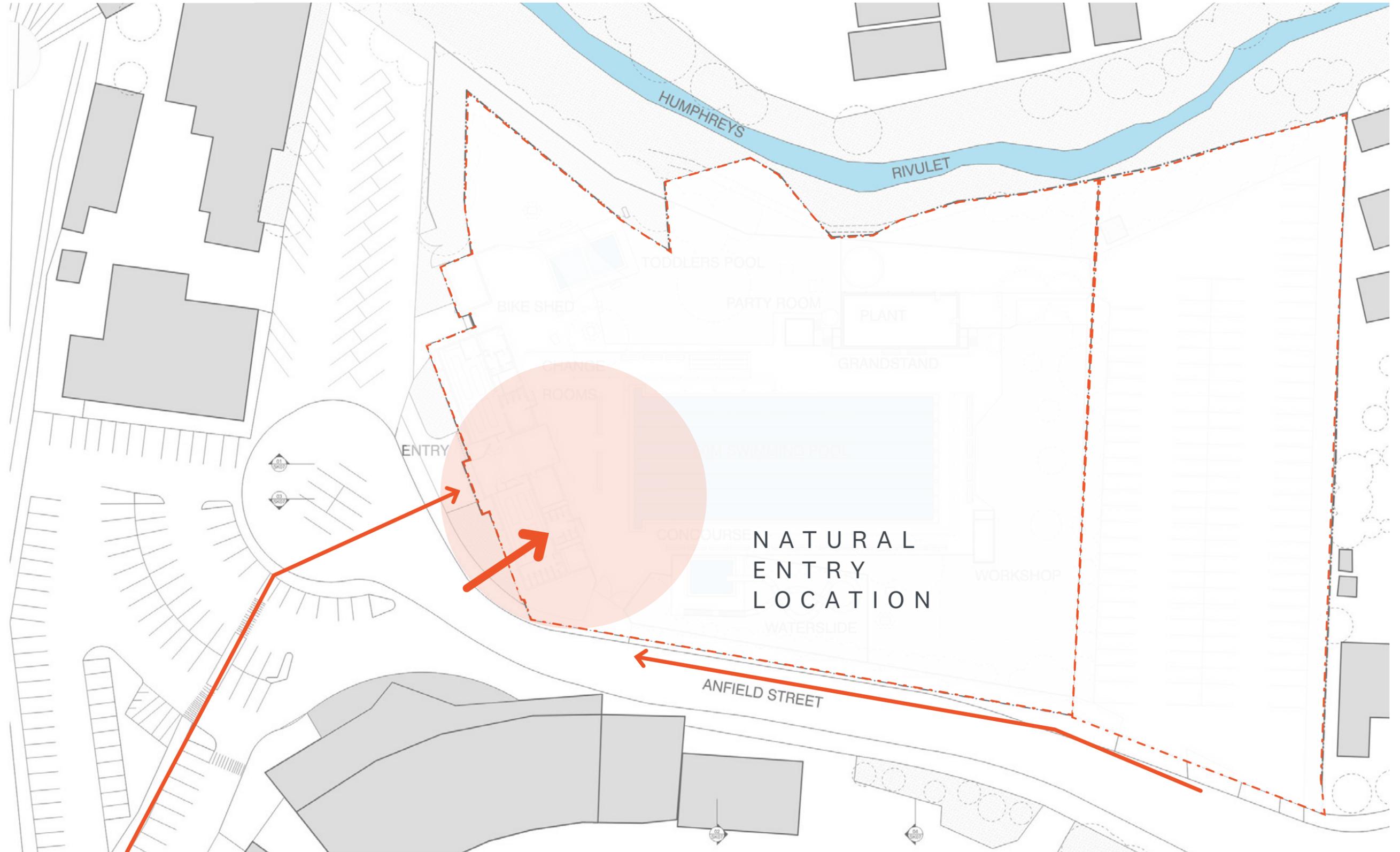
Design Principles



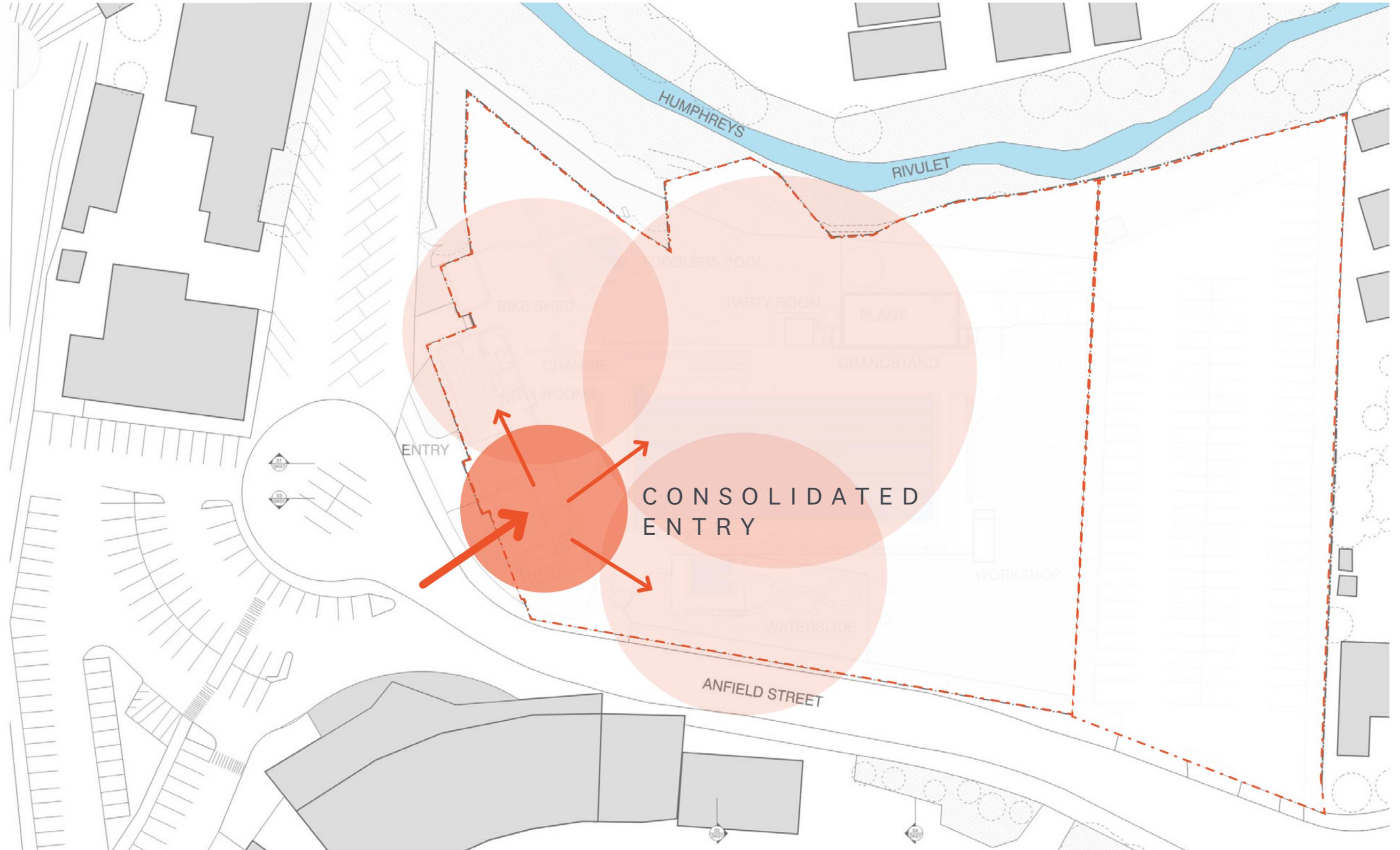
Design Principles



Design Principles



Design Principles





**Option 4A - Larger Outdoor
and Indoor Aquatic Facility
with Health Club**

Option 4A - Larger Outdoor and Indoor Aquatic Facility with Health Club

Brief

OUTDOOR AQUATICS

3,840 M²

INDOOR AQUATICS

3,190 M²

AQUATIC OPERATIONS

185 M²

HEALTH AND FITNESS

1,595 M²

GENERAL

900 M²

BACK-OF-HOUSE

1,310 M²

TOTAL

9,365 M²

Zone	#	Space	Area (m ²)	Performance Requirements	Element	Element Performance Requirements	Notes
Outdoor Aquatics	OA.1	Outdoor Area	3,500	Direct bus access and group entry.	Pool 1 - 50m pool	8 lanes, 2.5m width. Depth - 1.5m - 1.8m. Swim wall: 25M (deep-end) + 24.6M arrangement	
					Concourse		
					Pool 2 - Splashpad or Slide		YouTV activity focus
					Covered marshalling area	Shade shelter - dual use for leisure	
					Leisure Landscape	Suitable for picnics and long stays at the Centre	
					Storage elements	Pool blanket storage Pool equipment storage	
	OA.2	Grandstand/ Spectator Area	200	Shaded. Concrete terraces.			
	OA.3	Outdoor Change	40	Wet change facilities.			Small only - main facility indoor
	OA.4	Multi-Purpose Room 1	100	Use for swim club, staff training, meetings, hire-able			
		Total - External	3,700	Timing Room capability			
		Total - Internal	140				
Indoor Aquatics	IA.1	Indoor Pool Hall 1	1,400	Nom. 5m high ceiling. Acoustic treatment. Spectator/ observation areas. Circulation. Access to stores. Pool deck showers. Drinking water station.	Pool 3 - Lap Pool 25m	1.5m depth - fast. 8 lanes. 2.5m Lane widths. Ramp entry.	What is minimum? 6 lanes. Can these be amalgamated to be L shaped: 25m x 15m + 12.5 x 7.5m?
	IA.2	Indoor Pool Hall 2	1,200	Direct access to outdoor aquatic. 5m high ceiling. Acoustic treatment. Spectator/ observation areas. Circulation. Access to stores.	Pool 4 - Learn To Swim Pool (LTS)	20m x 12m pool (LTS pool). Flexible use edge and grip holes.	
	IA.4	Wellness Hall	230	Includes showers. Views and daylight. Outdoor access - outdoor shower similar to AFAC	Pool 7 - Spa	16m2	
					Sauna	16m2	
					Steam Room	16m2	
	IA.5	Change Village	360		Change Facilities	Aquatic change facilities (centrally located amongst aquatic area)	
					Open Family Village (open change area)	8m2 per cubicle and an open space with benches (to be located near LTS pool)	
					Locker Corridor	A space on the way to the change facilities	
					Changing Places	Direct hoist access into Warm Water Pool	
		Total	3,190				
Aquatic Operations	AO.1	Aquatic Duty Manager Office	20	To oversee as much water as possible. Computer network access, PA system, CCTV & big screen television			
	AO.2	Storage - Pool Equipment	100				
	AO.3	Storage - Learn to Swim	50				
	AO.4	First Aid Room	15	Consider ambulance access. Visible from Duty Manager Office.			
		Total	185				
Health and Fitness	HF.1	Level 1 Circulation/ Flex training space/ Waiting Area	190				Can be on level 1
	HF.1	Gym	920				
		Gym Balcony (external)	50				
	HF.2	Gym Store	60				
	HF.3	Appraisal Room 1	10				
	HF.5	Reception Point	10	Additional to the Gym area			
	HF.6	Supervisor Office	10	Power points, network access - smart cabling			
	HF.7	Gym Toilets	30	Access to reception desk/foyer area			
	HF.9	Group Fitness 1/ Multipurpose Room	200				
	HF.10	GF1 Store	25				
		Group Fitness 2	80				
	First Aid Room	10					
	Total	1,595					
General / Whole Facility	GE.1	Foyer and Circulation	320				
	GE.2	Stair and Lift	40				
	GE.3	Reception	60				
	GE.4	Public Amenities	50				
	GE.5	Administration	60	Flexible workplace for all staff			
	GE.6	Staff Room and Kitchenette	30	Away from the front reception area, toilets, kitchenette and lockers.			
	GE.7	Creche	100				Is creche required?
	GE.8	Creche - Outdoor Play	60				
	GE.9	Creche Store	60				
	GE.10	Food & Beverage	100	Kitchen, Servery, Seating Area			
	GE.11	Retail/ Pro-Shop	20	Access from foyer			
	Total	900					
Back-of-house and Operations	OP.1	Control Room	50	Air conditioning, CCTV, BMS, Weather Station (for wind direction and temp inside and out).			
	OP.3	Laundry	10				
	OP.4	Pool Plant	600	External access - High roller door. Balance tanks (underground). Pool Plant, Air Handling / Chemical etc. Needs to be insulated and good ventilation. Flooring should be non-slip concrete with good drainage. Chlorine gas storage. A wash down area plus storage for pool cleaners (10sqm) Can be incorporated in the 900sqm. Consider generator locations.			
	OP.5	Pool Heating	100	Space for Geothermal Plant Equipment and Backup Gas Heating for Pool Boilers			
	OP.6	Building Plant and Maintenance	550	Allowance - Includes Fire tanks and pumps, electrical and communications infrastructure, and mechanical services			Can be on level 1
		Total - Internal	1,310				
	OP.7	Maintenance Compound		Plant support areas, loading bays, etc. Requires external access. Haz Mat Area			
CP.1	Car Park		Bus bays Approx. 200 car bays				
	Total - External	-					

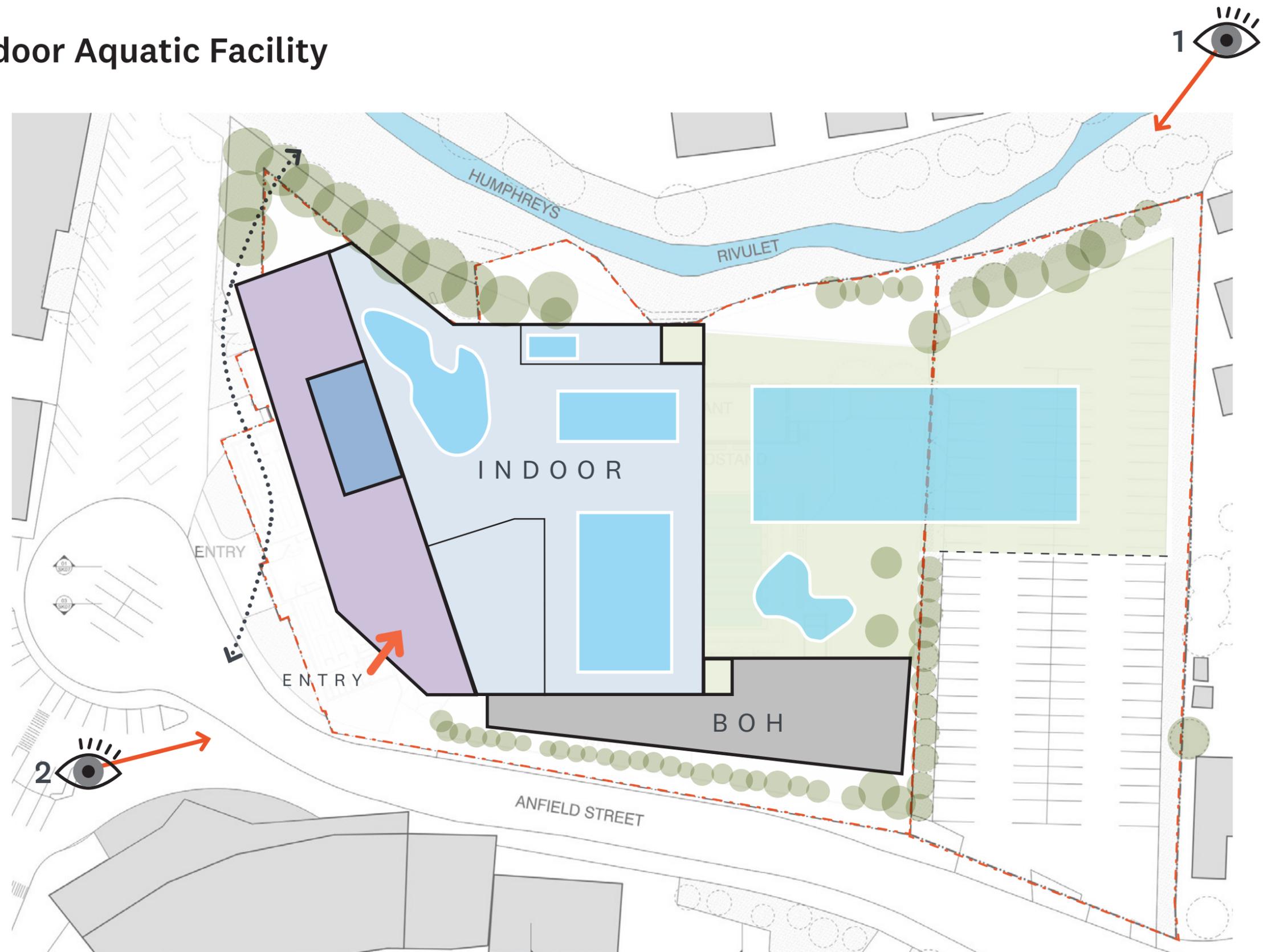
Option 4 - Larger Outdoor and Indoor Aquatic Facility

Planning Diagram

1. AERIAL VIEW - NORTH

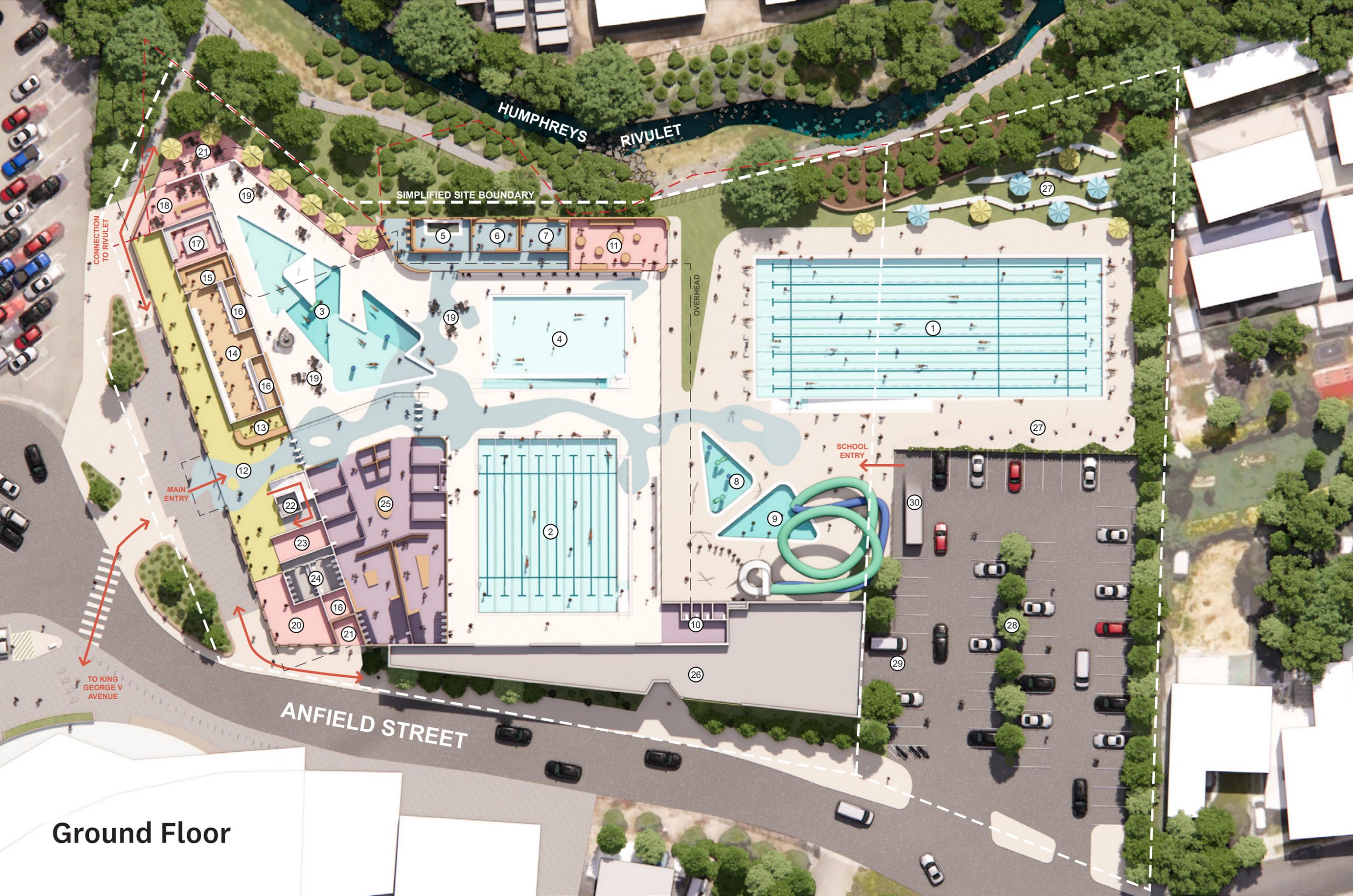


2. STREET VIEW - SOUTH





Planning and Design

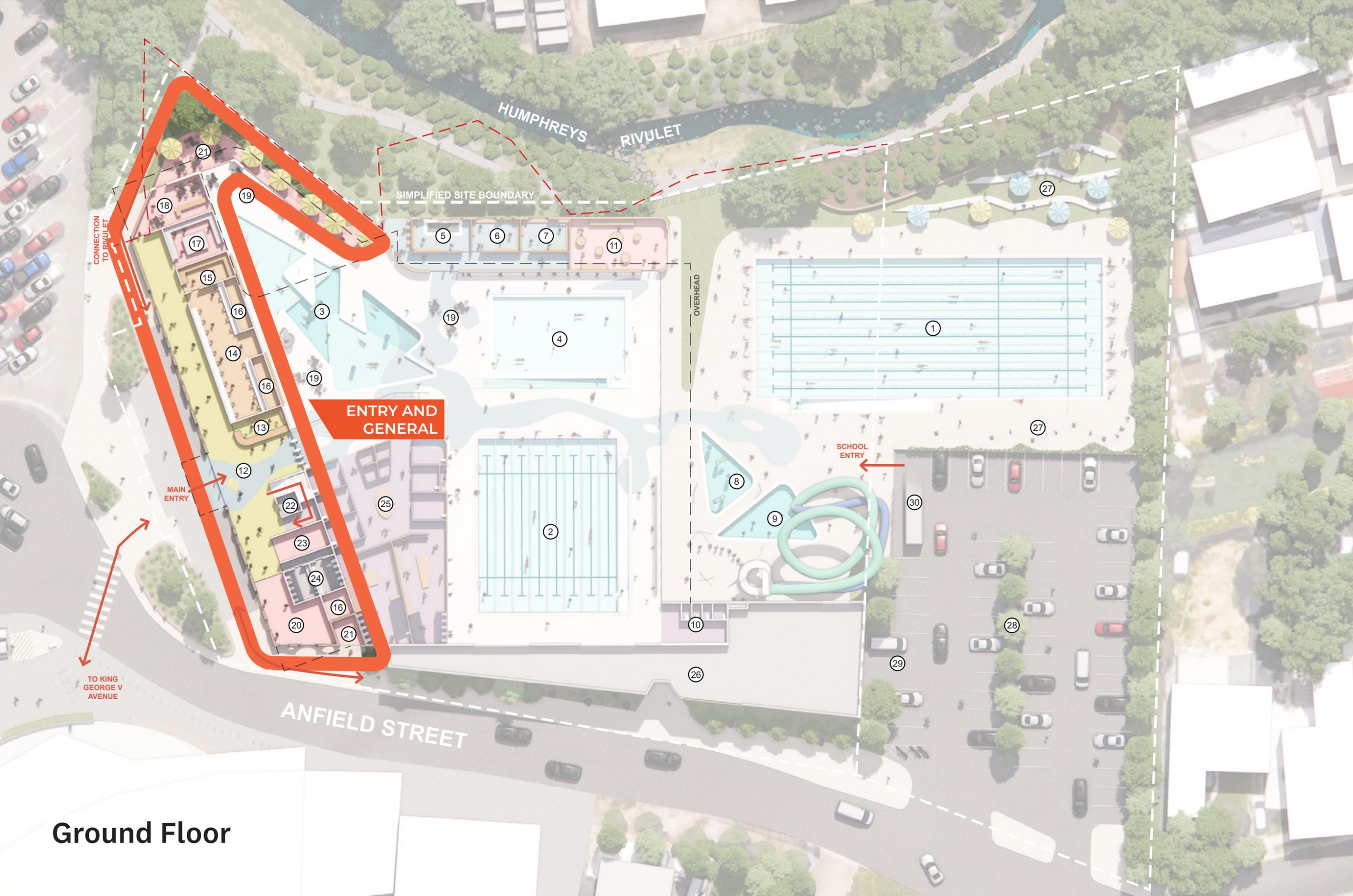


FLOOR PLAN LEGEND

- ① Outdoor 50-metre Pool
- ② Indoor 25-metre Pool
- ③ Leisure Pool
- ④ Learn to Swim Pool
- ⑤ Spa
- ⑥ Sauna
- ⑦ Steam Room
- ⑧ Outdoor Splashpad
- ⑨ Outdoor Leisure & Slide
- ⑩ Outdoor Change & Showers
- ⑪ Multi-Purpose Room
- ⑫ Foyer & Circulation
- ⑬ Reception
- ⑭ Administration
- ⑮ Staff Room & Kitchenette
- ⑯ Store
- ⑰ Cafe Kitchen
- ⑱ Cafe
- ⑲ Cafe Seating
- ⑳ Creche / Commercial
- ㉑ Commercial Outdoor
- ㉒ To First Level Health Club
- ㉓ Retail
- ㉔ Public Amenities
- ㉕ Change Village
- ㉖ Building Services
- ㉗ Terraced Seating
- ㉘ Carparking
- ㉙ Services Loading Bay
- ㉚ Bus Drop-Off Zone

Ground Floor

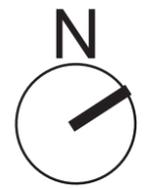


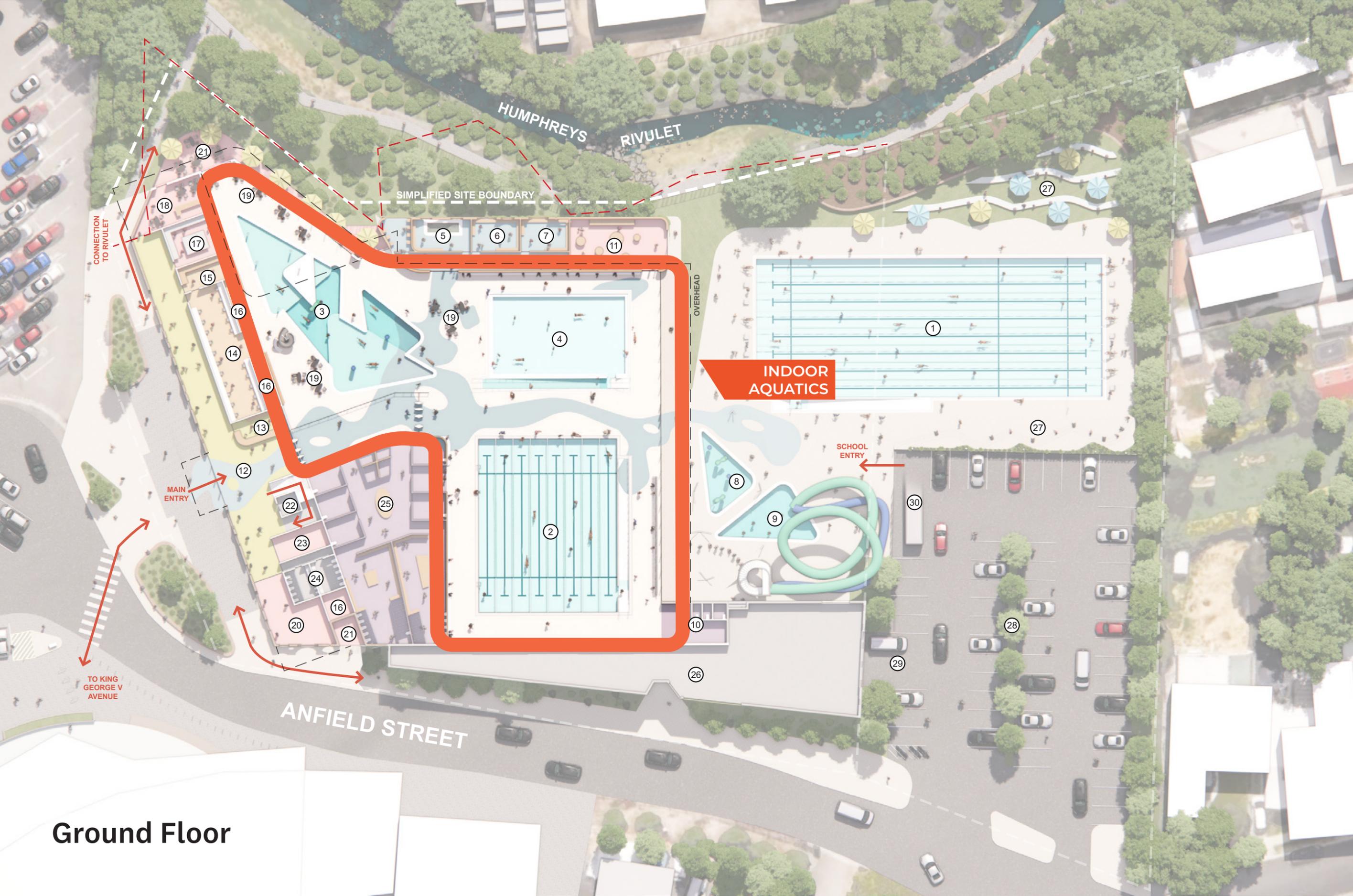


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Ground Floor



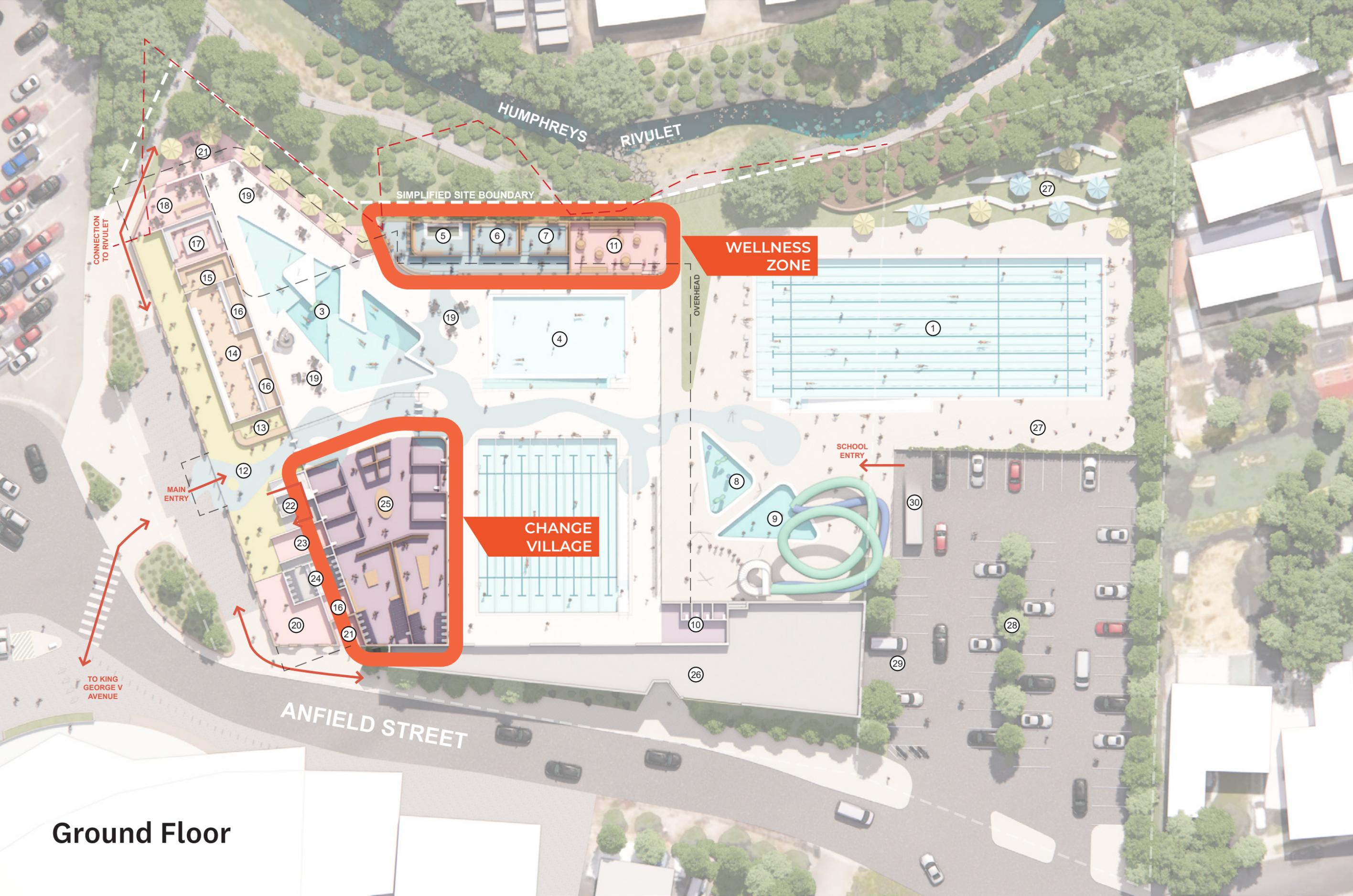


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Ground Floor



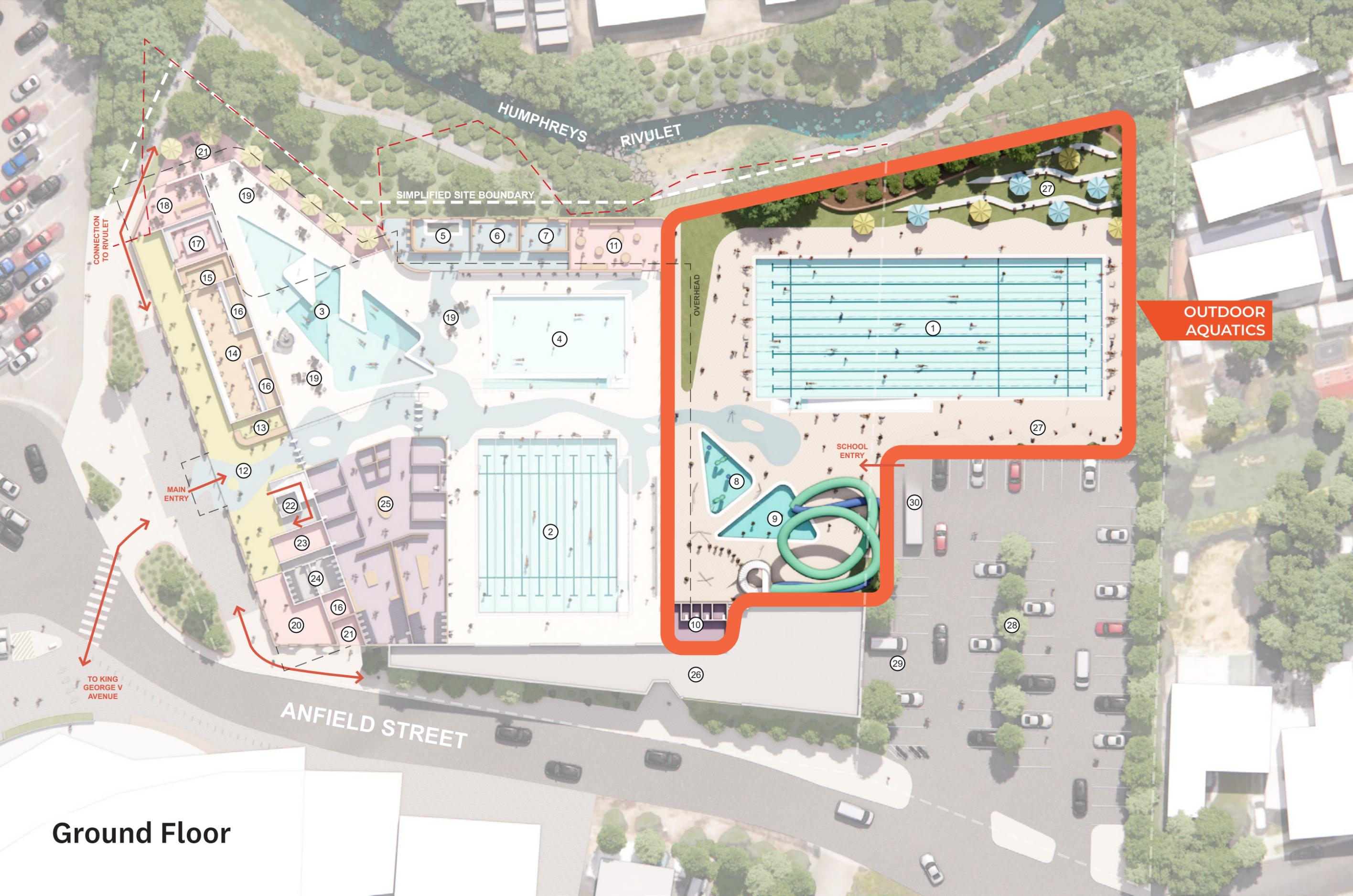


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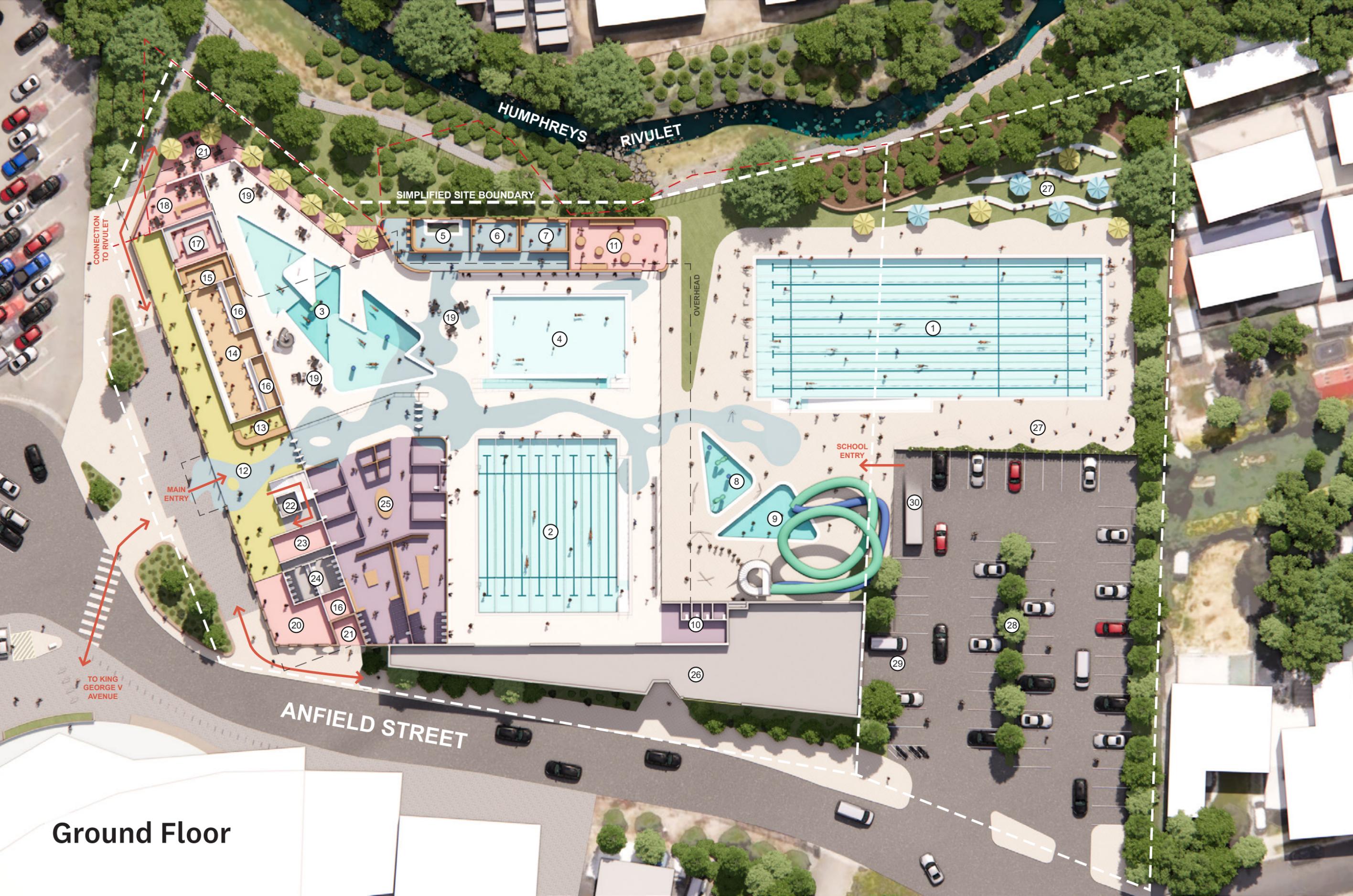


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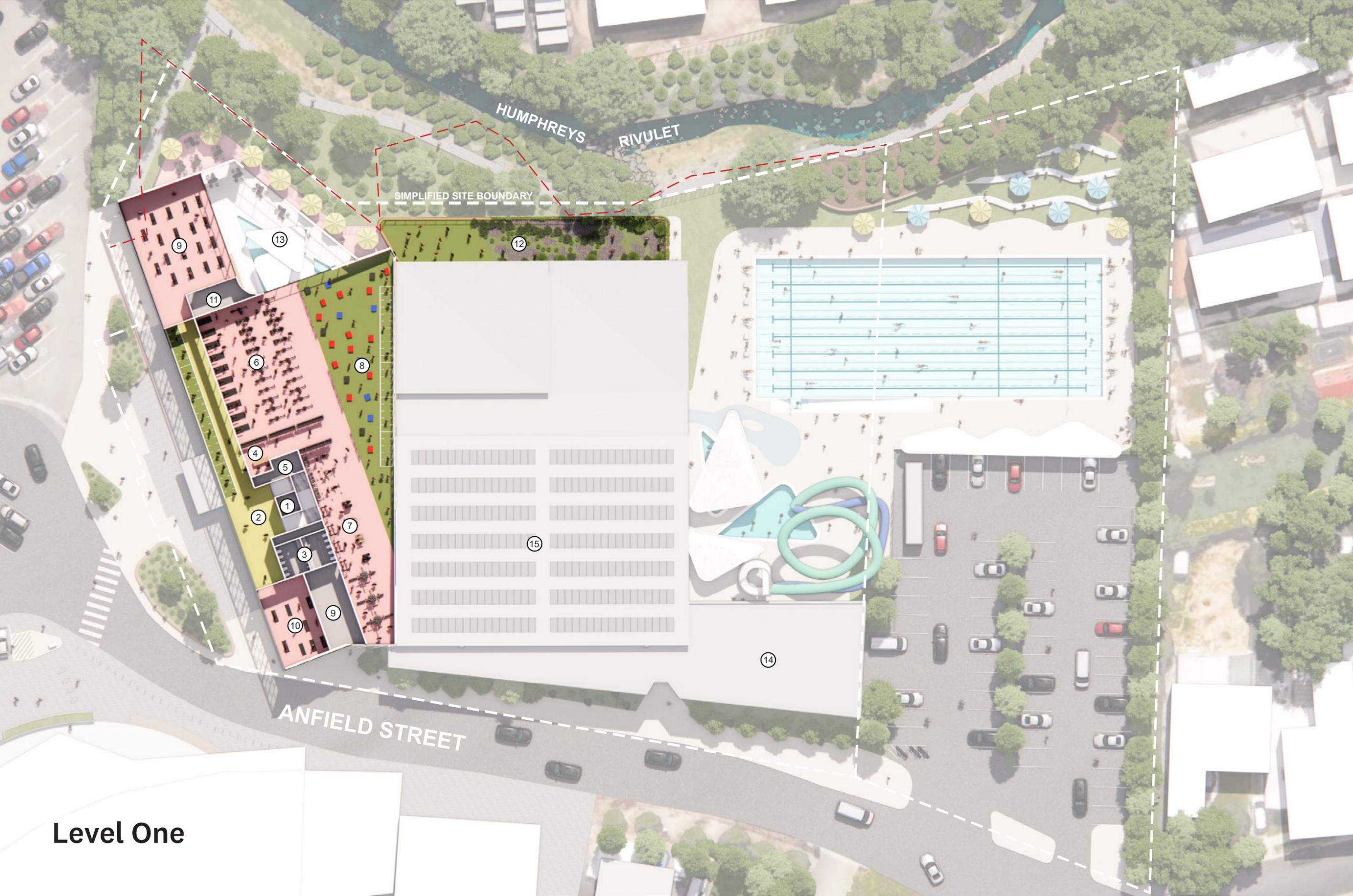


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Ground Floor





FLOOR PLAN LEGEND

- ① L1 Arrival
- ② Circulation
- ③ Public Amenities
- ④ Gym Reception
- ⑤ Gym Staff Office / Consult
- ⑥ Gymnasium - Cardio
- ⑦ Gymnasium - Weights
- ⑧ Gymnasium - Functional Training
- ⑨ Group Fitness Room 1
- ⑩ Group Fitness Room 2
- ⑪ Store
- ⑫ Balcony
- ⑬ Void - View to Ground Level
- ⑭ Building Services
- ⑮ Photovoltaic Array

Level One







**STRONG CONNECTION TO
HUMPHREY'S RIVULET**

The location of the pool directly adjacent Humphreys Rivulet is a reminder of the Country continuum that exists, connecting kunyani / Mt Wellington to timtumili minanya / River Derwent through waterways that flow from the Mountain to the River.

The building's low lying form, its 'carved' treatment and framed views of the outdoors and landscape enables the contextual embrace by its natural surrounds to be amplified.

Embedded within the Glenorchy neighbourhood and defined by the impressive presence of the natural environment - near and far, the project reinvents the Glenorchy War Memorial Pool - offering leisure and fitness facilities that propel the facility into a new age of wellbeing and social belonging.

The proposal will build upon the idea of its status as a memorial while being shaped by the local community. The intent is to explore how these two concepts underpin a relevant and meaningful outcome. This leads to a new spatial and ecological sensibility without erasing its connections to the past.



**STRONG CONNECTION TO
HUMPHREY'S RIVULET**





**BUILDING FORM CARVED FOR
VIEWS OF MT WELLINGTON**

**NEW LANDSCAPE AND
VIEWS TO RIVULET**

An architectural rendering of a swimming pool complex. In the foreground, a large outdoor pool with multiple lanes is filled with people swimming. A woman in a dark swimsuit is stepping onto a diving board. To the left, a green water slide curves down. In the background, a modern building with a white facade and large windows is visible. The sky is blue with light clouds, and mountains are in the distance. The overall scene is bright and sunny.

**BUILDING FORM CARVED FOR
VIEWS OF MT WELLINGTON**

**NEW LANDSCAPE AND
VIEWS TO RIVULET**

From an ecological point of view, porosity within and at the edges of the development will create connections with Humphreys Rivulet and amplify the important vistas that link the site to kunyani / Mt Wellington, timtumili minanya / the River Derwent through to Mt Direction, generating a unique identity, unlike any other place in the world.



WELLNESS



WELLNESS
ZONE

LEARN TO
SWIM

CHANGE
VILLAGE

INDOOR 25M
POOL

LEISURE
POOL

Activities located within the development will expand services that encourage social engagement, wellbeing, fitness, competitions, play, pool leisure while also providing a place to meet. The proposed buildings focus on bringing the outdoors in and will be informed by the original memorial purpose through heightening a sense of reflection and acknowledging therapeutic power of water (for healing and wellbeing). Its memorial presence invites both an introverted and monumental approach. From the perspective of the active participant, it places the swimmer, families, social and playful encounters and fitness gurus at the forefront.





The new Glenorchy Wall Memorial Pool will be shaped by the local community and its unique natural environment. The local community will feel it's their place - they belong.