

Questions On Notice:

Glenorchy War Memorial Pool and responses from Glenorchy City Council meetings

Council Meeting – 31 July 2023

Public Question Time

Question on notice – Pat Mineely, Glenorchy (received 12 July 2023):

Q1. Can Council please list each of the capital upgrades and costs of each item for each of the past 10 financial years that have been paid from the GCC operational budget, as distinct from any grant payment by a third party e.g. federal government in respect of the swimming pool.

A: The request is resource intensive and some of the older records may not be available. Council's care and maintenance of the Glenorchy Pool over the past six decades has enabled our community to have access to an outdoor pool facility for 60 years, despite the usual asset life of a commercial pool being just 40 to 50 years.

Council expenditure at the pool last financial year (2022/23) included:

Management Fee	\$254,616.00
Scheduled and reactive maintenance	\$38,097.74
Gas usage (excess) \$80,229.31 Toddler pool shade cover renewal	\$4,193.39
Electrical switchboard upgrade (building)	\$4,314.00
Overflow carpark resurface	\$17,611.68
TOTAL (2022/23)	\$399,062.12

Similar year on year expenses to Council were incurred in previous financial years across the past decade.

Capital upgrades costs over the period include but are not limited to (noting some older records may be incomplete):

Shade Cover Renewal	\$ 47,580.00
Eaves Replacement	\$ 31,759.80
Backwash Pool Filter	\$ 46,600.00
Pool Top Plinth Antislip	\$ 8,745.00

Pool Slide Top Coat	\$ 33,248.66
Re-paint Water Slide	\$ 83,328.96
Pool Cover Motor	\$ 4,150.00
Chlorine Holding Tank	\$ 1,777.00
PVC & Clear Pool Divider Panels	\$ 11,645.73
Outdoor Umbrellas X 5	\$ 5,950.00
PVC Screens	\$ 9,230.00
Signage Replacement	\$ 7,986.00
Replace Roof on Glenorchy Pool Kiosk	\$ 8,699.00
Pool Cleaner - Dolphin Pro Expert 2 X 2	\$ 14,499.00
Pool Inflatable	\$ 10,206.00
Pool Cover	\$ 50,459.45 4
Gates Renewal	\$ 14,354.00
Shade Cover Renewal	\$ 24,699.33
Toddler Pool Shade Cover Renewal	\$ 4,193.39
Electrical switchboard upgrade	\$ 4,314.00
Overflow Car Park Re-surface	\$ 17,611.68
TOTAL	\$ 441,037.00

Q2. What was the estimated design life of the original facility in years?

A: 40 to 50 years is the expected life of a commercial swimming pool built in the 1960s.

Q3. What is the asset value of the swimming pool including land on the councils asset register as at 30 June 2023 in terms of both the capital basis i.e. including improvements and the unimproved land basis.

A: The written down asset value as at 30/06/23 is \$7,393,359.45. The estimated replacement cost is \$30M (but could be \$40M depending on designs).

Q4. The safety report relied on by Council purports to infer a number of factors which make the pool asset unsafe including but not limited to old change rooms, toilet, structure of grandstand, dosing tanks etc these are long life assets.

A: There is no definable question in the statement above.

Q5. If we are to believe the safety report forms the primary information source informing Council's decision i.e., safety failures are the significant factor in recommending closure this summer and most likely permanently then why hasn't Council adequately provisioned progressively for the pool upgrades over say the past 10 years, as part of accepted best practice for Local Government management for the replacement of assets.? Please explain how the situation got to this stage of decrepitation of an asset that is very common in almost every council in Australia.

A: The age of the pool is widely known (60 years) and Council has been open about the fact that there is a risk of pool closure if funds cannot be secured to redevelop the site. For example, the Council made a request to the last federal budget for \$26M to redevelop the site. The publicly promoted budget submission included the following statement “The pool, grandstand, plant and amenity buildings are in need of significant upgrade or replacement, without which the Glenorchy community will face future closure of the facility”. The same statement was also included in the Council submission to the last federal election. These submissions were both made public, promoted on Council’s Facebook Page and website.

Significant recreational assets such as pools reach a point in time where no level of maintenance or upgrade will result in an acceptable standard of facility and amenity for the community.

The facility has stayed operational for 10 to 20 years longer than its expected life and can no longer be maintained by maintenance and upgrades. The pool is at the end of its life and requires complete replacement.

\$30M is the estimated cost of a new aquatic facility (which could be as high as \$40M depending on what the community desires). If State or Federal funding is not secured and the council and community considers it necessary and feasible to replace the pool, then the cost of replacing, operating, maintaining and depreciating a new pool over the life of the asset would need to be borne by rate payers, which would be a major burden on council and rate payers ongoing.

It is not unusual to rely on grant funding for the replacement of large value public assets that are used on a regional basis, rather than levy the Glenorchy ratepayers to fund the capital costs of such assets.

Q6. If the answer to above is the usual excuse namely a lack of funds and council deficit, then how can Council justify this reasoning as the above safety report highlights areas that just didn't happen to deteriorate overnight or in past few years they have been known for years and Council had a duty of care at all times?

A: In recent years a number of issues relating to structural integrity, water loss, maintenance and general condition of the pool facilities have become apparent. In response, a detailed pool inspection and full audit of the pool was commissioned and carried out by aquatic facility and asset specialists Lacus Consulting and Know-Ledge Asset Management Services. This detailed assessment revealed the Glenorchy Pool facilities have reached an age and condition that presents significant health and safety risks. Prior to this, council had not received advice that the facility was beyond its useful asset life and must be closed for safety reasons. As such, council had hoped the facility had a few more years left in it to provide time to plan for its future and continue to lobby for state and federal funding to replace it. Now this advice has been received, council would be negligent not to take immediate action.

Q7. Why has council stated publicly that even if the pool closed permanently residents have still the option to go to the Hobart aquatic centre, and anyway patronage numbers do not support continued financial support from council or is at least problematic to support further council funds being expended.

A: There is a general appreciation that major facilities such as aquatic centres need to be considered in a regional context, as they generally service residents from outside of the local government area, as well as local residents and ratepayers. There are two existing major aquatic centres that operate year-round within a 10km radius of the Glenorchy Pool (Hobart and Clarence aquatic centres).

As outlined in the July Council report, figures from the City of Hobart indicate that approximately 69,500 of the annual visitation numbers to the Hobart Aquatic Centre are from the Glenorchy LGA, this is almost four times the total number of annual visits to the Glenorchy Pool last season (17,788).

Q8. How does this type of thinking address the sustainability of the Glenorchy swimming club continued existence? Please comment.

A: Council is yet to consider the long-term solution for the pool and at this stage has only made the call to leave the pool closed until further notice due to unacceptable risks to health and safety. Council will keep the community informed of all options and decisions regarding the long-term future of the pool.

Q9. What assessment of impacts on local school swimming carnivals were considered by Council before publicly stating the public can use a pool distant or ought reasonably expected to have to access in the foreseeable near future or on a permanent basis?

A: Based on the information contained in the condition report, council assessed that the risk to life associated with re-opening the pool for the coming season far outweighed the impact on the capacity for local schools to hold swimming carnivals.

Q10. How many swim carnivals on average are potentially affected potentially this summer? Please comment.

A: As Glenorchy City Council is not the pool operator, the exact number is unknown. It is appreciated the current closure will be an inconvenience to existing pool users and swim carnivals, however it is understood that there is capacity at Hobart and Clarence aquatic facilities. The existing annual visitation to the Glenorchy pool (17,788) represents only 3.2% of the annual visitation to the Hobart Aquatic Centre (556,000), suggesting the additional patronage could be comfortably absorbed.

Q11. With a high migrant population many of whom do not have much prior water safety experience, where do these residents go to have a close at hand learn to swim training or is it just not important? Please comment.

A: As detailed above there are two existing major aquatic centres that operate year-round within a 10km radius of the site (Hobart and Clarence aquatic centres).

Q12. How is it equitable to expect a population the most disadvantaged in Greater Hobart to simply find an alternative pool 10km away and for many closer to 20km each way with no direct door to door public transport to that pool, which is not in anyway convenient to majority of young persons or families, and for which most residents has no connection at a local government level. Please comment.

A: As detailed above there are two existing major aquatic centres that operate year-round within a 10km radius of the site (i.e. Hobart and Clarence aquatic centres). This is a very high level of aquatic centre access, relative to other parts of the country, and there is an appreciation that major facilities such as aquatic centres need to be considered in a regional context.

Q13. Has council considered the impact on attracting residents to the municipality where there is no public swimming pool, a reasonable expectation of any family moving to an area in almost every suburban area in Australia Yes or No.

A: There are two other year-round aquatic centres in close proximity to the Glenorchy municipality – this is a very high level of access relative to other parts of the country. There are a number of other facilities that could be classed as attractors to the municipal area, noting not all residents swim in the local pool (17,788 annual visits in total including school carnivals and people from other municipal areas).

Q14. Why can't the sale of land proceeds in the Special Reserve Fund specifically designed to fund community infrastructure as distinct from playgrounds be accessed to expend some funds on the pool? Please explain or justify why not this fund.

A: Council does not have sufficient funds available to fund a large-scale pool redevelopment. The facility is at an age where capital upgrades are not financially sound – it is at the end of its useful life and requires full replacement. \$30M is the estimated cost of a new aquatic facility (which could be as high as \$40M depending on what the community desires). Council does not have this amount of funds available in reserve.

Q15. What is the balance as at 30 June 2023 of Special Reserves Fund? Why can't this fund be used to fund renovations.

A: This will be accurately reported in the annual Proceeds of Property Disposal Council Report in August 2023. However, the current estimate is Property Disposal Reserve Fund: \$556,989; Special Projects Reserve Fund: \$23,716; DEC sale funds \$2.49M (noting the associated Loyd Rd works are estimated at \$2.4M in this calculation).

Q16. If the answer is No to question 14 on the basis Council has better plans for these funds, why did Council prioritise the entire purchase of a vacant block of land in Peltro Street over \$525,000 in July 2021, at a time when it knew or ought to have known of some of required the capital upgrades at the memorial swimming pool at the relevant date of Peltro Street purchase?

A: Council did not specifically prioritise the purchase of 5 Peltro Street over expenditure on the pool, nor are the funds used for this purpose anywhere near enough to fund a \$30M redevelopment. Council also has the ability to sell the land if it desires.

Q17. Please explain how a still vacant block of land above and likely to remain vacant for years as there will be no light rail which premised its purchase be of more benefit than actual community infrastructure in place over 60 years.

A: This was a strategic purchase by council, which has been previously explained. Council also has the ability to sell the land if it desires.

Q18. Council publicly stated if external funds to upgrade the pool cannot be achieved it will look at other developments on the site, why promote such talk. Again, this seems to infer some sections of council have predetermined purposes before even a discussion about triggering the sale of public land precondition.

A: Council is being transparent about the reality of the situation. As outlined above, if State or Federal funding is not secured and council and the community decide it is necessary and feasible to replace the facility, then the estimated \$30M cost, as well as the ongoing operating, maintenance, and depreciation costs, would need to be borne by rate payers, which would be a major burden to council and ratepayers. As detailed above Council is yet to consider the long-term future for the pool and at this stage has only made the decision to leave the pool closed until further notice, due to unacceptable risks to health and safety. Council will keep the community informed of all options and decisions regarding the long-term future of the pool.

Q19. Can council rule out the swimming pool land would be offered to any AFL team as a high-performance site in conjunction with KGV oval?

A: As detailed above Council is yet to consider the long-term future of the pool and at this stage has only made the decision to leave the pool closed until further notice due to unacceptable risks to health and safety. Council will keep the community informed of all options and decisions regarding the long-term future of the pool. It is understood the State Government is exploring of a number of sites as the potential base for an AFL high performance centre, none of which are in Glenorchy.

Question on notice – Angela Strk, Rosetta

My questions relate to the Glenorchy Pool Closure announcement - GCC Media release dated 11 July 2023.

Q1. Can rate payers read the consultant's condition report on the Glenorchy War memorial pool? I have asked Emilio Reale for a copy but have not been provided with one.

A: Yes, this is attached to the July Council meeting report.

Q2. I understand it is part of the council's role to provide leisure facilities to its community and maintain its assets, I'm therefore concerned that the Mayor's media release on the 11th of July 2023 stated despite council not formally considering the consultants condition report, a closure of the Glenorchy War Memorial Pool had already been decided upon, instead of a course of maintenance and to remain open. Given this and the historical significance of the pool (partly built with volunteer community labour), why is this the case?

A: The detailed assessment has unfortunately revealed that the Glenorchy Pool facilities have reached an age and condition that presents significant health and safety risks. Now this advice has been received, Council would be negligent not to take immediate action. The specialist advice also made clear that the works required to remove these risks would take more than 12 months to complete, hence the General Manager made the decision to announce that the pool will be closed for the coming season and until further notice in order to give the operator, Belgravia Leisure, and users of the pool as much notice as possible. The General Manager made this call in fulfilling his workplace health and safety duties as the responsible Person Conducting a Business Undertaking (PCBU).

Council is yet to consider the long-term solution for the pool and at this stage has only made the call to leave the pool closed until further notice due to unacceptable risks to health and safety. Council will keep the community informed of any decisions regarding the long-term future of the pool.

Q3. If the extent of the current maintenance and safety concerns outlined in the report has suddenly warranted a complete closure of the pool, can you assure rate payers that council has been doing regular and robust maintenance on the pool?

A: Yes, Council's maintenance of the pool has seen enabled the facility to remain operational for 10 to 20 years longer than its expected life. As outlined in the July Council report, expending the approximately \$5M required on the most worn-out elements will only achieve a further 5 years of operation of the pool given that it is already 60 years old. As outlined in the July Council report, expending the approximately \$5M required on the most worn-out elements will only achieve a further 5 years of operation of the pool given that it is already 60 years old. Therefore, the pool can no longer be maintained by maintenance and upgrades. The pool is at the end of its life and requires complete replacement.

Q4. What evidence can the council provide to show ratepayers that maintenance has been sufficiently done on Glenorchy pool, given neighbouring outdoor pools as New Norfolk's (which is of the same size), is of the same age, and are in good condition?

A: As outlined in the consultant's presentation (Attachment 2 of the July Council report) a facility such as this only has an expected life of 40 years, and Glenorchy has achieved 60 years. The request for evidence is resource intensive and some of the older records may not be available. However, expenses to Council at the pool last FY (2022/23) included:

Management Fee	\$254,616.00	
Scheduled and reactive maintenance		\$38,097.74
Gas usage (excess)		\$80,229.31
Toddler pool shade cover renewal		\$4,193.39
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Capital upgrades over the period and costs of the items are listed below, however as noted above older records may be incomplete.

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Toddler Pool Shade Cover Renewal	\$ 4,193.39
Electrical switchboard upgrade	\$ 4,314.00
Overflow Car Park Re-surface	\$ 17,611.68
TOTAL	\$ 441,037.00

Q5. What efforts have been taken in the past by the Council to secure funding to build a new pool if it has been known by the council that Glenorchy pool has been deteriorating to such an extent?

A: Council made a request to the last federal budget for \$26M to redevelop the site which included the following statement “The pool, grandstand, plant and amenity buildings are in need of significant upgrade or replacement, without which the Glenorchy community will face future closure of the facility”. The same statement was also included in the Council submission to the last federal election. These submissions were both made public.

Q6. If no funding is secured from Federal or state governments, how long will it take for funding to be secured and a new pool to be built in Glenorchy?

A: This will depend on what funding opportunities exist.

Q7. What community consultation has gone on regarding the closure of the pool?

A: The detailed assessment revealed that the Glenorchy Pool facilities have reached an age and condition that presents significant health and safety risks. The specialist advice has made clear that the works required to remove these risks would take more than 12 months to complete, hence the General Manager made the decision to announce that the pool will be closed for the coming season and until further notice in order to give the operator, Belgravia Leisure, and users of the pool as much notice as possible. The General Manager made this call in fulfilling his workplace health and safety duties as the responsible Person Conducting a Business Undertaking (PCBU). As such no community consultation has been undertaken on this decision. A media release was distributed to ensure wide media coverage was achieved to announce the closure and all registered pool users, past pass holder’s and schools that used the pool were notified directly.

Council is yet to consider the long-term solution for the pool and at this stage has only made the call to leave the pool closed until further notice due to unacceptable risks to health and safety. Council will keep the community informed of any decisions regarding the long-term future of the pool.

If Council makes a future decision to build a new aquatic facility or otherwise repurpose the site, then consultation with the community will occur to help inform decisions on such developments.

Council Meeting – 28 August 2023

Response to Previous Public Questions Taken on Notice

Question on notice – Leeanne Rose, Glenorchy (received 31 July 2023)

Q: What price do our council representatives place on the physical, mental health and well-being of all its constituents? With the rising crime rate amongst the young people of this area where will they go in summer to cool off? The removal of this resource will have a knock-on effect and is a threat to the social and economic stability of our community. Please consider keeping our pool and improving it by adding a hydrotherapy section for our aging population.

A: Council is yet to consider the long-term solution for the pool and at this stage has only made the call to leave the pool closed until further notice due to unacceptable risks to health and safety. Council will keep the community informed of any options and decisions regarding the long-term future of the pool.

If Council makes a future decision to build a new aquatic facility or otherwise repurpose the site, then consultation with the community will occur to help inform decisions on those developments. Council has developed a hydrotherapy pool at the adjacent KGV site. The hydrotherapy pool is run leased to Revive and operated by St Giles, who welcome bookings on referral from GPs, Physiotherapists, and other Allied Health Professionals - www.stgiles.org.au/services-for-you/allied-health/

Question taken on notice - Janiece Bryan, Montrose (Council meeting 31 July 2023)

Q: The Lacus Consulting report states that the pool was in fair condition. The shell had been well painted and there were no major cracks and areas in need of repair. Why is Council stating the pool is losing 35,000 litres of water per day?

A: [Mayor] The pool is losing 35,000 litres of water per day which would suggest that there are significant structural issues with the asset.

Q: Why is this expensive report not flagging that? Where did it come from?

Response provided:

A: The consultants do note “severe water loss in all pools” on page 10 of Attachment 2 of the July Council Report, as per the image below. Attachment 1 to the July Council report provides the audit of the individual physical elements, Attachment 2 contextualises the audit findings to explain the implications – they are both from the same consultants. This same report does state the excessively wide joints are prone to failure. (failure is not sealing leaks).

Council Meeting – 25 September 2023

Response to Previous Public Questions Taken on Notice

Question taken on notice - Leeanne Rose, Glenorchy

Q1: I have contacted the Tasmanian Heritage Register, John Stevenson kindly informed me the Council responsibility in regard to identifying places of local heritage value through your local planning scheme process. I ask the Council to come together as a community as it did in the 1960's and identify this War Memorial facility as a place of significant local heritage, in accordance with your local planning scheme process.

Q2: I request that the reasonable finance requests be made to State and Federal governments and special conditions be attached to the heritage value listing to allow for the demolition if necessary or rebuild to appropriate standard, Monday 25 September 2023 Council Meeting Agenda 7 upgrading is necessary. Maintenance and compliance with ever changing pool registrations as and when required on a regular basis for years to come. I ask that the pool remains at its current location in the centre of Glenorchy as a memorial to our fallen soldiers, as was the pool's original intention and purpose.

A: [Mayor] Council is commissioning a heritage assessment on the Glenorchy Memorial pool.

Response provided: The heritage assessment is intended to inform a heritage amendment project aimed at addressing matters identified during the preparation of Council's Local Provisions Schedule/s and includes consideration of Council-owned properties that have been previously flagged as potentially suitable for heritage listing (one being the Glenorchy War Memorial Pool).

Its purpose is twofold:

1. To understand through a combination of historical research and site inspection, the heritage significance of the Pool complex, and;
2. To establish whether any of the values identified meet the threshold-level that would justify any further consideration of the Pool complex for entry via planning scheme amendment in the Local Historic Heritage Code Lists - GLE-Table 6.1 Heritage Places, TPS-Glenorchy. It is expected that information from the heritage study will be available for consideration as options for the future of the facility that are being canvassed and evaluated.

Public Question Time

Question on notice – Clare Lond-Caulk, Collinsvale (received Sunday, 27 August 2023)

Q1. I note Council's letters to relevant Federal and State representatives regarding potential funding for repairs to the pool; has Council submitted any grant applications under the many and various grants available from those levels of Government?

A: As you note, council has advocated to both the State and Federal Governments in recent years for funding to support investigations into the future of and the redevelopment of the pool. For details of these advocacy efforts, please see the August 2023 council meeting report and associated attachments. Council is not aware of any current grant programs it is eligible for that provide the level of funding that will likely be required to redevelop the pool. However, council will further explore grant programs and continue advocacy to other levels of government once it has more detailed costings on options for a replacement facility.

Q2. It is apparent from the Lacus report that the consultants undertaking the inspection were not given full access to the site and were not accompanied by a person who has been responsible for operating the pool in recent years. This has led to certain 'worst case' assumptions being made. Can Council please explain why the consultants were not given full access/information to inform their report.

A: The consultants were provided with full access to inspect the pool facilities and any requested information to inform their report.

Q3. The issues classified as urgent in the Lacus report total less than \$1M. More than half of this relates to safety of the grandstand which could simply be closed off in the interim. Given this can Council explain why the pool cannot be opened this year in October as scheduled?

A: The consultants provided the audit of the individual physical elements of the pool (i.e. the Lacus report) as well as a presentation that contextualises the audit findings to explain the implications (the consultant's presentation is Attachment 2 to the July 2023 Council Report). Whilst the consultants outline that the most urgent repairs could be undertaken for approximately \$1.35M they also outline that this would not improve many of the problems, take 18-24 months to complete the works, involve similar annual investments in future years, and even then only achieve a further 5 years of useful life of the assets given the facilities are already 60 years old.

The consultants go on to explain that the estimated cost of undertaking all of works required to get the existing facility operational are in the vicinity of \$5M and again, would only achieve a further 5 years of useful life, after which time full replacement would be necessary. Even if these works were to be funded, the pool cannot be opened this season due to the time it would take to complete them.

As per the July 2023 council meeting report on the pool, it is accepted that repairing the pool facilities would be financially uns given the investment required would only provide approximately five years of additional life to the pool.

Q4. Councils decision to not open the pool this season appears to be based in part on the loss of 35,000 litres of water a day. Given that this loss continues to occur while the pool sits full but unused isn't it better to have income while losing that water? Also can Council confirm that water levels are being maintained during the off season as the Lacus report describes a number of issues that will only occur once the pool is emptied or water level drops.

A: The excessive loss of water was one of the triggers for commissioning the specialist assessment of the pool condition. This detailed assessment unfortunately revealed that the facilities have reached an age and condition that presents significant health and safety risks. Now this advice has been received, Council would be negligent not to take immediate action.

The specialist advice also made clear that the works required to remove these risks would take more than 12 months to complete, hence the General Manager made the decision to announce that the pool will be closed for the coming season and until further notice, to give the operator, Belgravia Leisure, and users of the pool as much notice as possible. The General Manager made this call in fulfilling his workplace health and safety duties as the responsible Person Conducting a Business Undertaking (PCBU).

As noted above, and as per the Council Report on the pool from the July 2023 council meeting, it is accepted that repairing the pool facilities would be financially untenable given the large investment required would only provide approximately five years of additional life to the pool. Therefore, Council's current focus is on investigating options for redevelopment of the site, including costs and funding options for a new aquatic facility. Given this, there is no longer any need to maintain the pool water levels. Council will soon be draining the pool to prevent the water stagnating.

Q5. Councils decision to not open the pool this season appears to be based in part on the ongoing cost to ratepayers of operating the pool. Can Council confirm an assessment has been (or will be) undertaken of ways to mitigate this cost such as ticket pricing, maximising use (learn to swim, advertising (I lived in Glenorchy for approx 5 years before I realised there was a pool and have been a regular user ever since), fitness classes, associated activities such as water polo and hockey).

A: Council is yet to consider the long-term solution for the pool and at this stage has only made the call to leave the pool closed until further notice due to unacceptable risks to health and safety.

A report was presented to the August 2023 council meeting noting that the General Manager has initiated a project to investigate pool redevelopment or alternative options at the site. The work is to include consultation, concept designs, and cost benefit analyses. The council report and project proposal are available for viewing via this link:
www.gcc.tas.gov.au/council/councilmeetings/minutes-and-agendas/

Q6. Can Council please acknowledge that it has a duty of care to its residents and that facilities such as the pool are an essential health and wellbeing (and just enjoyable) service

that do not need to be profit-making in the same way that parks, gardens and sport fields are loss making but essential.

A: Council acknowledges that many recreational facilities such as pools, parks and sports grounds do not return a profit and are subsidised by the ratepayer. The project to investigate options for the future of the site will include a cost benefit analysis and community consultation to determine the level of subsidy that is affordable and acceptable to Glenorchy ratepayers in developing a replacement pool facility. Council also acknowledges that it has a duty of care to its residents, which is why the pool is currently closed due to unacceptable health and safety risks.

Question on notice – Rachaelle Downey, Granton (received Friday, 8 September 2023)

Q1. Council claims the Glenorchy war memorial pool was losing 35,000 litres of water per day, identified by water metering. This equates to an increase in water usage over \$3700 per quarter. Why wasn't this picked up by council? how long has the usage been notably higher than average? Subsequent to this is the tap connected to the hose filling the pool have a separate meter to the amenities block or is council just guessing the usage relates to the pool and not another internal plumbing issue?

A: Council installed a submeter at the pool plant room, which is only used to fill the pool, at the start of the 2021/22 season, in response to pool operators noting there was a need to excessively top the pool up with water, beyond what would be expected from splash and evaporation.

The submeter reading at the end of the 21/22 season was 6,330KL, noting the pool was already filled when the submeter was installed. When divided by 183 days (i.e. 6 months season) that equates to an average of 34.6KL/day of water loss.

Q2: The community want the Glenorchy War Memorial Pool open for this season and open while engaged with on what a new facility will look like. The Lacus report details minor works required to open with a need to plan and prioritise remaining works. The minor works will cost less than \$1,000,000 (the report is ridiculously over inflated) why are council not getting on with the works while planning an upgrade? Open our pool!

A: Both reports have been provided to council by the same consultants. The audit report (Attachment 1 to the July council meeting report) provides an audit of the individual physical elements, the second report/presentation (Attachment 2 to the July council meeting report) is also provided by the consultants to contextualise the audit findings and explain the implications.

That report details an estimated cost of \$1.35M to undertake the most urgent works, but this option would leave many significant issues unaddressed and require similar year on year investments afterwards. The report also identifies an estimated cost of \$5.13M to undertake all of the required works.

The major issue with either of these options (as identified in the report) is that even if these works are undertaken it will only provide a further approximately five years of life for the pool given the facility is already 60 years old. As such this would not be a sound or sustainable financial decision.

Even if either of these options were to be adopted, the report also indicates that the pool would need to remain closed for at least the next two seasons to enable sufficient time for these works were undertaken.

Question on notice – Nicole Vout, Claremont (received Sunday, 17 September 2023)

Q1. Does the Mayor concede her “10 minutes up the road” comment relating to Glenorchy residents utilising the Aquatic Centre was an ill-considered, noninclusive statement that assumed everyone in the Municipality can drive and excluding those with financial, physical or logistical challenges?

A: It is appreciated that some people face challenges with transport and this comment was not made with the intention of offending or upsetting anyone.

The comment was made in consideration of data demonstrating greater visitation to the Hobart Aquatic Centre by Glenorchy residents than to the Glenorchy War Memorial Pool. Research previously undertaken by the City of Hobart (CoH) that showed Hobart residents make up less than half of the visits to the Hobart Aquatic Centre and that Glenorchy residents make up approximately an eighth of the visitation (Doone Kennedy Hobart Aquatic Centre Redevelopment Master Plan, May 2017). CoH reports that annual visitation of the Hobart Aquatic Centre last financial year (22/23) was 556,000. Based on the above figures, it is reasonable to estimate that approximately 69,500 of the annual visits to the Hobart Aquatic Monday 25 September 2023 Council Meeting Agenda 15 Centre are already from people who live in the Glenorchy local government area, which is almost four times the total number of annual visits to the Glenorchy Pool last season, which was 17,788 (including residents from Glenorchy and other local government areas).

Q2: For what purpose has the Glenorchy War Memorial Pool been drained by Council and how will you ensure the integrity of the structure having done so?

A: The shell of the pool is 60 years old, and if the pool is to be redeveloped, it would need to be replaced.

The pool has been drained to protect the environment and public safety. The water was stagnating and attracting wildlife, further polluting the water. Council also wanted to prevent further water leaking into the surrounding environment. Council is investigating long-term solutions for the site and is open to rebuilding a new aquatic facility, if a sound business case is presented, funding can be secured and it is supported by the community, as per the process that was outlined in the August 2023 Council

meeting report. There is no need to keep the pool full during this period and doing so presents further health and safety risks.

Q3: Why have Council taken a non-consultative approach with the Community and it's ratepayers to decide our GWMP will not be repaired?

A: The option to undertake repairs of the facility is a 'band aid' solution that would see ratepayers funding repairs to only extend the life of the pool for a few more years. Within those few years, Council would have expended significant ratepayer resources to simply end up exactly where we are now. Council does not believe that is a responsible use of ratepayer funds which would be better spent on achieving a long-term solution.

Council committed to a process at the August 2023 Council Meeting to investigate pool redevelopment or alternative options at the site, including engagement with the community and stakeholders. The detailed pool condition assessment unfortunately revealed that the Glenorchy Pool facilities have reached an age and condition that presents significant health and safety risks. Now this advice has been received, Council would be negligent not to take immediate action. The specialist advice also made clear that the works required to remove these risks would take more than 12 months to complete, hence the General Manager made the decision to announce that the pool will be closed for the coming season and until further notice in order to give the operator, Belgravia Leisure, and users of the pool as much notice as possible. The General Manager made this call in fulfilling his workplace health and safety duties as the responsible Person Conducting a Business Undertaking (PCBU).

Q4: Why has Council decided to "sweat" our pool, a ratepayer asset, and when did this process begin? If Council have been "sweating" our asset why has there not been a proactive approach by Council to provide a replacement Aquatic Facility from the time this "sweating" commenced?

A: The age of the pool is widely known (60 years) and Council has been open about the fact that there is a risk of pool closure if funds cannot be secured to redevelop the site. For example, the Council made a request to the last federal budget for \$26M to redevelop the site which included the following statement "The pool, grandstand, plant and amenity buildings are in need of significant upgrade or replacement, without which the Glenorchy community will face future closure of the facility". The same statement was also included in the Council submission to the last federal election. These submissions were both made public.

The facility is at an age where capital upgrades are not financially sound. As outlined in the July Council report, a large investment would be required on the most urgent elements and would only achieve a further approximately 5 years of operation of the pool given that it is already 60 years old. The facility has stayed operational for 10 to 20 years longer than its expected life and can no longer be maintained by maintenance and upgrades. The pool is at the end of its life and requires complete replacement.

Council had hoped that the pool could stay operational for several more years whilst a replacement was planned, however as noted in the response to Q3 above, Council would be negligent not to close the pool once the specialist advice was received that reported unacceptable health and safety risks.

Question on notice – Angela Strk, Rosetta (received Sunday, 17 September 2023)

Q1. What was the cost of the Lacus report regarding the Glenorchy War Memorial Pool?

A: The consultancy cost Council \$31,300 which included the engineering inspection and report (attachment 1 of the July Council Meeting Report), and the implications and options presentation to Council workshop (attachment 2 of the July Council Meeting Report).

Q2: What is the budgeted cost for the cost/benefit analysis to be done and presented in March next year about the Glenorchy pool?

A: The State Government has contributed \$200,000 funding for the project. However, the final cost of the project will not be known until a procurement process is completed.

Q3: As per The Local Government Act (20. Functions and powers) and Division 2 - Elector polls 60B. (1) and (2) Council-initiated elector polls - my question is could council please move a motion to initiate to conduct an elector poll by postal ballot, in relation to the options about the Glenorchy Pool's future, as they are outlined by council on page 36 in the GLENORCHY CITY COUNCIL ATTACHMENTS, dated Monday, 28 August 2023, http://glenorchy.infocouncil.biz/Open/2023/08/OC_28082023_ATT.PDF

A: Council has the power under the Act to initiate an elector poll. Council would need to consider the merits of taking such a step, having regard to matters such as alternative means of engaging the community, the existing project to explore pool redevelopment and other options and the cost benefit of holding an elector poll.

Question on notice – Angela Strk, Rosetta (received Monday, 18 September 2023)

Q1. The Lacus report states the Glenorchy pool's concrete shell is in good condition . This weekend council has commenced draining the pool completely which will lead to the shell cracking. Please explain why council has done this and not maintained the asset for the duration of at least the cost benefit analysis period, until March next year?

A: The Lacus report states the pool's concrete shell is in 'fair' condition. The shell of the pool is 60 years old, and if the pool is to be redeveloped, it would need to be replaced. The pool has been drained to protect the environment and public safety. The water was stagnating and attracting wildlife, further polluting the water. Council also wanted to prevent further water leaking into the surrounding environment.

Council is investigating long-term solutions for the site and is open to rebuilding a new aquatic facility, if a sound business case is presented, funding can be secured and it is supported by the community, as per the process that was outlined in the August 2023 Council meeting report.

There is no need to keep the pool full during this period and doing so presents further health and safety risks.

Q2: The local government act requires councils to consult community in decisions. Why has council not consulted the community in regards to options in relation to the pool's future, particularly in relation to the option of repairing the pool instead of only looking at redevelopment and demolition? It's the community's asset and they deserve the right to have a say in its future.

A: The option to undertake repairs of the facility is a 'band aid' solution that would see ratepayers funding repairs to only extend the life of the pool for a few more years. Within those few years, Council would have expended significant ratepayer resources to simply end up exactly where we are now. Council does not believe that is a responsible use of ratepayer funds which would be better spent on achieving a long-term solution. Council committed to a process at the August 2023 Council Meeting to investigate pool redevelopment or alternative options at the site, including engagement with the community and stakeholders.

The detailed pool condition assessment unfortunately revealed that the Glenorchy Pool facilities have reached an age and condition that presents significant health and safety risks. Now this advice has been received, Council would be negligent not to take immediate action. The specialist advice also made clear that the works required to remove these risks would take more than 12 months to complete, hence the General Manager made the decision to announce that the pool will be closed for the coming season and until further notice in order to give the operator, Belgravia Leisure, and users of the pool as much notice as possible. The General Manager made this call in fulfilling his workplace health and safety duties as the responsible Person Conducting a Business Undertaking (PCBU).

Question on notice – Julie Maskell, Glenorchy (received Monday, 18 September 2023)

Q1. Re the recent closure of the Glenorchy war Memorial Swimming Pool council what are you planning on providing for the socio/economic disadvantaged teenagers - too large for playground equipment- in the municipality? not all these kids have mountain bikes nor skateboards. Where do they go on hot summer days to get a healthy lifestyle during the long summer school holiday break. Will you be happy to see them sitting on the floor of Northgate or all over your lawns. Is this your vision for the city?

A: Council is working to provide youth-focused recreation opportunities in Glenorchy. As noted, Council has just completed works on a new skatepark at Montrose and a major upgrade of the trails at the Glenorchy Mountain Bike Park. Council is also in the process of

constructing a Multi-Use Game Arena (MUGA), specifically targeted at this youth/teenager age group, as part of the Giblins regional playspace project. Council also provides facilities for a wide range of sport and recreation opportunities such as soccer, AFL, netball, cricket, tennis, softball, baseball, disc golf, archery, walking and cycling, some of which have strong youth participation levels.

In addition, Council funds the Glenorchy PCYC program, which commenced in October 2022, providing mentoring support and activities for young people at risk in our community. With regards to the pool site, Council committed to a process at the August 2023 Council Meeting to investigate pool redevelopment or alternative options at the site including engagement with the community and stakeholders.

Council Meeting – 30 October 2023

Announcements by the Chair

I wish to take a few moments to address the meeting regarding the Glenorchy War Memorial Pool, anticipating that some members of the public here this afternoon may have questions regarding the pool. As Council has made the community aware, the pool will be closed for the foreseeable future following an independent condition assessment that identified a number of significant issues with the assets within the facility that pose an intolerable risk to public safety.

Council acknowledges that people are feeling upset by and angry about this. As I have noted before, this was not something council expected to have to do this year. It is not something council wanted to do. While we acknowledge it makes it no easier to accept, the facts are that the council had little choice. Council is now undertaking a project to fully investigate redevelopment options and associated costs and consult with the community, before coming to a decision on the future of the pool and the site.

We know the recreational and health benefits of aquatic facilities – we now need to understand the costs to Council and the ratepayer across the life of a new facility and ask what the ratepayer is prepared to pay for the provision of a pool.

The project we are now embarking on will include:

- Generation of options for aquatic and other recreational facilities 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; and
- Exploration of funding options.

The State Government has provided \$200,000 funding to support this piece of work. The tender for a consultant to undertake this work was advertised on 8 October with submissions closing on the 8th of November.

The project is expected to be completed in the first half of 2024 and we will keep the community informed of engagement opportunities and progress along the way.

Council recently held a Community Yarn where we again explained and answered questions about how we have arrived at this point, what we are doing to address it and how the community can be involved in the process into 2024.

The minutes from last week's Community Yarn in a full transcript are available on Council's website under the Let's Talk section.

I also encourage interested community members to view the Glenorchy Pool page on Council's website, which holds all of the consultant reports, Council reports, FAQs and public question time questions and answers about the pool.

Once again, Council acknowledges people feel strongly about the pool and want to be assured of the future of the facility. What we can assure you is that we are working as hard and fast as possible on the future of the facility.

I urge you to participate in the consultation and engagement process as part of the project and look forward to hearing your wishes and ideas for the future of this much-loved recreational facility.

On behalf of elected members, I assure the community that Council does want to achieve the best outcome for the community for the future of the pool site, and to work with the community in achieving it.

Response to Previous Public Questions Taken on Notice

Question without notice – Janiece Bryan, Montrose

Q1: When the Derwent Entertainment Centre (DEC) was sold the Council promised on page six of the Annual General Report (AGR) that the \$8M received would be spent on community projects. Will Council and Alderman please commit to spending the community money from the DEC sale to repairing and re-opening the Glenorchy Pool as soon as possible, or will this be a repeat of the loss of the BMX Track and the Skate Park from nine years ago?

A: Derwent Entertainment Centre (DEC) and Proceeds of Property Disposal Policy

Council made the official decision to sell the DEC and Wilkinsons Point to the Tasmanian Government in February 2020, ultimately achieving a sale price of \$8 million. After deducting costs associated with the sale, the net proceeds to Council were \$7,933,699.

The funds from the sale of the DEC and Wilkinsons Point were deposited into a separate term deposit account, which is currently earning interest.

The conditions for expenditure are governed by the Proceeds of Property Disposal Policy (the Policy) and require Council's express prior consideration.

As part of the sale negotiation, Council committed \$2.4 million of the proceeds to the upgrade of Loyd Road as part of its future development, meaning the net proceeds available for other community projects are approximately \$5.53 million.

Having considered the intent and requirements of the Policy, the Council, at its December 2021 meeting, resolved to allocate up to \$3,003,962 from the DEC sale proceeds to the Tolosa Dam reintegration project.

This commitment results in the remaining proceeds from the DEC sale being \$2.529 million.

The remaining funds can be allocated to community projects only through a resolution of Council.

The remaining funds are not sufficient to complete a pool redevelopment project.

Council has recently completed a new skatepark at Montrose Bay Foreshore Park and upgrades to the Glenorchy Mountain Bike Park, providing facilities that are openly accessible to all skate, scooter and bike enthusiasts in the community, free of charge and without membership fees.

Public Question Time

Question on notice – Natalie Larter, Montrose (received Saturday, 23 September and Sunday, 24 September 2023 respectively)

Q1: Does Glenorchy City Council have any intention to contribute funding the Hobart City Council for Hobart Aquatic Centre at any time in the foreseeable future?

A: Council has not considered contributing funding to the Hobart City Council for the Hobart Aquatic Centre.

Q2: The Glenorchy War Memorial Pool Discussion document outlines 5 options for the future of Glenorchy War Memorial Pool. Options 1-4 outline scenarios which involve maintaining or refurbishing the Glenorchy War Memorial Pool. Would you kindly inform what the “estimated ongoing” refers to in scenarios 1-4 and what the likely cost of that will be, per scenario, per rate payer of Glenorchy City Council per year.

A: The consultant’s report/presentation was attached to the July Council meeting report and included these estimates which can be found on Glenorchy City Council’s website:

http://glenorchy.infocouncil.biz/Open/2023/07/OC_31072023_ATT.PDF

The “estimated ongoing costs” refer to the expenses expected to be incurred every year in operating and maintaining the facility, on top of the initial outlay required to maintain, refurbish or replace the pool facilities. There are approximately 22,000 rateable properties in the Glenorchy municipality. The breakdown of estimated costs for each option per rateable property is provided below.

- Option 1: estimated ongoing costs at a “minimum” of \$800,000 p/a, noting this option has a “risk profile that is not tolerable nor sustainable”, and hence could not be realistically considered.
- Ongoing cost to ratepayer - $\$800,000 / 22,000$ properties = \$36.36 per year.
- Option 2: estimated initial outlay of \$1.35M and ongoing costs estimated at \$600,000 p/a, noting “operational costs will continue to rise” under that option.
- Upfront cost to ratepayer - $\$1.35M / 22,000$ properties = \$61.36.
 - Ongoing cost the ratepayer - $\$600,000 / 22,000$ properties = \$27.27 per year and increasing.
- Option 3: estimated initial outlay of \$5.133M and ongoing costs estimated at \$500,000 p/a.
- Upfront cost to ratepayer - $\$5.133M / 22,000$ properties = \$233.32.
 - Ongoing cost to ratepayer - $\$500,000 / 22,000$ properties = \$22.73 per year.
- Option 4: is not for maintaining or refurbishing, but complete replacement with a new facility, at an estimated initial outlay of \$27M-\$30M and ongoing costs estimated at \$300,000 p/a (plus depreciation costs of between \$750,000 to \$1.5M p/a).
- Upfront cost to ratepayer - $\$30M / 22,000$ properties = \$1,363.64.
 - Ongoing cost to ratepayer - $\$300,000 / 22,000$ properties = \$13.64 per year.
 - Depreciation cost to ratepayer - $\$1.125M / 22,000$ properties = \$51.14 per year.

As has been outlined previously by Council, and also by the consultants who undertook the condition assessment, a key issue is that even if the repair options were taken up (i.e., option 2 or 3 above) then the pool would need to remain closed for two seasons whilst these works were undertaken.

Further, repair works are only estimated to provide up to an additional five more years of life to the pool given the facility is already 60 years old. After these five years the community would still be facing the costs of fully redeveloping the site (i.e., option 4 above).

For these reasons Council has focused its attention immediately on the redevelopment option, rather than making a significant investment of community funds and taking the two years required for the repair option, only to be back to needing the full redevelopment costs in five years’ time.

The project Council has committed to undertaking this financial year will investigate various redevelopment options, including cost-benefits analysis and the exploration of a potential rates levy to fund redevelopment of the site, as well as evaluating other potential funding options.

Question on notice – Angela Strk, Rosetta (received Sunday 22 October 2023)

Q1: How much did the Glenorchy City Council pay Knowledge Asset Management Services for consulting services and workshops as related to the Lacus report on the Glenorchy War Memorial Pool?

A: The assessment and associated report and workshop was \$31,300 (excluding GST).

Question without notice – Angela Strk, Rosetta

Q1: Why is Council refusing to hold a public meeting on the Pool?

A: [Mayor] The question was taken on notice.

Question without notice – Tracey Smith, Glenorchy

Q1: Belgravia had a three (3) year contract to manage the Glenorchy pool for Council. Can you confirm that Council is not stuck with the contract now the pool has closed?

A: [Mayor]: No. There was a clause in the contract to provide for termination of the contract in the event of pool closure.

Question without notice – Eddy Steenbergen, Rosetta

Q4: Can Council rule out sale or long-term lease of the pool land?

A: [Mayor]: The council is open to community feedback about the future of the pool land.

Council Meeting – 27 November 2023

Announcements by the Chair

The status of the Pool Redevelopment and Alternative Options project tender

The tenders for the Pool Redevelopment and Alternative Options project closed on 8 November 2023. Council received a number of good quality submissions, which have now been reviewed and shortlisted. A summary report on the preferred Tenderer is being prepared and will be provided to the General Manager for a peer review on 30 November. Once this is approved and awarded to the preferred consultant, a kickoff meeting will be arranged to commence the process. This is expected to take place in early to mid-December.

Response to previous public questions taken on notice

Question without notice – Angela Strk, Rosetta

Q1: Why is Council refusing to hold a public meeting on the Pool?

A: [Mayor] The question was taken on notice.

Response: As detailed to you in the email response of 25 October 2023, Council is in the process of engaging a consultant to look into future options for the pool site, including redeveloping the pool facility. The scope of this project is to include extensive community consultation to inform those decisions, and any interested party is encouraged to take up the opportunity to participate in that process. Accordingly, as a consultant will soon be appointed to conduct the investigation and associated consultation activities, Council does not believe it is productive to hold a further public meeting at this time.

Question without notice – Tracey Smith, Glenorchy

Q1: Belgravia had a three (3) year contract to manage the Glenorchy pool for Council. Can you confirm that Council is not stuck with the contract now the pool has closed?

A: [Mayor]: No. There was a clause in the contract to provide for termination of the contract in the event of pool closure.

Question without notice – Eddy Steenbergen, Rosetta

Q4: Can Council rule out sale or long-term lease of the pool land? A: [Mayor]: The council is open to community feedback about the future of the pool land.

Public Question Time

Question without notice – LEEANNE ROSE, GLENORCHY

Q1: Will the council undertake to use recent statistics when considering the future of the pool site.

A: [Mayor]: Yes.

Q2: Will the council undertake to have regard to the Kingborough Pool Feasibility Report?

A: [Mayor]: Yes, the consultant will undertake a thorough literature review.