



# CANTERBURY OLYMPIC ICE RINK PLAN OF MANAGEMENT

**The Ice-Skating Club of NSW Co-operative Limited**

**Address:** 17A Phillips Avenue, Canterbury NSW

**File:** Revision G – 26 February 2025

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## General

The Canterbury Olympic Ice Rink (COIR) provides inclusive and affordable skating facilities to the public, local schools, patrons with disabilities and competitive ice sports athletes.

COIR is located on community land adjacent to Tasker Park and Canterbury Leisure and Aquatic Centre. The site is owned by Canterbury Bankstown City Council.

This Plan of Management provides detail of the building operations to assist planners understand how the design meets the intent and scope of facility.

COIR is open from 5.30am-11.30pm, 7 days a week.

## Staffing

There are no changes proposed to the existing staffing levels as follows:

Area	Open	Close	Peak(s)	Staff Non-Peak	Staff Peak
Admin/Café	5:30AM	11:30PM	8:45 - 10:30 & 14:30 - 17:00	2	4
Ice Rink	5:30AM	11:30 PM	12:30 - 15:00 & 16:00 - 21:30	2	6
			<b>Total</b>	<b>4</b>	<b>10</b>

- 2-4 admin / support staff are in attendance during normal working hours including manager.
- 2-6 casual staff which include 1 skate hire, 1 ice official and 4 coaches depending on the session being held. eg. coffee club/playgroup.

‘Working with Children’ checks are required for staff or coaches interacting with minors.

# Canterbury Olympic Ice Rink Plan of Management

## Activities

Activities and attendees are not planned to change from existing use. These are:

Activity	Session/ Week	Attendees per Session
Public/Recreational skaters	10 -12	50 – 200
Learn to skate program	4 - 6	20
Playgroup (U6 lessons)	2	8-12
Inclusive skating program	1 on + 1 off-ice	10
Birthday Parties	4 – 6 / weekend	60
Coffee Club	2	10
Friday night disco	1	100 to 300
Sydney Figure Skating Club	18 – 20	40 – 50
Synchronized Skating	5 - 6	20
Canterbury Ice Hockey Club training	10	Team of 25 including coaches
Ice Hockey games	9	50 to 100 including teams, coaches, umpires and spectators
Sydney Arrows Speed Skating Club	4	20

## Weekly Timetable

An average timetable for a week is as follows. Note this will change depending on demand and season. There is a downtime of 15 mins between each activity while the ice is resurfaced. During this time patrons are asked to leave the facility before the next session commences.

The most intensive sessions are public sessions during the week in middle of the day, except for the Friday night disco.

	5.30- 7.30	7.45 - 9.45	10:00 - 12:00	12:15 - 1:15	1.30 - 3.30	3.45- 5.45	6.00 - 8.00	8.15 - 10.15	10:30 - 11.30
MON	FP	FP	Public	Public	LTS	Speed	Speed	Syn	Syn
TUES	FP	FP	LTS	Public	FP	HKJ-T	HKJ-T	HKS-T	HKS-T
WEDS	Speed	FP	Public	Public	FP	FP	HKJ-T	HKS-T	HKS-T
THURS	FP	FP	LTS	Public	FP	FP	Speed	HKS-T	HKS-T
FRI	FP	FP	Public	Public	FP	Syn	FP	Public	
SAT	FP	FP/LTS	LTS	HKJ-T	Public	Syn	HKS-G	HKS-G	HKS-G
SUN	Speed	HKJ-G	HKJ-G	Public	Syn	HKJ-G	HKS-G	HKS-G	HKS-G

Reference:

HKJ-T	Hockey junior training
HKS-T	Hockey senior training
HKJ-G	Hockey junior games
HKS-G	Hockey senior games

FP	Figure Skating
LTS	Learn to Skate
Syn	Synchronized Skating
Speed	Speed Skating/LTS

## **Multipurpose Room**

This multipurpose room area allows user groups, figure skating, hockey and speed skating, to get together outside of the cold rink environment for off-ice training, meetings, and warming up. These groups currently prepare around the ice rink, which was not suitable due to the cold conditions and space, or outside of the rink in the carpark.

Only one user group uses the facility at any one time to avoid conflicting activities on the ice. This will be during their scheduled activity time.

Outside of use the room remains locked and will be only available through bookings with Ice Rink management.

The use of the multipurpose room will therefore always be in association with the main use of the ice rink and its ancillary activities.

## **Kitchenette to the Multipurpose Room**

The upstairs kitchen is for tea/coffee service and not to cook or sell food to the public.

## **Amenities**

### Toilets

The existing facilities in the south-western corner of the building will be retained. These include 7 toilets (3 male, 4 female), 4 urinals, 6 showers (3 female/3 male), and one accessible toilet.

During a normal week the existing number of toilets is more than sufficient to cater to requirements.

Staff use the same toilets as public and do not require a separate area.

Additional toilets are available on level 1 and the accessible toilets on the west side of the rink.

### Change Rooms

The change rooms will address the needs of each of the ice sports disciplines; figure skating, ice hockey and speed skating (i.e. enables configuring changerooms by gender, youth vs adult skaters and teams e.g. synchronized skating teams and ice hockey teams comprise of 17-22 skaters).

Change rooms will also be used as 'Party Rooms' for children's birthday parties on the weekends. These parties are hosted by the Ice Rink and the rooms provide an off-ice warmer space for children to celebrate. Average party size is 8 to 10 children. Catering for parties is from the internal café, with orders placed prior to the event, and plates, cups, etc. provided. Other than cakes, no external food is to be brought into the ice rink.

A review of operational requirements has found that the only active participants that may use a shower are from ice hockey. Provision of a shower in each change room for use by ice hockey only will improve amenity. This is supported by the Canterbury Ice Hockey Club and like that provided in other ice rinks. No showers are required to be provided for other patrons such as recreational skaters or spectators.

The change rooms have storage within them that will contain the setup for parties (chairs, tables, etc.), hockey benches, as well as cleaning supplies. This storage is locked and for use only by Ice Rink management, not for storage of user group items.

The change room use is managed by Ice Rink management and remain locked outside of bookings.

### **Storage**

Mezzanine areas are used for equipment storage. There will also be storage for user groups under the grandstand. These areas are locked and managed by Ice Rink management.

Public lockers will be available around the ice rink for temporary use during a session or day.

### **Transport, Parking and Service Access**

The majority of skaters are children who either use public transport or are dropped off by parents/carers. Buses are used by school groups. There is an existing drop off and pick up zones in front of the entry.

The Ice Rink website will advise the pedestrian route to the location of Canterbury Railway Station and the future Canterbury Metro Station, which provides train/metro services along the Inner West & Leppington Line (T2), Bankstown Line (T3) and Metro South-West Line.

The site is also located close to several bus stops along Canterbury Road, with the closest situated on Wonga Street, with these bus services 415, 445, 487, and 491.

There is an existing council managed public carpark with 95 spaces which Council are expanding as part of the aquatic centre works including an overflow area.

There is an existing service bay at the front of the facility that is used for deliveries and rubbish collection directly related to the Ice Rink operations. Deliveries to this area are by smaller vans for short periods that would generally be outside peak times. This area and the front entry will have external lighting as per the existing arrangement.

The existing rear driveway will continue to be used to access the plantroom areas.

## Seating

No record currently exists that show the maximum capacity of the centre.

Overall, the grandstand seating numbers will not increase and therefore there is no intensification of the use.

The new seated area will consolidate seating into one area of 3 rows of 39m + 3 rows of 43.5m being a total of **249m**. This is less seating area than existing however the consolidation of seating will provide improved accessibility.

There is existing seating of a total length of **354m**. This consists of:

- West Side: three rows of seating along the 60m rink length being 171m total.
- East Side: 183m of seating in separate stands of
  - 4 rows of 18m (72m)
  - 8 rows of 4m (32m)
  - 7 rows of 11.3m (79m)



*Photo 1 Existing West Side Seating*



*Photo 2 - Existing East Side Seating*



*Photo 3 - Existing East Side Seating*



*Photo 4 - Existing East Side Seating*

## **Accessibility**

The building is to be upgraded to meet current standards in accessibility, including a new lift and a platform lift for wheelchair bound spectators. An accessibility review report will be prepared by an accredited consultant to ensure that ingress and egress,

paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines.

The upgraded facility will be designed to ensure accessibility for inclusive skaters and audiences so that skaters of all ages and abilities can hire skates, and navigate safely to, and within, the ice rink with the potential for wheelchair bound skaters experience the ease and joy of movement ice provides as well as watch from the grandstand and upper areas.

### **Ice Rink and Equipment**

The existing ice rink will remain in its existing location with a new concrete surface to the ice surface (60m x 30m to retain Olympic-sized ice) which will provide a quality and reliable surface reducing the ongoing maintenance costs to maintain the ice sheet. Operating and energy costs will also be reduced because the concrete bed will shift power consumption from peak to off peak as ice floor can be super chilled overnight.

The existing 3 storey brick structure containing air-conditioning and ice making plant located in the south-east corner of the building will be retained.

### **Sustainability**

The redeveloped building will be designed for the latest National Construction Code requirements and included a new building envelope and features to minimise energy use. Future allowance will be made for a 200kW solar photovoltaic system to be installed across the whole of the roof to generate renewable energy and reduce the reliance on grid electricity.

The current refrigeration plant has ample spare capacity. As such, the proposed strategy is for the new mechanical plant to utilize this excess capacity. As the existing refrigeration plant operates in an on/off cycle, it is proposed that two new buffer tanks be installed. These tanks, one for hot glycol and one for cold glycol, will ensure stable heating and cooling operations even when the refrigeration plant cycles on and off throughout the day. The cold glycol buffer tank will supply new Air Handling Units (AHUs) and Fan Coil Units (FCUs) with conditioned air, whilst the hot glycol tank will ensure a continuous supply for the ice melt pit, under-rink heating, and ice resurfacing water.

To reduce water demand from potable water source, water efficient sanitary fixtures with the following WELS rating will be considered where feasible.



### **Safety and Security**

CCTV surveillance cameras will be installed within the premises and outside of the premises at all exits. Staff will ensure that the behaviour of staff and patrons when entering or leaving the premises will minimise disturbance to the neighbourhood.

Signage will be erected at the exits and entries of the building providing advice to patrons to maintain quiet and order when leaving and entering the premises. If queuing outside the premises is to occur, staff will ensure that queuing is controlled in a manner that will ensure that the footpath will not be unreasonably impeded.

Each staff member will receive training, including the emergency and evacuation procedures in accordance with the relevant Australian Standard

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**Alex Allan**

Director, The Ice-Skating Club of NSW Co-operative Limited

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