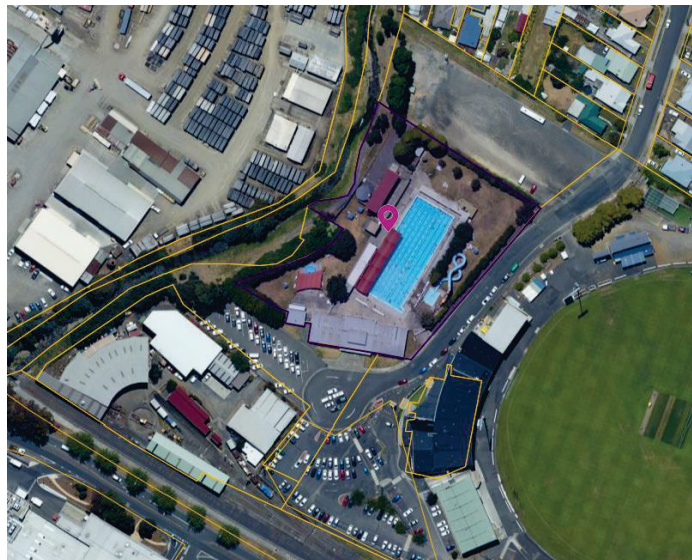




Project Outline

Investigation into Pool Redevelopment and Other Options

2A Anfield Street, Glenorchy



Document Acceptance and Release Notice

This document is authorised for release once all signatures have been obtained.

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Table of Contents

Project Summary	1
Purpose	1
Business and Policy Context.....	1
Working Title for the Proposed Project.....	3
Objective(s)	3
Potential Benefits	3
Feasibility Statement.....	4
Business Assessment.....	4
Situation Assessment and Problem Statement	4
Options considered.....	4
Consultation.....	4
Proposed Scope.....	5
Scope Definition.....	5
Assumptions	6
Constraints	6
Implementation Strategy	6
Project Management Outline.....	8
Governance	8
Key Risks and Issues.....	8

Project Summary

Purpose

The purpose of this document is to set out the project outline of a study to investigate pool redevelopment and other options for 2A Anfield Street, Glenorchy in consultation with the Glenorchy community and stakeholders.

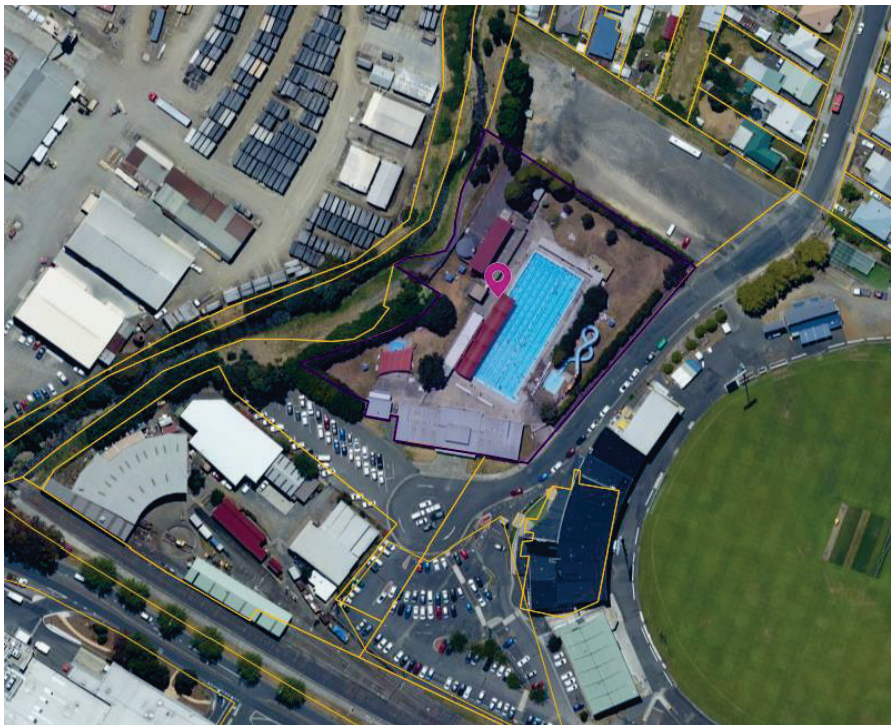
Business and Policy Context

2A Anfield Street is the site of the Glenorchy War Memorial Pool.

The Pool is currently closed for the winter off season. In July 2023, a decision was made to keep it closed until further notice on a number of safety grounds, following an asset management audit of the facility by expert consultants.

The site is located near the end of Anfield Street, Glenorchy and lies between the KGV Oval to the south-east and Humphreys Rivulet to the north-west and comprises an area of 8105 sqm. Car parking areas, the Tasmanian Transport Museum, the northern suburbs transit corridor and KGV Drive lie to the south-west.

It currently contains a pool amenity building, grandstand and plant room and three swimming pools including a 50m pool. There is a large unmade car park (4410 sqm) located to the immediate north-east of the facility, bounded by residential properties.



The site's property identifier (PID) is 1154722 and it forms part of certificates of title 218468/1, 216733/1 and 134688/1 and the land is owned by Glenorchy City Council.

The consultancy advice received by Council is that it would be unviable and a poor use of public money to repair the facility given the scale of repairs required and the likely closure period to effect those repairs.

Future options going forward are to redevelop an aquatic facility; or to identify another use for the site.

On the advice of the experts who conducted the audit of the facility, a "like for like" redevelopment of the aquatic facility is anticipated to cost in the vicinity of \$30 million.

Glenorchy City Council Annual Plan 2023/4 to 2026/7

Council included the following actions in its Annual Plan, which was 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.

This investigation is in operational furtherance of those Council-endorsed actions.

Planning controls

The site is currently zoned Recreation under the Tasmanian Planning Scheme (Glenorchy).

Sports and recreation use for a major sporting facility is "permitted" in the Zone. All other Sport and Recreation use does not require a planning permit. A range of other uses including but not limited to Community Meeting and Entertainment, Educational and Occasional Care, Tourist Operation, Food Services, General Retail and Hire (only for clothing, equipment or souvenirs for a Sports and Recreation use; or a market) are "discretionary" in the Zone.

The site lies within the KGV Sports and Community Precinct is subject to the following Recreation Zone Local Area Objectives (cl. GLE-28.1):

The objectives for the area are to:

- (a) *promote sporting, recreational and leisure facilities, and complementary non-sporting community uses; and*
- (b) *allow complementary uses that support and remain subservient to the predominant sporting, recreational and leisure uses, provided they do not undermine the viability of those uses, or the viability of the City's activity centre hierarchy*

The site is also located in a Flood-prone area (C12) and must meet a range of development standards relating to resilience to flood risk and part of the site adjacent to Humphreys Rivulet is subject to a Waterway and coastal protection area (C7) and must meet a range of development standards relating to protection of the environmental values and water quality of the watercourse.

Heritage

The site is listed on the Memorials Australia website.

The site is not currently heritage-listed on the local or Tasmanian heritage registers. However, it was identified as a potential candidate for local listing as part of the Municipal Heritage Study undertaken by Ian Terry and Paul Davies in 2004/5 on the basis of its historical and social cultural heritage values.

Council's Planning Services area is in the process of commissioning, separately to this project, an independent site-specific heritage assessment which will help inform the conversations about future site options.

Working Title for the Proposed Project

The working title for the project is: Investigation into Pool Redevelopment and Other Options, 2A Anfield Street, Glenorchy.

Objective(s)

The objective of the 2A Anfield Street Future Options Project is to identify realistic options for the future use and development of the Council-owned land at 2A Anfield Street, Glenorchy in consultation with the Glenorchy community and stakeholders.

Potential Benefits

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.

Feasibility Statement

The 2A Anfield Street Future Options Project is feasible and can be undertaken using operational savings resulting from the Glenorchy pool's current period of closure within the General Manager's financial delegation.

Business Assessment

Situation Assessment and Problem Statement

The Glenorchy Memorial Pool is a much-loved community facility used for recreational activities more than 17,000 times each half-year opening season.

Expert advice on the condition of the facility has resulted in its closure for the foreseeable future on health and safety grounds.

Council needs to investigate pool redevelopment and other options for the site taking into account the existing conditions, the site's context and the whole of life benefit and cost to Council and the community.

Options considered

To date, consultants engaged to assess the condition of the current pool facility and have identified a range of options:

- Permanent closure
- Remediation of current issues, involving multi-million dollar repairs resulting in pool closure while repairs are undertaken to gain a limit additional asset life.
- Redevelopment
- Arrangements for community use of alternative swimming pool facilities at the Hobart Aquatic Centre or at Clarence.

As noted earlier, it would be unviable and a poor use of public money to repair the facility given the scale of repairs required and the likely closure period to effect those repairs.

The officer's report to Council recommended site closure or redevelopment as the two viable options.

The purpose of this consultancy would be to explore pool redevelopment and other options for future site use and development.

Consultation

Stakeholders consulted or advised in relation to Council's decision not to re-open the facility for the immediate future include:

- The former operator, Belgravia Leisure.
- User groups, including schools.
- The general community via media release
- State and Federal political representatives
- RSL Tasmania
- Hobart Aquatic Centre (Hobart City Council) and Clarence Pool (YMCA).

It is anticipated that the Project would require consultation with the following parties:

- Glenorchy community, including the Tasmanian Aboriginal community
- User groups
- State and Federal governments (funding opportunities, strategic need etc.)
- RSL Tasmania
- Greater Hobart Strategic Partnership
- Sporting and recreation groups, including local organisations and peak bodies
- Neighbouring activities, residents and businesses within and adjacent to the KGV Sporting Precinct

It is also expected that there would need to be at least two rounds of consultation using a variety of engagement techniques:

- development of objectives, selection criteria and realistic future site use and development options
- feedback on the draft report.

Proposed Scope

Scope Definition

The project scope is as follows:

1. Undertake a literature review with respect to existing Council strategies and plans.
2. Clarify site objectives.
3. Describe the existing site conditions, constraints and site context.
4. Identify selection criteria for shortlisting future use and development options and, employ this to shortlist future use and development site options.
5. Identify realistic potential options, including development of schematic designs.
6. Strategically estimate the costs and benefits to the community of different options, including site preparation, capital costs and operating costs.
7. Identify potential funding requirements and sources.
8. Engage with relevant stakeholders and the community about the site objectives, the selection criteria and the development of pool redevelopment and other options, having regard to estimated costs and benefits. This engagement is to occur in stages as set out under consultation (above).

Assumptions

The main assumptions are:

- The project is intended to generate shortlisted pool redevelopment and other options to enable Council's subsequent consideration of a preferred option(s) for the site.
- The site's future will be for a recreational or community purpose that promotes the community's health and wellbeing.
- Future use and development options are to be consistent with a recreational or community purpose, have broad community support and be within Council's (and the community's) financial means on a "whole of life" basis.

Constraints

Project constraints are:

- Project budget
- Project scope
- Project timelines

Options development constraints are:

- Must be consistent with the site's land use context.
- Must be financially feasible on a whole of life basis for Council and the community.
- Must respect Humphrey's Rivulet including protection of values and mitigation of risks.

Implementation Strategy

The estimated resources that will be required to implement the proposed project are detailed in table 1 below.

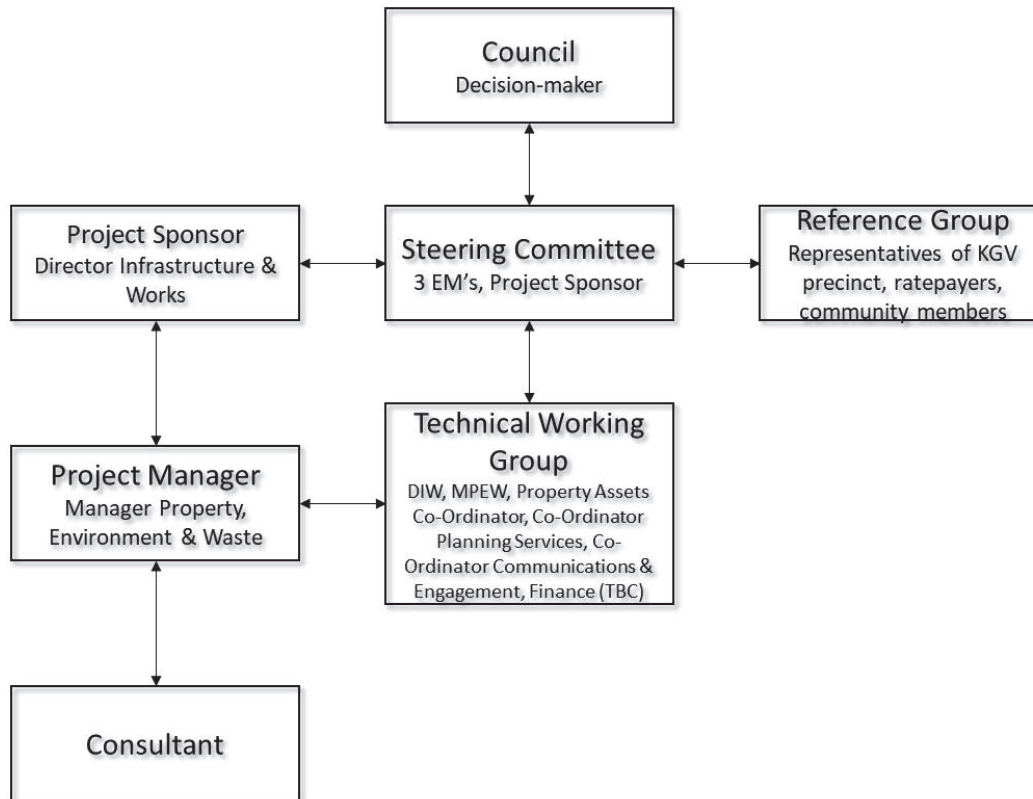
Table 1 - 2A Anfield Street Future Options Project Implementation Strategy

Element	Detail	Issues
Project Schedule	The project is expected to commence with initiation by Council on 28 August 2023 and be completed by 31 March 2024.	Refer to estimated timeline in Appendix 1.

Budget Estimate	The project is to be funded from operational pool savings with an internal estimate to be market-tested through a procurement process.	Procurement process likely to be by formal request for quotations under Council's Code for Tenders and Contracts seeking a minimum of three offers.
Other Resources	In-kind support to be provided within existing Council resources.	See project governance arrangements.

Project Management Outline

Governance



Key Risks and Issues

The following risks or issues and the corresponding mitigations will be investigated further should the project proceed:

- Project scope creep
- Project cost overrun
- Project timeline overrun
- Loss of political support for the project
- Inadequate or unrepresentative stakeholder engagement
- Risks associated with demolition/remediation of existing development (if required).
- Environmental hazards and constraints e.g. flood risk
- Heritage constraints
- Funding availability
- Financial risks associated with funding construction and whole of life management of any future facility
- Political risks associated with selection of the most beneficial use of the site
- Inadequate shortlisting of future site options

Appendix 1

Estimated timeline (subject to market testing)

PHASE	ESTIMATED TIME (weeks)
Project planning	2
Procurement	6
Project initiation (literature review, existing conditions)	1
Objectives and selection criteria & engagement	4
Options development, design and costing	12
Draft report	4
Engagement	4
TOTAL	33