

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Legislation

Development Act 1993
 Development Plan 2015
 Local Government Act 1999

Policy or Relevant Strategic Documents

Australian Government – Australia Infrastructure Plan –
<http://infrastructureaustralia.gov.au/policy-publications/publications/Australian-Infrastructure-Plan.aspx>
 30-Year Plan for Greater Adelaide –
http://www.dpti.sa.gov.au/planning/30_year_plan
 Northern Economic Plan – Look North –
<http://www.looknorth.com.au/>

Council Strategic Plan

3.5 – Planning and Building

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial and Resources

The proposal to undertake the necessary Concordia planning investigations will be funded solely by Concordia Land.

Council, if it accepts being a part of the discussions, it will commit senior executive and planning resources to this significant project including the CEO, relevant Directors depending on discussions be they planning or infrastructure, Senior Manager, Planning Services and our Principal Planner. This will be supported by resources from the State Government and Town of Gawler.

Risk Management

The ability to participate in a broad strategic planning approach to Concordia is paramount to addressing the type of development and thus mitigating impact and seeking to achieve an outcome that is balanced for the community. Should Council not engage in this process the ability to formulate long term planning outcomes will be lost, as the planning process with the State Government and potentially Town of Gawler will proceed and the ability to then influence future policy related to this area will be compromised. The timing of the works does not accord with prior viewpoints that Council wished to wait for the outcome of the review of the 30-Year Plan for Greater Adelaide, this document has been delayed until at least the second half of 2016 due to the introduction of the Planning, Development and Infrastructure Bill. Therefore, when weighing the risks of non-participation versus active participation it is recommended that Council engage in the process.

The land areas discussed in this report are located at the boundary with the Town of Gawler and the Light Regional Council and may require joint agreements for infrastructure and development at some point in time

COMMUNITY CONSULTATION

Consultation is not required under policy or legislative requirements. However non-statutory consultation processes are being considered.

7.3.1. DIRECTOR CORPORATE AND COMMUNITY SERVICES - DEBATE

7.3.1.1

NURIOOTPA WAR MEMORIAL SWIMMING POOL – COMMUNITY CONSULTATION FEEDBACK B3051

MOVED Cr de Vries that Council: -

- (1) Notes the results of the first phase of community consultation on the Nuriootpa War Memorial Swimming Pool as follows:
- Option 1 Maintain existing facility with no new additions 13% support (116 of 867 responses)
 - Option 2 Redevelop the existing facility 51% support (443 of 867 responses)
 - Option 3 Build a new facility at new location 36% support (308 of 867 responses)
- (2) Approves the development of a Project Scope for the detailed investigation of the Options for presentation to Council by the July 2016 Council Meeting.
- (3) Appoints Cr Milne to the working group for the development of the Project Scope.
- (4) Supports the inclusion of a representative from the community Nuriootpa War Memorial Swimming Pool Working Group (NWMSPWG) to the working group for the development of the Project Scope if the NWMSPWG wishes to be involved.
- (5) Supports the attendance of the Elected Member representative at the Aquatic Recreation Victoria regional pool event in May 2016 if they wish to attend to be funded from the Elected Member training Budget.

Seconded Cr Harris

CARRIED 2014-18/568

INTRODUCTION

Council's preliminary community consultation on potential future options for the Nuriootpa War Memorial Pool (the Pool) was carried out from December 2015 through to the 5 February 2016 and the responses have now been reviewed for presentation to Council.

COMMENT

At its Special Meeting on the 30 November 2015, Council resolved that:

MOVED Cr Angas that Council

- (1) Approves the Nuriootpa Pool Community Consultation Plan with direct mail out as part of the phase one consultation.
- (2) Review the need for direct mail out strategy as part of phase two consultation when developing the strategies post phase one consultation.
- (3) Approve a budget variation for the purpose of funding the mail out cost of \$4,500.

Seconded Cr de Vries

CARRIED 2014-18/474

At its Meeting on the 18 August 2015, Council resolved that:

MOVED Cr Milne

RECOMMENDATION 1 That Council:

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

RECOMMENDATION 2 That Council instructs Officers to:

- (1) Investigate the 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.

RECOMMENDATION 3 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 2015/26 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

There were 867 responses received from the community either through hard copy surveys or Council's online community engagement platform. The final version of the consultation proforma is provided for information as [Attachment 1](#).

The breakdown of responses is shown in [Attachment 2](#).

There was an opportunity for people to provide additional comment and feedback regarding the Pool if they wished and these are all provided in [Attachment 3](#).

The level of response from a distribution of 4000 total mail out was 22%. While not all of these came directly from the mail out the rate of response is good for an exercise of this nature.

Responses indicated that:

Option 1: Maintain the existing facility – but no new extras	116 responses	13%
Option 2: Redevelop the existing facility	443 responses	51%
Option 3: Build a new facility at a new location	308 responses	36%

Common themes:

- No additional "rate/levy" to pay for options
- Additional "rate/levy" to pay for options
- Rex should be better utilised
- The special quality/appeal of the existing venue
- The opportunity for attracting families / tourism draw of option 3

The purpose of this initial consultation was to assist in opening dialogue with the community about the need to consider the medium to long term future of the pool in view of its age and condition as well as getting some indication as to the sentiment of the community regarding possible options. Officer's view is that the process has achieved those objectives. It was not the intention that this would result in Council determining what its preferred option was at this early stage but of course, it may choose to do so.

Whilst option 2 has just over 50% support of those that responded it is not overwhelmingly preferred. Given the high level detail provided it is at this stage a useful beginning reference process.

With regard to recommendation 2, item (1) of the resolution of the 18 August 2015; officers are not yet in a position to provide Council with a detailed investigation of the options and this Agenda report is also provided by way of suggesting the next steps in sourcing and putting this information together.

It is proposed that the following happens:

- (1) A project scope is developed to inform Council of the objectives, deliverables and actions required to produce the detailed options and feasibility report.
- (2) The scope to also include consideration as to what further specialist input is required to provide the necessary detail (particularly in relation to financial modelling, cost benefit analysis of the options, consideration of anticipated trends in servicing the needs of regional communities such as this with outdoor facilities of this nature and any commercial, partnership or other funding models, plus the due diligence and whole of life cost projection as required under Council Policy). This could include officers undertaking an expression of interest process with industry specialists to obtain the cost of getting this information. As has been documented throughout this process to date, no costs for any of the options or indeed resources outside of internal officer time to inform the project development process is included in current Budget or Long Term Financial Plans

Whilst it is envisaged that the vast majority of project development resource will be provided internally within existing capacity, this is a specialist infrastructure area and officers need reference to some of that expertise to ensure that a full consideration of all the issues is made.

- (3) This scope to be presented to Council by the July 2016 Council Meeting.
- (4) The scope will also consider a future community consultation strategy and any budget recommendations as per item (2) of the resolution from the 30 November, Special Council Meeting.
- (5) It is recommended that a project team is put together to develop that scope and that there is Elected Member representation on that group as well as a member from the community Nuriootpa War Memorial Swimming Pool Working Group/Nuriootpa Futures Association.

Another very useful and cost effective method of obtaining information on a project of this nature is to seek comparable background from other Councils dealing with similar infrastructure and resource challenges.

There were a great number of community, outdoor pools across Australia such as Nuriootpa built as war memorials because of the sentiment of the time and because the commonwealth government of the day made special funding available as part of the recovery effort following World War II. All of these pools are now facing similar issues, many are Council owned and operated.

In May this year, Aquatic Recreation Victoria is hosting a series of workshops at a conference in Shepparton specifically for Council's operating ageing regional community pools and it is anticipated based on the quality of their normal events that this will provide valuable information, networking and very cost effective insight, data and tools to assist Council's work with the Nuriootpa Pool. The Director Corporate and Community Services will attend and an Elected Member representative may also wish to be involved.

Officers are currently putting together the draft base operational Budget for the Pool for 2016/17. This is being based on:

- Continuing business as usual on the 2015/16 model. This means that provision has been made for the lease of the pool cleaner and free Wifi for a further 12 months . This is

recommended as the most cost effective option to have a fit for purpose reliable cleaner with access to no cost servicing while the ongoing requirements are determined (\$4,500 ex GST for the season for the cleaner, circa \$700 for the free Wifi)

- A provision for replacement of pool toys has also been made as even those designed for more commercial pool purposes are prone to puncturing and sometimes difficult to repair.

As per the recommendations of the Facility Condition Report presented in August 2015 and the costings for the Planning Expenditure and Action plan dated 31 July 2015, a review is overdue of the chemical pool plant area of the pool and a budget capital expenditure new initiative for the upgrade of this area to ensure compliance with regulations has been developed and will be presented as part of the draft budget process (cost circa \$10 to \$15k).

As presented in the Consensus Agenda report, pool attendance for the current season at 7340 year to date is trending 43% up on 2014/15 (5145 total for year). Whilst a lot of interest has been generated by the concerted efforts of the community group, Council and Belgravia (in particular the 70 year anniversary, film nights run by Council's Youth Advisory Committee, Belgravia family fun days, plus the Triathlon "come and tri" events (funded by Community Assistance Scheme grant) and the improved water temperatures as a result of the new solar it is only one year of results and the weather this season has been significantly better and more consistent than in the previous 2 years at least. It remains to be seen whether this interest can be sustained and further strategies put in place (such as improved signage) to encourage further growth to assist with the sustainability of the Pool.

Based on the current figures with one month of operations still to go, the cost per visit based on operational expenditure has reduced from \$25.38 in 14/15 to \$22.94 (year to date) in 15/16.

Attachments

Attachment 1: Community Consultation proforma

Attachment 2: Piechart of consultation responses

Attachment 3: Community comments

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Legislation and Policy

Local Government Act 1999

Budget and Business Plan Policy

Council Strategic Plan

1.1 Health & Family

1.2 Youth

1.3 Recreation

2.1 Tourism

3.4 Infrastructure

4.1 Responsibility

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial

No additional comments.

Resource

No additional comments.

Risk Management

No additional comments.

COMMUNITY CONSULTATION

Conducted in accordance with the report and recommendations of the Special Council meeting of the 30 November 2015, outcomes contained in this report and attachments.

7.3.2 FINANCE - DEBATE

7.3.2.1

MONTHLY FINANCE REPORT (AS AT 29 FEBRUARY 2016)

B411