

COUNCIL

QUESTION ON NOTICE

20 OCTOBER 2020

1.10

1.10.2 QUESTION ON NOTICE – COUNCILLOR SCHILLING – NURIROOTPA POOL B11374

PURPOSE

To consider a question on notice provided in accordance with the Local Government Act by Cr Schilling.

RECOMMENDATION

That Council receive and note the response and that the question and response be placed in the minutes.

QUESTION AND RESPONSE

Question - 1

In the condition facility report dated 25th May 2015, the Executive Summary on page 1 states "if the client undertakes priority one and two, the water losses at the facility will be significantly reduced. The repairs will also improve the structural integrity of the facility and increase the expected lifespan of the pool vessels to be in excess of a further 25 years".

- a) Have these priority works been undertaken and if not, why?

Response Q1a

Officers have regularly sought Council determination on the expenditure to be undertaken on these priority works. The FMG Engineering Condition Assessment Report was presented to Council at a Workshop and then via a formal Council report to the 18 August 2015 Council Meeting. This included a presentation of the short, medium and long term upgrade/expenditure requirements in a proposed "Planning Expenditure/Action Plan" Attachment (refer *Attachment 1*). Council resolved:

7.3.1.4

CONDITION ASSESSMENT – NURIOOTPA WAR MEMORIAL SWIMMING POOL B2793

MOVED Cr Milne that Council:

- (1) Receives and notes the recommendations of the Facility Condition Report on the Nuriootpa War Memorial Pool dated 15 March 2015;

The Barossa Council

Minutes of Council Meeting held on Tuesday 18 August 2015

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- (2) Receives and notes the contents of the Nuriootpa War Memorial Swimming Pool Working Group's Final Survey Report;
- (3) Notes the contents of the Nuriootpa War Memorial Swimming Pool – Planning Expenditure and Action Plan dated 31 July 2015;

Seconded Cr Harris

CARRIED 2014-18/351

MOVED Cr Milne that Council instructs Officers to:

- (1) Investigate possible alternative options for the investment in an outdoor pool facility in Nuriootpa noting that this is not incorporated in Council's current Budget and Business Plan 2015/16 or Council's Long Term Financial Plan;
- (2) Prepare a draft plan for community consultation to seek feedback from the community in this matter;
- (3) Bring a future report to Council by the end of November 2015 in respect of item (2) of this recommendation and by the end of March 2016 in respect of item (1) of this recommendation.

Seconded Cr Angus

CARRIED 2014-18/352

MOVED Cr Milne that Council:

- (1) Approves a first quarter Budget Adjustment for the following items of expenditure on the Nuriootpa War Memorial Swimming Pool in readiness for the 2015/16 season:
 1. Solar Heating System - up to \$44,200 excluding GST
 2. Pool cleaner – leased for one season up to \$4,600 excluding GST
- (2) and other items as identified in the Nuriootpa War Memorial Swimming Pool – Planning Expenditure and Action Plan dated 31 July 2015 up to \$10,000 excluding GST.

Seconded Cr Harms

CARRIED 2014-18/353

In relation to the final part of the above resolution, Elected Members were provided the opportunity in the resolution to designate the priority items they wished to fund and that is how the resolution was concluded.

Since that time, during draft budget preparation processes and where necessary, ad hoc requests to Council, the following further items identified in the Condition Assessment Report have been completed.

1. Empty the pools. Undertake chemical injection of known leak locations in pool walls and floors.

This was completed as per Appendix A, photo 5 (Missing tiles), Photo 12, (Leak at sealant location, Photo 13 (Expansion joint) of report. (2015)

Secondary chemical injection activity as reactive effort to respond to leak (2018)

Repair any dislodged or drummy tiles.

Tiles have now all been removed from pool shell (2019)

Conduct a pressure test of pipes and effect any repairs as necessary.

Completed pre-season 2019/20 with repair to identified defects at that point in time, large leak at the western deep end and repair to pipework from balance tank.

Modify the plant room and chemical storage shed to comply with current standards and regulations.

This works has not been prioritised and budget allocated by Council at this point in time.

Waterproof the expansion joints and insert new joint sealant for the 50m lap pool.

This was effectively completed with the short term painting of the pool prior to season 2019/20.

Repair concourse to mitigate trip hazards (i.e. pavement "stepping").

This works has not been prioritised and budget allocated by Council at this point in time.

2. Re-tile entire 50m lap pool and the children's wading pool (Supersedes discretionary repair of dislodged tiles).

Tiles were fully removed and short term painting was completed prior to season 2019/20.

Demolish and reconstruct the pool concourse (Supersedes discretionary repair of concourse).

This works has not been prioritised and budget allocated by Council at this point in time.

It is the opinion of Officers that with all the information provided to successive Councils during the period there was every opportunity for Elected Members to raise the issue of undertaking any further identified priority works in the Planning Expenditure / Action Plan and the FMG Condition Assessment Report. The Nuriootpa Pool information was provided as part of the induction documentation and tour for the current incoming Council.

Response Q1b

- b) If the identified priorities have been actioned, how has it been determined that the pool is 'past its useful life?'

As detailed above, at the determination of successive Councils, not all of the prioritised works have been completed. The feedback to Officers during the last 6 plus years in successive Workshop discussions and through the debate arising from Agenda Reports provided to Council is that the level of expenditure required to bring the pool to a fully operational, contemporary standard has not been supported. Rather, the expressed view has been that the level of investment required offset against the community benefit taking into account the level of use, cost subsidy per visit, its age and location renders the pool unsustainable. This is especially so when compared to other facilities and services of Council such as recreation parks, cultural, history and art assets and services, and the other four pools in the Council area.

Question - 2

What was the cost of the 2015 condition facility report?

Response

\$5,675

Question - 3

Despite 5 years of minimal repairs, we still do not know the current condition of the pool. Why has a current/more recent condition report not been commissioned as part of the information supplied to Elected members?

Response

Responses to Question 1 indicate that Council has determined the level of investment and prioritisation of expenditure on the pool based on successive information provided to Elected Members at Workshops and formal Council meetings and through the annual draft budget considerations.

Council's, collectively, over many years and conversations at Council workshops and meetings, has not requested or budgeted for further updates. The 2015 report is appropriate for asset condition and appraisal of such assets and is consistent with condition and valuation processes for the vast majority of Council assets.

ATTACHMENT

Nil