

# Frequently Asked Questions

## Glenorchy War Memorial Pool 2024 Update

### Why is the pool closed?

The Glenorchy City Council commissioned an independent report into the condition of the pool due to its age. The report highlighted a number of issues which posed safety risks for the public and facility staff. As a responsible authority, the council had no choice but to prioritise public safety and close the pool to the public, until upgrade works could be funded and undertaken.

---

### When will the pool reopen?

Bipartisan election commitments of \$5 million, to be put towards repairing and reopening the pool, were made in the recent state election. Council is now working with the State Government to arrange a grant deed for this funding.

As has been previously outlined the works required to repair and reopen the pool are significant and could take up to two years to deliver, following receipt of the grant funds. Council has recently carried out some protective works and will continue scoping and planning works in preparation of receiving the grant funding.

---

### So, is there a chance the pool may be closed permanently?

As noted above, the pool will be repaired and reopened once the State Government grant funds are received. This is however only a short-term fix (5 years +) as the facility is 60 years old.

Council has commissioned a study of long-term options for the pool site, including a redeveloped pool facility. This project includes extensive community engagement and cost benefit analysis. Concept plans and a business case will also be developed, which will form the basis for future grant applications for a redeveloped facility.

---

### Why was the pool allowed to deteriorate so badly?

The pool was built in the 1960s. Facilities of this type normally have an operational life of about 40-50 years, while this pool has 60 years. The fact that it has been able to achieve a longer-than-expected operational life is due to the council's management of the facility over the years. However, all public infrastructure has an operational lifespan, and when that is reached, require redevelopment or replacement. The pool has

reached a point where normal maintenance cannot keep up with deterioration caused by the age of the facility and the plant that operates it.

---

## **A lot of people use the pool – what will they do?**

Last season, there were approximately 18,000 visits to the pool (approximately 100 visits a day on average). People will now need to access another aquatic facility instead until the pool is repaired and reopened. The closest public swimming pools are the Hobart Aquatic Centre (indoor), Clarence Aquatic Centre (indoor), Huon Valley (outdoor) or New Norfolk Pool (outdoor).

---

## **What happens next?**

Bipartisan election commitments of \$5 million, for repairing and reopening the pool were made, in the recent state election. Council is now working with the State Government to arrange a grant deed for this funding. The pool will be repaired and reopened once the State Government grant funds are received. This is however only a short term fix as the facility is 60 years old.

Council has recently undertaken some protective works and will continue to undertake scoping and planning works in preparation of receiving the grant funding.

Council has also commissioned a study of long-term options for the pool site, including a redeveloped pool facility. This project includes extensive community engagement and cost benefit analysis. Concept plans and a business case will also be developed, which will form the basis for future grant applications for a redeveloped facility.

The council will keep the community informed of this process, which will focus on ensuring the City of Glenorchy has a contemporary community asset that the public can utilise for the long term.

---

## **Is the pool leaking?**

When it was operational, the pool needed to be continually filled around the clock to ensure it had sufficient water volume. Water metering showed that this amounted to 35,000 litres a day which is significantly more than could be attributed to water loss through evaporation or splashing.

The exact location of leaks has not been determined; however, the planned repair and upgrade works are expected to resolve this. The water had been leaking into the water table and surrounding environment.

---

## **If the pool was leaking anyway, wouldn't it be better to have an income at the facility rather than just lose water?**

The excessive loss of water was one of the triggers for commissioning the specialist assessment of the pool condition, but not the only reason it was closed. 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 could take up to two years 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).

---

## **Why was the pool drained?**

The pool was drained due to the fact remnant water was becoming stagnant, growing algae and attracting wildlife. In addition, due to the fact the facility is not staffed, there was a potential public safety risk.

---

## **The Lacus Report states the pool shell is in good condition. Why did council drain it completely?**

The Lacus report states the pool's concrete shell is in 'fair' condition when considering its age. The shell of the pool is 60 years old.

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.

However, rather than refill the pool, the advice from Lacus is to install a series of Hydrostatic Relief Valves on the floor of the pool. These valves will open if there is an excessive build-up of water pressure underneath the pool shell whilst it is empty, to mitigate any risk of cracking.

The relief valves will also provide ongoing benefits for the pool, given it needs to stay empty during the planned repair works, and will be emptied each year for maintenance.

These core holes were drilled on Monday, 8 April 2024, in accordance with the engineer's specification. Now that these holes are drilled the risk of water pressure building up underneath the pool is mitigated. The hydrostatic relief valves will be installed into the core holes in the coming months as part of the pool renovation project, which will allow the pool to be refilled following the renovations.

---

## **Why wasn't the community consulted before the pool was drained?**

The council published media statements and social media posts about the need to close the pool due to safety risks. The council's decision to seek long-term options for the site was also published. While the council accepts some people are upset that the pool was drained and will not be re-opened in its current state, the safety risks the facility posed meant there was no option but to close the facility and manage it accordingly, which included having it drained.

---

## **Does the council plan to sell the pool site?**

No. The council is commissioning a study into options for the site, including a redeveloped pool. This process involves significant community consultation. There are no plans to sell the pool or the site.

---

## Is the pool heritage listed?

The pool is not listed on the Tasmanian heritage register.

The Tasmanian Heritage Council had received an independent third-party nomination to have the Glenorchy War Memorial Pool (pool) listed as a site of State Heritage Significance.

The Tasmanian Heritage Council assessed the pool site and found it did not meet the thresholds for listing as a site of State Heritage Significance. Independent to this, the Council has commissioned a report assessing the pool as a site of Local Historic Significance. The findings of this study will be included in, and considered as part of, the investigation of pool site redevelopment project that is currently underway.

---

## Has council spoken to other levels of government about funding the pool?

Yes. The council unsuccessfully asked the Federal Government for funding prior to the last Federal Budget. It has subsequently again written to the Federal Government for funding consideration, and has met with the State Government, which provided financial assistance for the independent report into options for the site.

As stated above, bipartisan election commitments of \$5 million towards repairing and reopening the pool were made in the recent state election. Council is now working with the State Government to arrange a grant deed for this funding. The pool will be repaired and reopened once the State Government grant funds are received. This is however only a short term fix as the facility is 60 years old.

Council has commissioned a study of long term options for the pool site, including a redeveloped pool facility. This project includes extensive community engagement and cost benefit analysis. Concept plans and a business case will also be developed, which will form the basis for future grant applications for a redeveloped facility.

Based on an estimated cost of \$30 million to \$60 million (depending on the details of the potential new facility), Council would not be able to solely fund the redevelopment of the pool if that was the preferred option. The Council will await the findings of the MI Global study before there is a clearer direction on what exactly needs funding when it comes to redevelopment of that site.

---

## 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?

This will depend on what funding opportunities exist.

---

## What was the cost of the feasibility study being carried out by MI Global Partners, to assess options for 2A Anfield Street?

Council received a \$200,000 grant from the State Government to fund a feasibility study. The contractual terms with the consultant are commercial in confidence.

---

## Can Council detail the previous capital upgrades, care, and maintenance of Glenorchy War Memorial Pool?

Council's maintenance of the pool has assisted the facility to remain operational for 60 years. As outlined in the July Council report, spending approximately \$5 million on the most worn-out elements of the pool will only not extend the life expectancy of the pool long term, given that it is already 60 years old. Therefore, the pool can no longer be maintained by maintenance alone and requires major repairs and upgrades or complete replacement.

The complete list of maintenance previously carried out is extensive 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 car park resurface	\$17,611.68
<b>TOTAL (2022/23)</b>	<b>\$399,062.12</b>

Similar year on year expenses to Council were incurred in previous financial years.

---

## Why can't the money from the Derwent Entertainment Centre (DEC) be used to repair and re-open the Glenorchy Pool?

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.

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 Reserve 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.

As noted above, bipartisan election commitments of \$5 million towards repairing and reopening the pool were made in the recent state election. Council is now working with the State Government to arrange a grant deed for this funding.

---

## **Why can't the sale of land proceeds, specifically designed to fund community infrastructure, be accessed to expend some funds for the pool?**

Council does not have sufficient funds available to fund a large-scale pool redevelopment.

\$30 million to \$60 million is the estimated cost of a new aquatic facility (depending on what the community desires). Council does not have this amount of funds available in reserve.

---

## **Council has publicly stated if external funds to upgrade the pool cannot be achieved, it will look at other developments of the site. Why promote such talk?**

Council is being transparent about the reality of the situation. 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 capital 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.

Council has commissioned a study of long-term options for the pool site, including a redeveloped pool facility. This project includes extensive community engagement and cost benefit analysis. Concept plans and a business case will also be developed based on the engagement and community survey results, which will form the basis for future grant applications for a redeveloped facility.

---

## **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?**

It is understood the State Government prioritised a number of potential sites as the future base for an AFL high performance centre, none of which were in Glenorchy. It has since been announced that the Rosny Parklands/Charles Hand Park in Clarence will be the location of the high-performance centre.

---

## **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?**

Until the pool repairs and upgrades are completed there are two existing major aquatic centres that can be accessed which operate year-round within a 10km radius of the site. These are the Doone Kennedy Hobart Aquatic Centre and the Clarence Aquatic Centre YMCA. It is appreciated that this is less convenient for Glenorchy residents however this is a high level of access relative to other parts of the country.

---

## **Can rate payers read the consultant's condition report on the Glenorchy War Memorial Pool?**

Yes, this is attached to the July 2023 Council meeting report, and is also provided on the Glenorchy Pool webpage - [www.gcc.tas.gov.au/discover-glenorchy/venues-and-facilities/glenorchy-pool/](http://www.gcc.tas.gov.au/discover-glenorchy/venues-and-facilities/glenorchy-pool/).

---

## **What is council planning on providing for socio-disadvantaged young teenagers, who are too large for playground equipment?**

Council is working to provide youth-focused recreation opportunities in Glenorchy.

Council has recently completed works on a new skatepark at Montrose and a major upgrade of the trails at the Glenorchy Mountain Bike Park. Council has also constructed a Multi-Use Game Arena (MUGA), specifically targeted at this youth/teenager age group, as part of the Giblins regional playspace project.