
2. GLENORCHY WAR MEMORIAL POOL STATUS UPDATE

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ECM File Reference: 2A Anfield Street

Community Plan Reference:

Community Plan 2015-2040

Our community's goals

Making lives better

Our social, recreational and cultural facilities, events and experiences will attract and retain people in Glenorchy to share our wonderful way of life.

Strategic or Annual Plan Reference:

Annual Plan 2023/4 to 2026/7

Leading our community

Action 4.2.1.2 Manage Council's property, parks and recreation infrastructure and facilities sustainably for the benefit of the community by implementing asset management plans that maintain or replace facilities as they reach the end of their useful lives.

Action 4.2.2.3 Investigate options and advocate for pool upgrades, redevelopment or alternative options that promote the community's health and wellbeing.

Action 4.2.4.1 Implement the WHS Development Framework to support staff in delivering services in a safe workplace that complies with workplace health and safety obligations.

Valuing our environment

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.

Reporting Brief:

To update Council on advocacy activities relating to the Glenorchy War Memorial Pool and the investigation of pool redevelopment and alternative options at 2A Anfield Street, Glenorchy consistent with actions 4.2.2.3 and 5.2.3.6 in the Annual Plan adopted by Council on 26 June 2023.

Proposal in Detail:

Council, at its meeting on 31 July 2023, received a report about the closure for the foreseeable future of the Glenorchy War Memorial Pool ("the Pool") as a result of a range of safety issues. A copy of that report is at **Attachment 1**.

At that meeting, Council resolved as follows:

That Council:

1. *NOTE the General Manager's decision, on 4 July 2023, in his capacity as "person controlling the business or undertaking (PCBU)" under the Work Health and Safety Act 2012, that the Glenorchy War Memorial Pool not reopen for the coming pool season and that the pool remain closed until further notice due to unacceptable risks to the health and safety of pool users, staff and contractors.*
2. *RECEIVE and NOTE this report and the attached reports of a detailed pool inspection and full audit of the Pool recently carried out by aquatic centre and asset specialists, Lacus Consulting and Know-Ledge Asset Management Services setting out the unacceptable risks to health and safety associated with the Pool (Attachments 1 & 2).*
3. *ENDORSE continued consultation with State and Federal Governments on potential funding opportunities for the future redevelopment of the site.*
4. *PROVIDE progress reports on the status of investigations into the site's future.*

The officers' report attached reports of a detailed pool inspection and full audit of the Pool recently carried out by aquatic centre and asset specialists, Lacus Consulting and Know-Ledge Asset Management Services setting out the unacceptable risks to health and safety associated with the Pool.

The Glenorchy Pool is now 60 years old. Aquatic facilities have an expected life of 40 years. The Pool is at end of life. The facility has stayed operational for 20 years longer than its expected life and can no longer be maintained by maintenance and upgrades.

The report noted the Pool remains closed for safety reasons for the foreseeable future after an expert report highlighted a range of problems with the facility:

- structural issues with the concrete grandstand.
- an urgent requirement for the electrical switchboard to be upgraded and replaced;
- major works for the chemical dosing and filtration area;
- structural issues with the water slide;
- trip, slips and fall hazards in the concourse that need repairs; and
- a complete refurbishment of toilets and changeroom areas needed to meet current child safety requirements, privacy and accessibility (DDA compliance) standards.
- faults in the pool shell which is causing the pool to leak (approx. 35,000 litres per day);

Based on expert advice, Council officers canvassed a range of options including complete redevelopment, permanent closure, 'business as usual', carrying out extensive repairs and making arrangements with other aquatic facilities.

Officer advice in the report was that Council focus its attention on Option 4 - Replace with a new facility, and/or Option 5 - Close the pool permanently.

At the meeting, Council endorsed continued consultation with State and Federal Governments on potential funding opportunities for the future redevelopment of the site and sought regular progress reports to Council on the status of investigations into the site's future.

This is the first of those reports.

Pool Advocacy

Council has undertaken extensive advocacy with State and Federal political representatives both before and after the Pool's current period of closure.

In response to the question on notice on this agenda from Alderman Yaxley, the details of this advocacy are set out for transparency reasons below

Date	Event	Attachment No.
11 February 2022	Letter to Andrew Wilkie MP seeking support for the upcoming Federal Election and budget.	2
11 February 2022	Letter to Premier Peter Gutwein seeking support in the upcoming State Budget process. NB: The Investment Prospectus was the same document which was sent to Andrew Wilkie MP.	3
14 April 2022	Letter to Andrew Giles MP Shadow Minister for Cities and Urban Infrastructure – seeking support prior to the 2022 Federal Election.	4
25 January 2023	Letter to The Hon Dr Jim Chalmers in relation to the Federal Budget submission re the Glenorchy Pool.	5
1 February 2023	Email to Andrew Wilkie MP with attached correspondence to The Hon Dr Jim Chalmers in relation to the Federal Budget submission re the Glenorchy Pool.	6
14 March 2023	Letter from Senator Carol Brown acknowledging letter to the Hon Dr Jim Chalmers – offer to meet to discuss submission.	7
30 April 2023	Letter from Andrew Wilkie to acknowledge correspondence and support the Federal Budget submission.	8
11 July 2023	Email and Media Release to Senator Carol Brown re opportunity to meet and discuss the Glenorchy Pool	9
11 July 2023	Email and Media Release to Minister Nic Street	10
19 July 2023	Mayor and GM met with State Minister for Sport and Recreation and Local Government, the Hon. Nic Street	-
27 July 2023	Letter from State Minister Nic Street – response to request for funding – further discussions offered.	11
28 July 2023	Mayor and GM met with Federal Assistant Minister for Infrastructure Senator Carol Brown	-
3 August 2023	Letter to Federal Minister Catherine King – request for funding consideration	12
21 August 2023	Mayor and GM met with Federal Independent Member for Clark Andrew Wilkie MP	-
1 September 2023	Mayor and GM to meet with Shadow State Minister for Sport, Josh Willie MLC	-

Update on Investigation of Pool Redevelopment and Alternative Options

Here is an update on officer investigation of pool redevelopment or alternative options to give effect to the following actions required of officers under the Annual Plan adopted by Council on 26 June 2023:

Action 4.2.2.3 Investigate options and advocate for pool upgrades, redevelopment or alternative options that promote the community's health and wellbeing.

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.

Council's past and current advocacy in relation to the Pool is hindered by a lack of information as to the design options for a replacement aquatic or other recreational facility, the costs and benefits of those options and an understanding of the consequences for Council and the community of funding those options for the whole of a new facility's life.

Given the substantial capital investment required for aquatic facilities or other recreational facilities, a design concept and cost-benefit analysis are a minimum expectation of governments when receiving funding requests.

This is the next piece of work that Council needs to carry out.

A project outline for Investigation of Pool Redevelopment and Alternative Options at 2A Anfield Street is [Attachment 13](#).

Key elements of the project proposal are:

- Development of objectives for the site in consultation with the community and stakeholders
- Development of the selection criteria in consultation with the community and stakeholders
- Generation of aquatic facility options in consultation with the community and stakeholders
- Preparation of concept designs for shortlisted options
- Preparation of whole of life strategic costs and benefits including capital and operating costs and site preparation.
- Exploration of funding options

There are five benefits of this project:

1. It will involve the community and stakeholders in the process of exploring the future of the site.
2. It will generate and explore options to get the best overall recreational outcome for the site.

3. It will enable better informed advocacy and decision-making about future pool and other recreational facility options.
4. It will ensure that the whole of life costs and benefits for Council and the community of different options are clearly understood.
5. It will result in development of schematic designs and strategic costs and benefits for future site use and development options to assist funding applications and design development.

Council officers will now operationally proceed to project planning, procurement and implementation of this project to give effect to the Annual Plan actions required by Council. Regular status reports will be provided to Council on its progress.

Consultations:

State and Federal members of parliament as set out in this report.

Council workshops on 3 July 2023 & 21 August 2023

Executive Leadership Team

Manager Property, Environment and Waste

Human Resource / Financial and Risk Management Implications:

Financial

The project will be undertaken using operational savings resulting from the current period of pool closure, within the General Manager's delegation.

While the cost of the project has been internally estimated, it has yet to proceed to competitive procurement to confirm those costs against market.

Human resources

The project will be let as a consultancy and project-managed within existing staff resources.

Risk management

The following risks have been identified as part of Council's Enterprise Risk Identification, Assessment and Analysis Process:

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation				
Risk of continued criticism and misinformation from some sectors of the community about the continuing closure of the Pool and prolonged lack of certainty about the future of the facility.	C4 Major	L3 Possible	High (12)	Transparent release of advocacy information. Work to engage the community and stakeholders in investigating pool redevelopment and other options.
Do not adopt the recommendation				
Failure to comply with Council's Annual Plan actions 4.2.2.3 and 5.2.3.6, as adopted by Council on 26 June 2023.	L5 Almost certain	C3 Moderate	High (15)	Find alternative approach to satisfying Annual Plan actions or Report non-compliance to Audit Panel
Risk that subsequent Council decisions about the future of the facility will be poorly-informed, leading to ongoing community dissatisfaction and adverse financial impacts on Council and the community.	C5 Severe	L4 Likely	Extreme (20)	Directly undertake investigations without contractor assistance or community and stakeholder engagement.
Risk that the community will be critical of a lack of Council proactivity and direction in pursuing pool redevelopment or other options.	C4 Major	L4 Likely	High (16)	Find an alternative approach that demonstrates proactivity and clear direction.
Risk that Council will be ill-positioned in future funding attempts because of the lack of cost-benefit and concept plan information.	C5 Severe	L4 Likely	Extreme (20)	Directly undertake investigations without contractor assistance or community and stakeholder engagement.

Community Consultation and Public Relations Implications:

Community consultation

The community and stakeholders will be engaged as part of the project to investigate pool redevelopment or alternative options at 2A Anfield Street, Glenorchy. A community engagement plan will be developed as part of the detailed project planning.

Public relations

Council will continue to inform the community of the status of this matter through regular media releases.

Recommendation:

That Council:

1. PLACE ON THE RECORD the advocacy it has undertaken in relation to the Glenorchy War Memorial Pool, both before and during the current period of Pool closure.
2. CONTINUE consultation with State and Federal Governments on potential funding opportunities for the future redevelopment of the site.
3. NOTE that the General Manager has initiated a project to investigate pool redevelopment or alternative options at 2A Anfield Street, Glenorchy in operational furtherance of Annual Plan actions 4.2.2.3 and 5.2.3.6, as adopted by Council on 26 June 2023.
4. CONTINUE TO PROVIDE progress reports to Council on the status of advocacy efforts and investigations into the pool redevelopment or alternative options at 2A Anfield Street, Glenorchy.

Attachments/Annexures

- 1 Officer's report on Glenorchy Pool 31 July 2023
- 2 Letter to Andrew Wilkie seeking support
- 3 Letter to Premier Peter Gutwein seeking support
- 4 Letter to Andrew Giles MP seeking support
- 5 Letter to Hon Dr Jim Chalmers re Federal Budget submission
- 6 Email to Andrew Wilkie with attached correspondence sent to Hon Dr Jim Chalmers
- 7 Letter from Senator Carol Brown acknowledging letter to Hon Dr Jim Chalmers
- 8 Letter from Andrew Wilkie acknowledging receipt of letter
- 9 Email and Media Release to Senator Carol Brown
- 1 Email and Media Release to Minister Nic Street
- 0
- 1 Letter from State Minister Nic Street
- 1
- 1 Letter to Federal Minister Catherine King
- 2
- 1 Project Outline - Investigation into Pool Redevelopment and
- 3 Alternative Options - 2A Anfield Street, Glenorchy