
2. CONSIDERATION OF ANNUAL GENERAL MEETING MOTIONS RE: GLENORCHY WAR MEMORIAL POOL

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Qualified Person: Director Infrastructure and Development (Emilio Reale)

ECM File Reference: Glenorchy War Memorial Pool

Community Plan Reference:

Leading our Community

The communities of Glenorchy will be confident that Council manages the community's assets soundly for the long-term benefit of the community.

Strategic Plan Reference:

Leading our Community

Objective Govern in the best interests of our community.

Strategy Manage the City's assets soundly for the long term benefit of the Community

Objective Prioritise resources to achieve our communities' goals.

Strategy Deploy the Council's resources effectively to deliver value.

Annual Plan Reference:

Valuing our environment

Action Investigate the future of the Glenorchy War Memorial Pool, including redevelopment or alternative options that promote the community's health and wellbeing.

Reporting Brief:

To consider a range of motions adopted by the majority of electors present at the Annual General Meeting (AGM) on 4 December 2023 relating to the Glenorchy War Memorial Pool (Glenorchy Pool).

Proposal in Detail:

Background

A range of motions were adopted by the majority of electors present at the Annual General Meeting (AGM) on 4 December 2023 relating to the Glenorchy War Memorial Pool (Glenorchy Pool).

Requirement to consider AGM motions at next Council meeting

Under s. 72B(6) of the *Local Government Act 1993*, a motion passed at an Annual General Meeting is required to be considered at the next meeting of the Council.

Glenorchy Pool

The Glenorchy Pool located at Anfield Street Glenorchy has been operating since 1963. Originally operated directly by Glenorchy City Council, in more recent years its operation has been contracted to sporting and leisure professionals; most recently to Belgravia Leisure and prior to that to the YMCA. As the pool is an outdoor facility, it operates for the warmer six months of the year - October to March (the pool season).

Commercial pools of this era typically have a usable life of approximately 40 to 50 years and the Glenorchy Pool is now 60 years old. In recent years, several issues relating to structural integrity, water loss, maintenance and general condition of the pool facilities have become apparent. Therefore, a detailed pool inspection and full audit of the pool was commissioned by Glenorchy City Council and carried out by aquatic centre and asset specialists, Lacus Consulting and Know-Ledge Asset Management Services. Copies of these reports were provided to the open Council Meeting of July 2023 and are also available on Council's website.

The detailed condition assessment revealed that the Glenorchy Pool facilities have reached a condition and age that presents significant health and safety risks. The specialist advice also made clear that the works required to remove these risks would take more than 12 months to complete.

Therefore, on 4 July 2023, the General Manager made the decision, in his capacity as "person controlling the business or undertaking (PCBU)" under the *Work Health and Safety Act 2012*, that the Glenorchy Pool not reopen for the pool season and that the pool remain closed until further notice.

Prior to the decision not to reopen the pool, Council had lodged funding request submissions for Federal and State funding to redevelop the pool. Since that time Council has continued to seek funding from the State and Federal Governments for a redeveloped site. State Government funding was recently received for \$200,000 to undertake a study on the best long-term options for the pool site. The brief includes consideration of a redeveloped pool facility, cost benefit analysis of options, and comprehensive community and stakeholder consultation. This study is in accordance with the Annual Plan Action 5.2.3.6 - *Investigate the future of the Glenorchy War Memorial Pool, including redevelopment or alternative options that promote the community's health and wellbeing.*

AGM Motions relating to the Glenorchy Pool

At the Council AGM on 4 December 2023, a range of motions relating to the Glenorchy Pool were passed by the majority of electors:

Motion - Angela Strk/Tracey Smith - Glenorchy War Memorial Pool

That Council:

1. *TAKE necessary action to preserve the structural integrity of the current pool shell so that, if obtaining funding for a redeveloped pool failed, repair might be the best option for the current pool.*

Officer advice:

Council has received professional and independent expert advice that a large investment would be required to repair the current facility (\$1.35M to \$5.13M) which would only provide approximately five more years of life to the pool due to the age of the asset (60 years old). There would also be an increase in year-on-year maintenance expenses if the pool was repaired.

Council has also been advised that the pool would need to remain closed for at least two seasons whilst these works are undertaken. Repairing the facility presents a financially unsustainable option and would leave Council and the community in the same predicament in five years' time.

All infrastructure assets have a service life and even with ongoing maintenance at some point they will need to be renewed. Council is therefore focusing its attention on redevelopment, rather than repair.

Council has considered options for the pool shell repair versus the renewal of the shell and weighed up the pros and cons of these options. As all other associated assets such as change rooms, concourse, grandstand, filter system, and water slide are in need of upgrade and replacement, it would not be an economically sound decision to renew all other facilities and leave the pool shell in place. The current pool shell does not meet standards for accessible access or sun protection requirements and leaks 35,000 litres of water daily. If all other assets were replaced except the pool shell the pool would need to be closed for several seasons to complete this work. Then, if a repaired shell lasted another 5 years as predicted, the pool would need to close again for several seasons to allow for the shell replacement. Council considers that the risk in preserving the 60 year old concrete structure is not acceptable.

The pool has been emptied because leaving the pool full at this stage presents unnecessary health, safety, and environmental risks.

Council has recently undertaken an open tender process to seek suitable consultants to explore all options for a pool redevelopment, or other options for the site, and to undertake a comprehensive community and stakeholder engagement process relating to the site.

Officer recommendation:

To ensure that the whole community can engage and have a say in the pool redevelopment or alternative options for the site, Council is focused on completing the pool site redevelopment consultation. This includes the undertaking substantial community and stakeholder engagement before committing the community to any significant investment required to redevelop and maintain a new a facility. On this basis, officers recommend not supporting this motion.

Motion – Natalie Larter on behalf of Sally Hill /Nicole Vout - Glenorchy War Memorial Pool

That Council:

1. *DEFER a decision on awarding the consultancy tender (which excludes the option to repair/maintain existing pool) in order to 'explore all options'.*
2. *ORGANISE further investigation and analysis of the main pool shell structure to extrapolate the expected life remaining of the current pool shell as recommended in the Lacus Report.*
3. *INVESTIGATE the option of borrowing water from Clarence Pool which is required to be emptied for 'critical maintenance' to help maintain integrity of the Glenorchy War Memorial Pool shell as the Lacus report advises an empty pool shell will damage/destroy the pool.*
4. *UNDERTAKE the urgent repairs in the Lacus Report, to enable the re-opening of the Glenorchy War Memorial Pool for the community.*

Officer advice:

Council has awarded contract 953 - investigation into pool redevelopment and alternative options 2a Anfield Street Glenorchy as instructed by the General Manger.

As detailed in response to the previous motion, Council has considered options for the pool shell repair versus the renewal of the shell and weighed up the pros and cons of these options. Council has received expert advice that a large investment would be required to repair the current facility (\$1.35M to \$5.13M) which would only provide approximately five more years of life to the pool due to the age of the asset (60 years old). There would also be an increase in year-on-year maintenance expenses if the pool was repaired. Council considers that the risk in preserving the 60 year old concrete structure is not acceptable.

With regards to “borrowing water from Clarence Pool”, this is not a suitable option due to the:

- financial and environmental costs associated with transporting the water.
- lack of transport options to move the water safely from one site to another.
- ready availability of safe water supply already at the Glenorchy Pool.

Water availability is not an issue. It is the age and condition of the facility that is that is the problem. All infrastructure assets have a service life and even with ongoing maintenance at some point they will need to be renewed. Council is therefore focusing its attention on redevelopment, rather than repair.

Council has recently undertaken an open tender process to seek suitable consultants to explore all options for a pool redevelopment, or other options for the site, and to

undertake a comprehensive community and stakeholder engagement process relating to the site.

Officer recommendation:

To ensure that the whole community can engage and have a say in the pool redevelopment or alternative options for the site, Council is focused on completing the pool site redevelopment consultation. This includes undertaking substantial community and stakeholder engagement before committing the community to any significant investment required to redevelop and maintain a new a facility. On this basis, officers recommend not supporting this motion.

Motion – Mala Crew/Nicole Vout - Glenorchy War Memorial Pool

That Council:

1. *INCLUDE information on the Pool to be highlighted in our Future Directions survey 2024-25 or that Council hold a referendum in this regard.*

Officer advice:

The Future Directions survey (and associated quick poll) has been open for several months and closed on 15 December. Given the closing date timing it is not viable to add an additional question at this stage. However, the survey does provide options for people to reference the pool or any other asset/program/service that they would like to see prioritised.

With regard to a referendum, or in Local Government terms an elector poll, the relevant information to request an elector poll is in the *Local Government Act 1993*.

Council would need to consider whether it would be beneficial to hold an elector poll of its own accord. Council would need to consider that it would be expensive (independent estimate \$200,000) and, may not be a good use of public money, because:

- The outcome would be non-binding on Council.
- Council is already consulting with the community in relation to the pool.
- Council has initiated a project to investigate pool redevelopment and alternative options for the site at 2A Anfield Street and this project will involve extensive community and stakeholder engagement.

Officer recommendation:

To ensure that the whole community can engage and have a say in the pool redevelopment or alternative options for the site, Council is focused on completing the pool site redevelopment consultation. This includes undertaking substantial

community and stakeholder engagement before committing the community to any significant investment required to redevelop and maintain a new facility. On this basis, officers recommend not supporting this motion.

Motion – Janiece Bryan/Leeanne Rose - Glenorchy War Memorial Pool

That Council:

1. *REVIEW its current decision in relation to the closure of the Glenorchy War Memorial Pool at the end of the Belgravia Contract applicable from 10 September 2020 to 9th September 2022. The Contract included an option for extension (Annual Report 2020-21 Page 59).*
2. *RESOLVE to carry out the four urgent repairs as detailed in the Lacus Report using funds from the DEC sale as promised for Community Projects.*
3. *RESOLVE to continue the project to scope a more substantial review of the pool including a chemical analysis of the pool shell and concrete to accurately determine the life expectancy of the pool.*
4. *RESOLVE to undertake a review of the pool's wide-ranging health and social benefits to the whole population in this municipality and southern Tasmania and the impact the closure of the pool is having on the community without local access to water-based recreation.*
5. *RESOLVE to develop and implement plans and strategies to continue to provide a public pool at this site in Glenorchy to cater for the long-term requirement for water-based recreation whilst leaving the pool operating.*
6. *RESOLVE to formulate and submit well-researched, comprehensive applications for State and Federal funding including input from state and federal Departments of Health and other 'learn to swim' supportive persons and organisations such as Shane Gould AM MBE, Swim Australia, Royal Life Saving Australia etc.*

Officer advice:

In recent years, several issues relating to structural integrity of the pool including, water loss, maintenance and general safety conditions of the pool facilities became increasingly apparent. Therefore, a detailed pool inspection and full audit of the pool was commissioned by Glenorchy City Council and carried out by aquatic centre and asset specialists, Lacus Consulting and Know-Ledge Asset Management Services.

The detailed condition assessment revealed that the Glenorchy Pool facilities have reached a condition and age that presents significant health and safety risks. Therefore, on 4 July 2023, the General Manager made the decision, in his capacity as "person controlling the business or undertaking (PCBU)" under the *Work Health and Safety Act 2012*, that the Glenorchy Pool not reopen for the pool season and that the pool remain closed until further notice.

The contract for the operation of the Glenorchy pool between Council and Belgravia included a clause that allows the contract to be terminated under a range of circumstances, including if the facility is unfit for purpose or unsafe to operate.

All infrastructure assets have a service life and even with ongoing maintenance at some point they will need to be renewed. Council is therefore focusing its attention on redevelopment, rather than repair.

Council has considered options for the pool shell repair versus the renewal of the shell and weighed up the pros and cons of these options. As all other associated assets such as change rooms, concourse, grandstand, filter system, water slide are in need of upgrade and replacement, it would not be an economically sound decision to renew all other facilities and leave the pool shell in place. The current pool shell does not meet standards for accessible access or sun protection requirements and leaks 35,000 litres of water daily. If all other assets were replaced except the pool shell the pool would need to be closed for a number of seasons to complete this work, and then if the shell only lasted another 5 years the pool would need to close again for several seasons to allow for the shell replacement. Council considers that the risk in preserving the 60 year old concrete structure is not acceptable. Allocating Council funds from the DEC reserve or any other account will not change the economic life or return on investment ratios.

The pool has been emptied because leaving the pool full at this stage presents unnecessary health, safety, and environmental risks.

Council has received expert advice that a large investment would be required to repair the current facility (\$1.35M to \$5.13M) which would only provide approximately five more years of life to the pool due to the age of the asset (60 years old). There would also be an increase in year-on-year maintenance expenses if the pool was repaired.

Council has also been advised that the pool would need to remain closed for two seasons whilst these works are undertaken. Repairing the facility presents a financially unsustainable option and would leave Council and the community in the same predicament in five years' time.

Council is commissioning a study of long-term options for the pool site, which includes consideration of a redeveloped pool facility, and will include comprehensive community and stakeholder consultation. The study will also provide concept plans, cost-benefit analysis of options, and consideration of various funding models and grant opportunities. Council will be undertaking extensive consultation with the community to help understand community needs and will collect feedback from all interested parties including Dr Shane Gould AM MBE, Swim Australia, Royal Life Saving Australia etc.

Officer recommendation:

To ensure that the whole community can engage and have a say in the pool redevelopment or alternative options for the site, Council is focused on completing the pool site redevelopment consultation. This includes the undertaking substantial community and stakeholder engagement before committing the community to any significant investment required to redevelop and maintain a new a facility. On this basis, officers recommend not supporting this motion.

Consultations:

Executive Leadership Team
Property Assets Coordinator
Recreation and Environment Coordinator
Manager Assets Engineering and Design

Human Resource / Financial and Risk Management Implications:

Council has received a State Government Grant of \$200,000 to undertake the study on the future of the pool site.

Officers will support this work as part of their normal duties.

Community Consultation and Public Relations Implications:

The study of long-term options for the pool site will include comprehensive community and stakeholder consultation which is a significant requirement in the pool redevelopment or alternative options consultancy tender that Council has initiated.

Recommendation:

That Council:

1. RECEIVE and NOTE the following Motions passed by a majority of electors at the Annual General Meeting on 4 December 2023 from the following electors:

- a. Angela Strk/Tracey Smith:

Council takes necessary action to preserve the structural integrity of the current pool shell so that, if obtaining funding for a redeveloped pool failed, repair might be the best option for the current pool.

- b. Natalie Larter on behalf of Sally Hill/Nicole Vout

That Council:

1. *DEFER a decision on awarding the consultancy tender (which excludes the option to repair/maintain existing pool) in order to 'explore all options'.*
2. *ORGANISE further investigation and analysis of the main pool shell structure to extrapolate the expected life remaining of the current pool shell as recommended in the Lacus Report.*
3. *INVESTIGATE the option of borrowing water from Clarence Pool which is required to be emptied for 'critical maintenance' to help maintain integrity of the Glenorchy War Memorial Pool shell as the Lacus report advises an empty pool shell will damage/destroy the pool.*
4. *UNDERTAKE the urgent repairs in the Lacus Report, to enable the re-opening of the Glenorchy War Memorial Pool for the community.*

- c. Marla Crew/Nicole Vout

Council INCLUDE information on the Pool to be highlighted in our Future Directions survey 2024-25 or that Council hold a referendum in this regard.

- d. Janiece Bryan/Leeanne Rose

That Council:

1. *REVIEW its current decision in relation to the closure of the Glenorchy War Memorial Pool at the end of the Belgravia Contract applicable from 10 September 2020 to 9th September 2022. The Contract included an option for extension (Annual Report 2020-21 Page 59).*
 2. *RESOLVE to carry out the four urgent repairs as detailed in the Lacus Report using funds from the DEC sale as promised for Community Projects.*
 3. *RESOLVE to continue the project to scope a more substantial review of the pool including a chemical analysis of the pool shell and concrete to accurately determine the life expectancy of the pool.*
 4. *RESOLVE to undertake a review of the pool's wide-ranging health and social benefits to the whole population in this municipality and southern Tasmania and the impact the closure of the pool is having on the community without local access to water-based recreation.*
 5. *RESOLVE to develop and implement plans and strategies to continue to provide a public pool at this site in Glenorchy to cater for the long-term requirement for water-based recreation whilst leaving the pool operating.*
 6. *RESOLVE to formulate and submit well-researched, comprehensive applications for State and Federal funding including input from state and federal Departments of Health and other 'learn to swim' supportive persons and organisations such as Shane Gould AM MBE, Swim Australia, Royal Life Saving Australia etc.*
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2. After due consideration, NOT SUPPORT the motions and focus on progressing contract 953 - investigation into pool redevelopment and alternative options 2a Anfield Street Glenorchy, to ensure that the whole community can engage and have a say in the pool redevelopment or alternative options for the site.

Attachments/Annexures

Nil.