



THE COMMITTEE MINUTES

for the meeting

Tuesday 16 June 2020



Present - The Right Honourable the Lord Mayor [Sandy Verschoor]

Councillor Hyde (Deputy Lord Mayor) (Chair)

Councillors Abrahamzadeh, Couros, Donovan, Hou, Khera, Knoll, Mackie, Martin, Moran and Simms (Deputy Chair).

Acknowledgement of Country

At the opening of the Committee Meeting, the Chair stated:

'Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

Councillor Moran left the meeting at 5.32pm

Apologies and Leave of Absence

Nil

Confirmation of Minutes – 19/5/2020, 28/5/2020 & 2/6/2020 [TC]

That the Minutes of the meeting of The Committee held on 19 May 2020 & 2 June 2020 and the Minutes of the Special meeting of The Committee held on 28 May 2020, be taken as read and be confirmed as an accurate record of proceedings.

Discussion Forum Items

Strategic Alignment - Corporate Activities

1. Item 4.1 – Procurement Policy Review [2020/00313] [TC]

Discussion Facilitators:

Clare Mockler, Deputy CEO & Director Culture, City of Adelaide
Rod Case, Manager Procurement & Contract Management, City of Adelaide

Precis of topic:

The Committee was provided with information on the proposed changes to the City of Adelaide Procurement Policy and asked to provide feedback.

During the presentation:

- Councillor Moran re-entered the meeting at 5.36pm, left at 5.56pm, re-entered at 5.57pm and left at 6.06pm
- Councillor Donovan left the meeting at 5.38pm and re-entered at 5.41pm
- Councillor Simms left the meeting at 6.08pm and re-entered at 6.10pm

The PowerPoint presentation utilised is attached for reference at the conclusion of the Minutes of this meeting.

Strategic Alignment – Liveable

2. Item 4.2 - Workshop - Adelaide Aquatic Centre – Strategic Options [TC]

Discussion Facilitators:

Tom McCready, Associate Director, Property & Commercial, City of Adelaide
Warren Green, Warren Green Consulting

Precis of topic:

The Committee was provided with information on facility examples based on the findings contained within the Aquatic and Leisure Centre Needs Analysis, provided with high level cost estimates and associated risks in relation to the options for the facility and requested to provide feedback on its vision for the future provision of Recreational, Health and Wellbeing services to meet the needs of the community.

During the presentation:

- Councillor Khera left the meeting at 6.19pm, re-entered at 6.22pm, left at 7.07pm, re-entered at 7.10pm, left at 7.16pm and re-entered at 7.19pm
- Councillor Donovan left the meeting at 6.29pm, re-entered at 6.31pm, left at 6.31pm, re-entered at 6.42pm, left at 6.45pm and re-entered at 6.46pm
- Deputy Lord Mayor (Councillor Hyde) left the meeting at 6.32pm and re-entered at 6.40pm
- Councillor Mackie left the meeting at 7.04pm and re-entered at 7.07pm

Item 4.2, distributed separately is attached for reference at the conclusion of the Minutes of this meeting.

Exclusion of the Public

3. Item 5.1. - Exclusion of the Public to Consider in Confidence [2018/04291] [TC
 - 6.1. CEO Update - Litigation Update [s 90(3) (h) & (i)]
 - 6.2. Workshop - Ongoing Commercial Service Provision [s 90(3) (b) & (d)]

ORDER TO EXCLUDE FOR ITEM 6.1

THAT THE COMMITTEE

1. Having taken into account the relevant consideration contained in s 90(3) (h) & (i) and s 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 16/6/2020 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 6.1 [CEO Update - Litigation Update] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential nature because the report includes information on Council litigation.

The disclosure of information in this report could reasonably be expected to prejudice the outcome of Council's actual litigation.

2. Pursuant to s 90(2) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 16/6/2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 6.1 [CEO Update - Litigation Update] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in s 90(3) (h) & (i) of the Act.

ORDER TO EXCLUDE FOR ITEM 6.2

THAT THE COMMITTEE

1. Having taken into account the relevant consideration contained in s 90(3) (b) & (d) and s 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 16/6/2020 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 6.2 [Workshop - Ongoing Commercial Service Provision] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This item is commercial information of a confidential nature where confidence consideration is sought to protect the commercial position of the Council and the operating position of Council's business entities operating in a competitive market place. Disclosure of this information to competitors may be to Council's commercial detriment.

Public Interest

Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because disclosure of this information to competitors in advance may be to Council's commercial detriment.

2. Pursuant to s 90(2) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 16/6/2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 6.2 [Workshop - Ongoing Commercial Service Provision] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in s 90(3) (b) & (d) of the Act.

Councillor Simms, Members of the public and Corporation staff present not directly involved with Items 6.1 & 6.2 left the meeting at 7.30pm.

Confidential Item 6.1

CEO Update – Litigation Update

Section 90 (3) (h) & (i) of the *Local Government Act 1999 (SA)*

Page 4

Confidential Item 6.2

Workshop - Ongoing Commercial Service Provision

Section 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*

Pages 4 to 10

The meeting re-opened to the public at 8.13pm.

Confidentiality Orders

Minute 4 - Item 6.1 – CEO Update – Litigation Update [TC]

That in accordance with Section 91(7) & (9) of the *Local Government Act 1999 (SA)* and because Item 6.1 [CEO Update - Litigation Update] listed on the Agenda for the meeting of The Committee held on 2 June 2020 was received, discussed and considered in confidence pursuant to Section 90(3) (h) & (i) of the *Local Government Act 1999 (SA)*, this meeting of The Committee do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2027.
2. The confidentiality of the matter be reviewed in December 2021.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Minute 5 - Item 6.2 – Strategic Property Matter [TC]

That in accordance with Section 91(7) & (9) of the *Local Government Act 1999 (SA)* and because Item 6.2 [Workshop - Ongoing Commercial Service Provision] listed on the Agenda for the meeting of The Committee held on 2 June 2020 was received, discussed and considered in confidence pursuant to Section 90(3) (b) & (d) of the *Local Government Act 1999 (SA)*, this meeting of The Committee do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2027.
2. The confidentiality of the matter be reviewed in December 2021.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Closure

The meeting closed at 8.13pm.

Councillor Hyde (Deputy Lord Mayor)
The Committee Chair

Documents attached:

Minute 1 – Item 4.1 – Workshop - Procurement Policy Review, PowerPoint Presentation

Minute 2 – Item 4.2 – Workshop - Adelaide Aquatic Centre – Strategic Options, PowerPoint Presentation

PROCUREMENT POLICY REVIEW

Workshop Purpose:

Consideration of proposed changes to the
City of Adelaide Procurement Policy

PROGRAM: STRATEGIC FINANCE AND PERFORMANCE

AUTHOR: Rod Case | APPROVING OFFICER: Clare Mockler

The Committee Meeting Minutes - 16 June 2020

Workshop Overview

- Strategic context
- Policy intent and proposed changes
- Opportunities/benefits and risks/constraints
- Principles and potential of the Policy
- Case studies of success
- Discussion - scenarios, motions on notice, suggestions and feedback
- Next steps

So the City of Adelaide's Procurement Policy can provide both value for money AND better social value:

What does the future of our Aboriginal procurement look like?

- Engage businesses registered with appropriate bodies, e.g. Supply Nation certified?
- Linked to CoA Stretch Reconciliation Action Plan

What does the future of our Environmental procurement look like?

- Maximise environmental benefits within available spend?
- Continue our focus on utilities and physical environmental benefits?
- Support green businesses?

What does the future of our Social procurement look like?

- Engage businesses registered with appropriate bodies, e.g. Social Traders certified?
- Outcomes to be measured independently?
- CoA to take a leadership role in developing the social enterprise supply market in the City/SA?

What does the future of our Cultural procurement look like?

- Cultural procurement to actively deliver Council's creative strategies and plans?
- Maximise opportunities to support local creative practitioners within available spend?

What does the future of our Local procurement look like?

- Increase expenditure threshold where local is being procured?
- Flexible weighting?
- Expand to state-wide as needed?

Have the Motions on Notice been addressed?

- To what extent does the draft policy address the intent of the motions on notice?

CASE STUDY ABORIGINAL

using the power of the marketplace to support
Aboriginal and Torres Strait Islander businesses
and employment

Ochre Dawn

South Australian-based promotional products company

"What we do... We love collaborating with local community groups and artists, to produce custom-designed, authentic Aboriginal artwork for commercial purposes". Supply Nation Certified

Supply Nation

Council is a member of Supply Nation, an organisation that supports and promotes aboriginal businesses.

A vision for a prosperous, vibrant and sustainable Indigenous business sector

Their reporting tells us that for every \$1 of revenue, Certified Suppliers generate \$4.41 of social return

What does the future of aboriginal procurement look like?

- Engage businesses registered with appropriate bodies, e.g. Supply Nation certified?
- Linked to CoA Stretch Reconciliation Action Plan



CASE STUDY ENVIRONMENTAL

maintaining a commitment to long-term ecological sustainability

Enabling our commitment to Adelaide becoming:
*One of the world's first carbon neutral cities by 2025,
where sustainability is core*

Flow Power - Energy procurement


From 1 July 2020, the City of Adelaide's operations will be powered by 100% renewable electricity – a first for South Australian councils

The power purchase agreement with Flow Power ensures City of Adelaide's operations, spanning the Adelaide Aquatic Centre, UParks, depots and buildings, including the historic Adelaide Town Hall, are powered by 100% renewable energy

Our innovative long-term Renewable Electricity Power Purchase Agreement has been recognised as a finalist in the LGA Leadership Excellence Awards for Excellence in Environmental Leadership and Sustainability

What does the future of environmental procurement look like?

- Maximise environmental benefits within available spend?
- Continue our focus on utilities and physical environmental benefits?
- Support green businesses?



This partnership will not only save our rate payers money, it helps cement Adelaide's international clean and green reputation



flow
power

CASE STUDY SOCIAL

using the power of the marketplace to support those in need, the disadvantaged and those with disabilities

GoGo events

Council has utilised the services of GoGo events for Civic Functions at the Adelaide Town Hall

Social Traders Certified and a vision for “an equitable and inclusive society”

*“Our **solution**: we will provide people facing homelessness with the knowledge, insight and skills to take them from risk to stability. We will teach and train and guarantee a job. **Inclusive work.**”*

Blend Creative

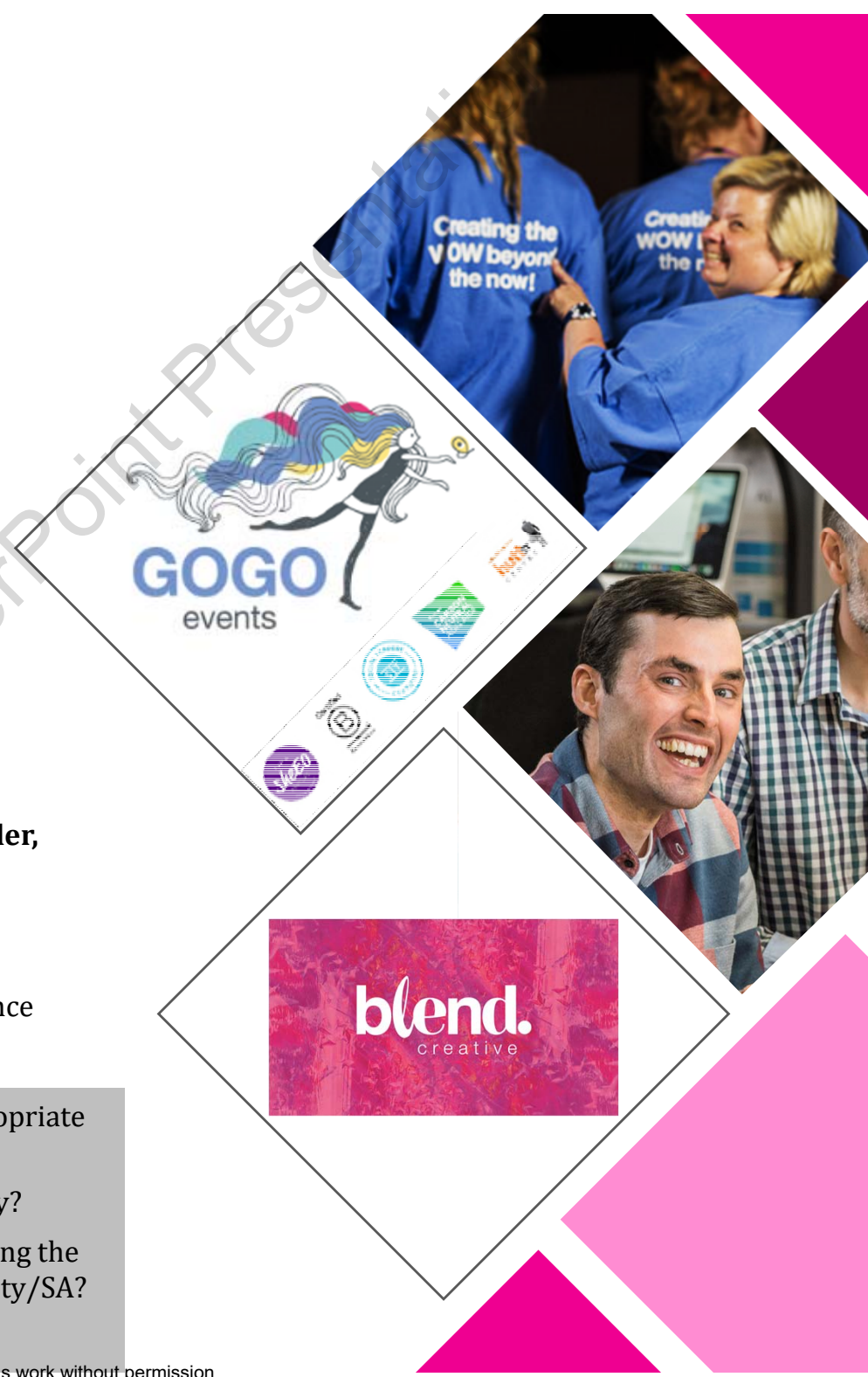
A South Australian-based graphic design agency and certified Social Trader, where 27 of the 32 staff identify with disability

“Our Mission: Strong, passionate individuals, united in a socially inclusive workplace to deliver unique design solutions”

During the workshop, there will be an opportunity to see and hear the difference they are making to their employees through a short presentation.

What does the future of social procurement look like?

- Engage businesses registered with appropriate bodies, e.g. Social Traders certified?
- Outcomes to be measured independently?
- CoA to take a leadership role in developing the social enterprise supply market in the City/SA?



CASE STUDY CULTURAL

supporting our Cultural goals by providing opportunities for practitioners across the arts, cultural and creative industries

Guildhouse

The City of Adelaide has partnered with Guildhouse for:

- ART WORKS activation of Council spaces including the Minor Works Building, Art Pod, Adelaide Town Hall, City Library (artists-in-residence, workshops for the community, exhibitions)
- The Business Of Being Creative – funding mentorships and professional development workshops for emerging visual artists and makers

Guildhouse is a not for profit organisation that supports visual artists, craftspeople and designers to build and maintain sustainable careers. It advocates for and identifies professional opportunities for its 956 members.

Its partners include: • Adelaide Airport • Citify • City of Adelaide • City of Unley • Journey Beyond – the Ghan • Oxigen • Renewal SA – Lot Fourteen • SkyCity • Uniting Communities • University of South Australia Business School



What does the future of cultural procurement look like?

- Cultural procurement to actively deliver Council's creative strategies and plans?
- Maximise opportunities to support local creative practitioners within available spend?

CASE STUDY LOCAL

undertaking procurements with a view to supporting local businesses, especially those based within the 5000 and 5006 postcodes

The draft policy update is less prescriptive in the application of the principles of the State Government's *Industry Participation Policy*

This allows for weighting of local supply to be increased where the procurement presents a significant opportunity to develop the local supply market.

The aim is to support local businesses, enabling more to succeed, to be sustainable, to create more employment opportunities, and to boost the City economy and experience.

These partnerships might range from using the services of local civil contractors and engineers, local legal firms and catering companies using and showcasing local produce for Civic and other external events hosted by the City of Adelaide.

More suppliers across the City will have the opportunity to participate in City of Adelaide tenders, creating new employment and work in the local area

What does the future of local procurement look like?

- Increase expenditure threshold where local is being procured?
- Flexible weighting?
- Expand to state-wide where needed?



The Policy as a response to **MOTIONS ON NOTICE**

undertaking procurements with a view to supporting local businesses, especially those based within the 5000 and 5006 postcodes

Micro Tender Opportunities

Council Decision 30 April 2019:

Item 15.3

“That Council reviews its procurement policy and identified outcomes that can create micro tender opportunities for small businesses that are located in the City of Adelaide”

e.g. using a local catering company to cater for a CoA event such as ‘The Business Of Being Creative’ launch held at the Minor Works Building

Key aims:

- Raising awareness among Administration of eligible small businesses that can provide this service and
- providing suppliers with equitable access to these opportunities

To what extent does the draft policy address the intent of the motion on notice?



The Policy as a response to **MOTIONS ON NOTICE**

using the power of the marketplace to support those in need, the disadvantaged and those with disabilities

Social Benefit Criteria for Procurement

Council Decision 30 April 2019:

Item 15.1

“That Council supports the inclusion of social benefit (including providing employment and other opportunities for people living with disability and/or social disadvantage) as criteria within its procurement policies and guidelines”

To what extent does the draft policy address the intent of the motion on notice?



So the City of Adelaide's Procurement Policy can provide both value for money AND better social value:

What does the future of our Aboriginal procurement look like?

- Engage businesses registered with appropriate bodies, e.g. Supply Nation certified?
- Linked to CoA Stretch Reconciliation Action Plan

What does the future of our Environmental procurement look like?

- Maximise environmental benefits within available spend?
- Continue our focus on utilities and physical environmental benefits?
- Support green businesses?

What does the future of our Social procurement look like?

- Engage businesses registered with appropriate bodies, e.g. Social Traders certified?
- Outcomes to be measured independently?
- CoA to take a leadership role in developing the social enterprise supply market in the City/SA?

What does the future of our Cultural procurement look like?

- Cultural procurement to actively deliver Council's creative strategies and plans?
- Maximise opportunities to support local creative practitioners within available spend?

What does the future of our Local procurement look like?

- Increase expenditure threshold where local is being procured?
- Flexible weighting?
- Expand to state-wide as needed?

Have the Motions on Notice been addressed?

- To what extent does the draft policy address the intent of the motions on notice?

NEXT STEPS

Following this workshop:

- Finalise policy document
- Amend guidelines based on final policy
- Determine communications plans for internal and external stakeholders
- Seek approval of policy at August 2020 Council meeting
- Rollout approved policy, beginning with pilot projects by Q4 2020

Adelaide Aquatic Centre - Strategic Options Analysis Workshop

Workshop Purpose:

1. We are seeking clarity from Council relating to its vision for the future provision of Recreational, Health and Wellbeing services to meet the needs of the community;
2. Provide Council Members facility examples based on the findings contained within the Aquatic and Leisure Centre Needs Analysis;
3. Provide high level cost estimates and associated risks in relation to:
 - Continue operations within the current facility;
 - Renewal of the existing facility option, and;
 - Redevelopment of a new facility on the existing site; (brownfield development) at a 'Local', 'Comparable', 'Growth' and 'Optimal' scale and other alternative examples (greenfield development).

PROGRAM: Property and Commercial

AUTHOR: Tom McCready | APPROVING OFFICER: Ian Hill

The Committee Meeting - Agenda - 16 June 2020 - Item 4.2 - Distributed Separately

The Committee Meeting - Minutes - 16 June 2020

**A BEAUTIFUL
DIVERSE CITY
WITH AN
ENVIABLE
LIFESTYLE THAT IS
WELCOMING TO
PEOPLE AT ALL
STAGES OF LIFE**



LIVEABLE

ADELAIDE AQUATIC CENTRE - STRATEGIC OPTIONS ANALYSIS WORKSHOP IMPLICATIONS:

IMPLICATION	COMMENT:
Policy	<p>The Adelaide Park Lands Management Strategy and relevant Community Land Management Plan provide direction for the future development and use of the Park Lands.</p> <p>Active City Strategy sets the direction for the provision of recreation and sport opportunities that support and encourage people to be physically active in the City.</p>
Consultation	<p>Not as a result of this workshop.</p>
Resource	<p>Currently being resourced from the Property and Commercial Program operating budget.</p>
Risk / Legal / Legislative	<p>Not as a result of this workshop.</p>
Opportunities	<p>To provide the Committee the opportunity to provide feedback to progress the development of strategic development options associated with the Adelaide Aquatic Centre.</p>

ADELAIDE AQUATIC CENTRE - STRATEGIC OPTIONS ANALYSIS WORKSHOP

BUDGET / FINANCIAL IMPLICATIONS:

IMPLICATION	COMMENT:
19/20 Budget Allocation	Not as a result of this report
19/20 Budget Reconsideration (if applicable)	Not as a result of this report
Proposed 20/21 Budget Allocation	To be determined based on feedback
Ongoing Costs (eg maintenance cost)	Contained within the workshop
Life of Project or Life Expectancy of Asset	Contained within the workshop
Other Funding Sources	State and Federal Government



The process to date:-

- Review current participation rates and identify the social value of aquatic facilities to the local and broader community.
- Ascertain the future demand for an aquatics and recreation facility in the CoA.
- Investigate the Adelaide aquatic market segments, participation trends, broader industry trends, competitor analysis and provide benchmarking.
- Undertake a review of best practice, design, facility components, operation and management, car parking provision, ecological sustainable design (ESD), past/similar project learnings and industry trends/findings.
- Prepare feasibility assessment of the broad “options” addressing economic, social and environment aspects.
- Provide a high-level analysis of likely investment required to address CoA’s needs within a new community aquatics and recreation facility.
- The consultant’s findings would inform Council in its decision making with respect the potential scale and level of investment required if Council was to undertake its own redevelopment of the existing AAC or consideration of a new, state of the art community aquatics and recreation facility.

What are the Strategic Imperatives and Aspirations?

Current Environment

Post Covid-19
Relationship with Park Lands & Precinct
Social value benefits, health and wellness participation
Community Demand
External Funding

Options Review

We are seeking views from Council relating to its vision for the future provision of aquatic facilities recognising the recreational, health and wellbeing trends across our community.

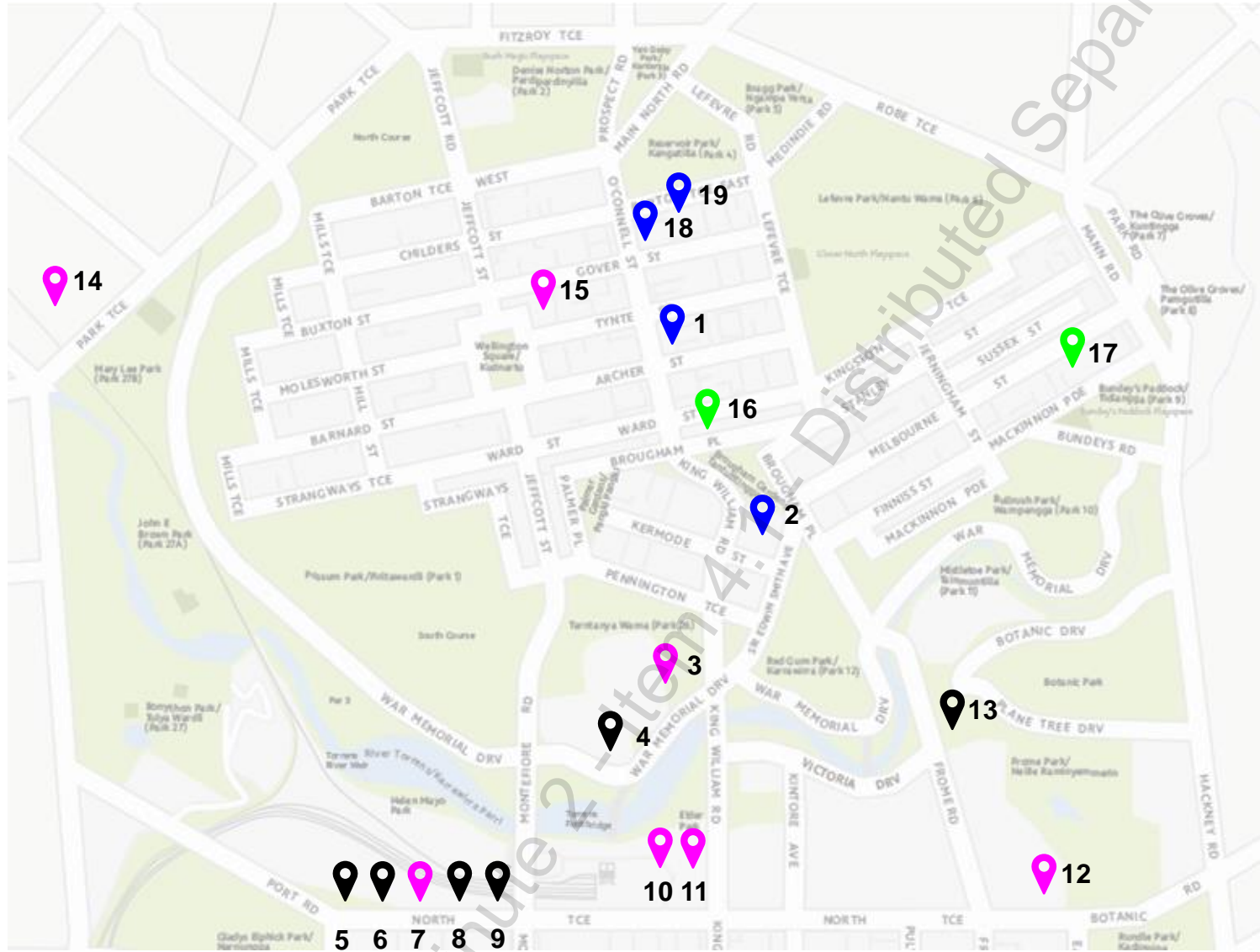
Challenges (examples):

- A Park Lands location and its integration?
- Council's willingness to continue to provide services without external funding (i.e. State & Federal Government)?
- Council's view, noting the response to the Needs Analysis to the types of service provision provided by a new facility.



CITY OF
ADELAIDE

FUTURE PRECINCT GROWTH



LEGEND

1. 88 OC
 2. Women's & Children's Hospital (WCH) site
 3. Adelaide Oval + Hotel
 4. Tennis SA Memorial Drive Re-development
 5. nRAH
 6. SAMHRI
 7. SAMHR II
 8. Adelaide Health and Medical Sciences (AHMS) building
 9. UniSA Cancer Research Institute
 10. Adelaide Casino
 11. Festival Plaza Re-development
 12. Lot 14
 13. Adelaide Botanic High School
 14. Bowden Development
 15. Six Level Serviced Apartment Building
 16. Residential / Retirement Apartment Building(s)
 17. Seven level Residential Apartment Building
 18. Old Adelaide Inn
 19. Comfort Inn Regal Park
-
-  Constructed
 -  Under Construction
 -  Approved
 -  Future Development Site

NEEDS ANALYSIS FINDINGS

- The existing facility was constructed (50m and Dive pools) approximately 50 years ago and is reaching the end of its asset lifecycle and requires significant investment in the next 1 >10 years;
- The demand for future participation based on the site location is in excess of 1 million visits currently and 1.3 million visits by 2030 (refer pages 9 to 13 and the ActiveXchange demand analysis in Section 8);
- There are very few locations in Australia where a new facility would have this level of demand, hence the location is unique;
- Research indicates that a contemporary replacement facility will exceed the pre-existing facility visitation numbers by 40%;
- The current AAC building footprint is approximately 12,000m² while an example facility with over 1 million visitations (PARC in Frankston, Victoria) has a smaller building footprint of 7,200m², a difference of 4,800m². Note: PARC does not have event spectator seating or a diving pool.

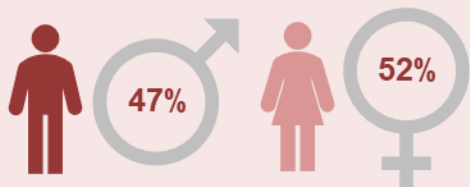
- Despite its age, the facility is highly valued as it delivers a wide range of services to the current community and is of great importance to the physical and mental health of many people.
- Amongst AAC community users it was identified that the most important services were:
 - Recreational swimming;
 - Lap swimming;
 - Swim lessons;
 - Café;
 - Gym; and
 - Spa / Sauna / Steam.
- Schools and sporting organisations highlighted the benefits of the AAC resulting from its location and the range of aquatic sport facilities (e.g. 50m pool, spectator seating and the facilitation of water polo) and the importance of the facility in providing the broader region (outer suburban and regional locations) with services for training, club activities, competitions and events.
- There are significantly different expectations and needs of community users compared to sporting groups and to a lesser extent school-based usage.
- Given new developments in this area of the city over the next 10-20 years, what are Council's views on meeting their needs?

CONSULTATION SNAPSHOT

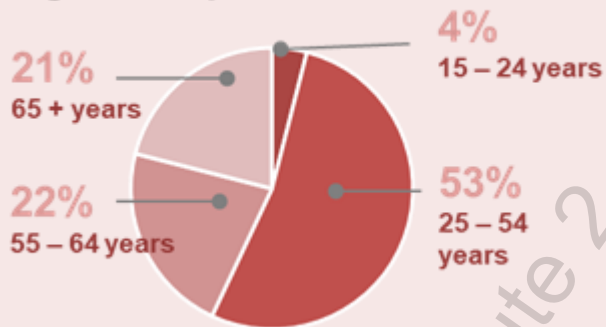
632

YSA Respondents

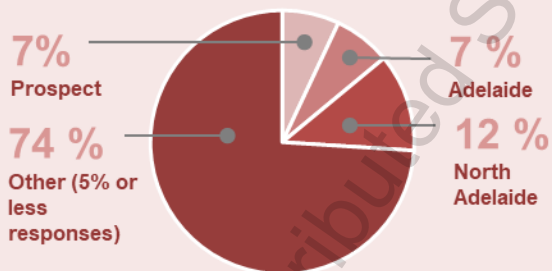
Gender of people surveyed



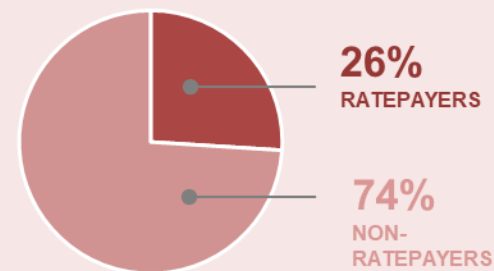
Age Group



Respondents by Postcode



% of Ratepayers



Top 5 Services



Recreational swimming



Lap swimming



Swim School



Cafe



Gym

Mode of Transport



73%



13%



6%



5%

LOCATION OPTIONS



 Available  Unavailable

A review was undertaken in 2013 by Simply Great Leisure (SGL) identified the following potential alternative locations:

Potentially Available:

1. The current Adelaide Aquatic Centre site in Park 2 (Padipadinyilla).
2. Park 24 (Tambawodli) is on the eastern side of the railway tracks, opposite ETSA Park (netball) and Santos Stadium (athletics).
3. Park 26 (Tarndanya Womma) includes Adelaide Oval and the adjacent tennis and health club facilities.

Additional sites of interest:

4. Park 1 – NAGC Par 3/Riverbank

Now Unavailable

5. North Terrace as part of the leisure and entertainment precinct. (Unavailable)
6. North Terrace as part of the new Royal Adelaide Hospital. (Unavailable)
7. North Terrace at the old Royal Adelaide Hospital site once it is vacated. (Unavailable)

Aquatic and Leisure Centre High Level Strategic Options Review

City of Adelaide - Council Workshop 16th June 2020



Project Scope

- Inform Council on high level examples
- Redevelopment and new development examples
- Assumes current AAC site to allow example comparison
- Options to be informed by Needs Analysis
- Aim to support funding procurement
- Assist with informing strategic direction and detailed feasibility

Needs Analysis and Other Findings

- Design - 1969 pool, staged redevelopments and very inefficient
- AAC Site - 11,900sqm footprint plus car park
- Strategic Position - AAC legacy design for sport, future direction to be determined
- Operation - deficit around \$700k, indicative annual cost of \$2.5m p.a.
- Renewal - \$18m in last 10 years, over \$16m for next 10 years
- Demand - currently 700k+ visits and future demand 1.3m+
- Usage - CoA less than 10% of usage
- Planning Framework - Aligned with Active City Strategy 2013 - 2023
- Future - one of most unique sites in Australia, high demand, precinct relationship, diverse services, enhanced performance and future proofing

Future Demand

Projected Demand - 2030 Projections

Gym

Approximately 120 station facility

- Projected visits per annum – 358,380
- Projected visits per month – 29,865
- Projected demand (users) – 4,457

Swimming

Approximate 1,100m² pool area

- Projected visits per year – 1,049,831
- Projected visits per month – 47,289
- Casual visits per month – 40,196
- Projected demand (users) – 7,165
- Swim school members – 4,084

Group exercise

Dry program/multi purpose rooms
Outdoor circuit training

- Projected visits per annum – 24,456
- Projected visits per month – 2,038
- Projected demand (users) – 657



WARRENGREENCONSULTING

Active Exchange

High Level Examples Overview

- Status Quo

- Example A - AAC Redevelopment and Renewal

Renewal works as one package

Convert to community facility as per AAC indicative option (2013)

Minimum cost \$36m but many unknowns, requires more detailed investigation

- Example B - Indicative New Local Facility

Contemporary indoor facility servicing local catchment

Facilities - 25m, warm water, sauna / spa / steam, learn to swim, leisure, gym, creche

Indicative cost \$30m to \$35m plus demolition

- Example C - Indicative New Regional Facility

Optimal indoor and outdoor facility

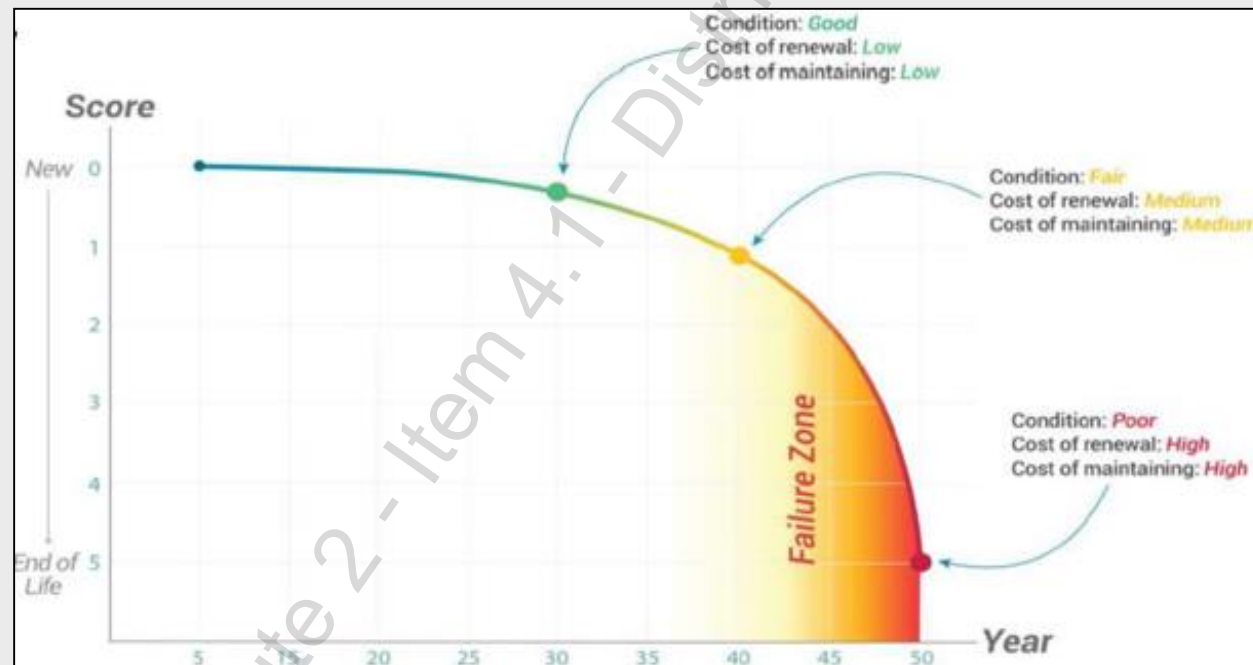
Future proofed to cater for 1m+ visitations

Could evolve from Option B - with outdoor 50m, outdoor leisure and expanded gym

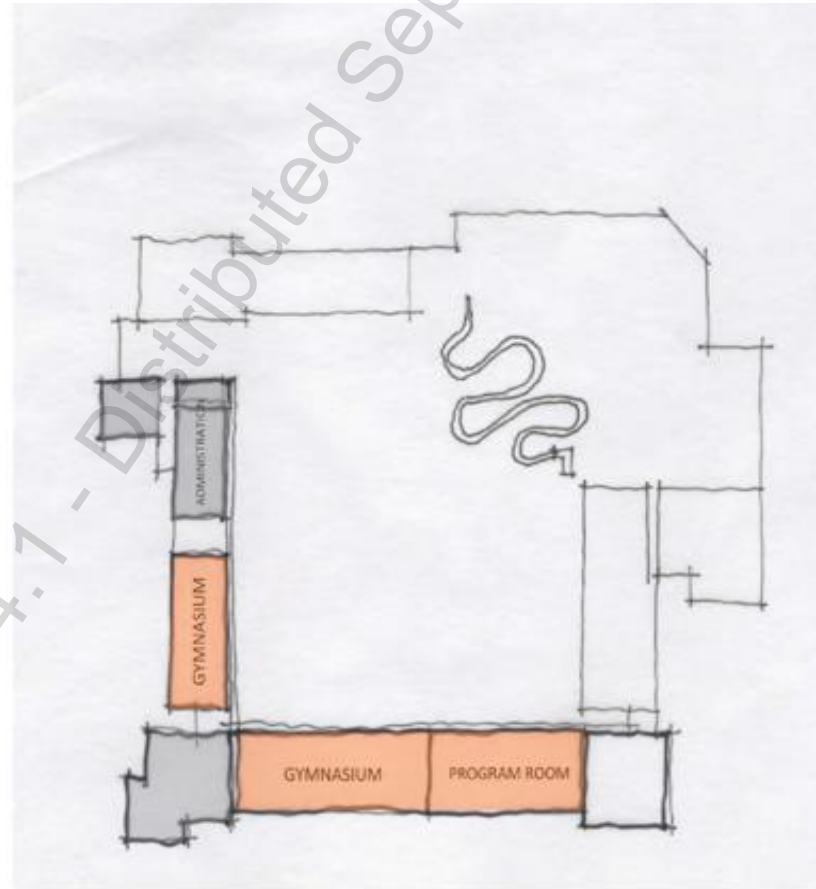
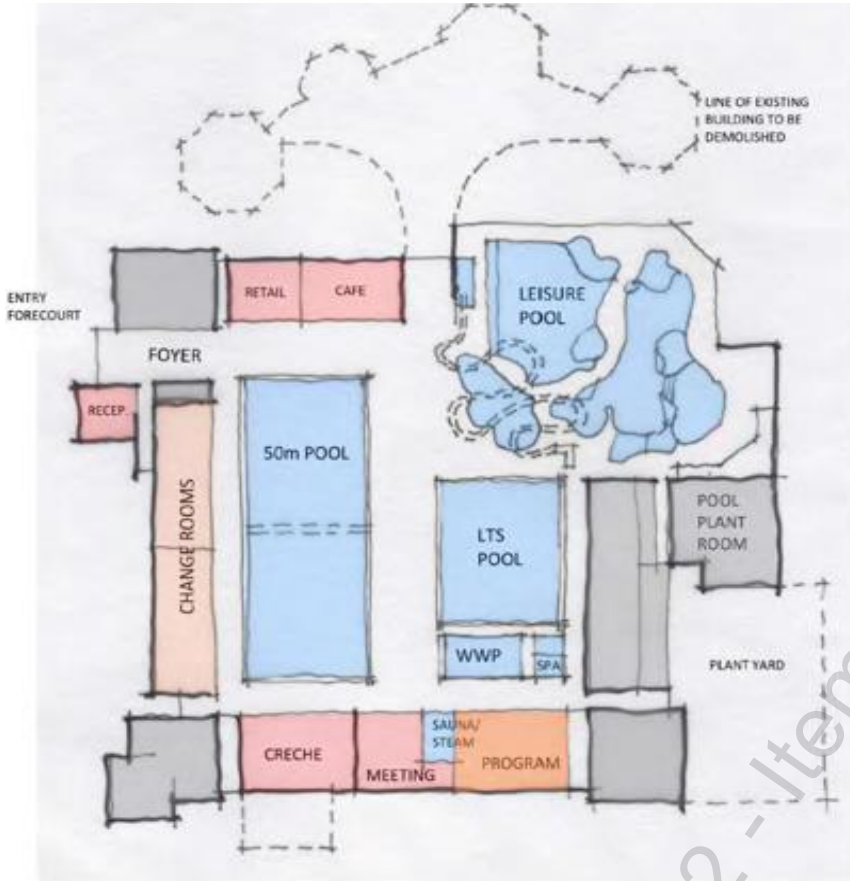
Indicative cost \$45m to \$55m plus demolition

Status Quo

- Continue to service existing user groups.
- Increasing operating costs with deficit of \$2.5m per annum.
- \$16m+ of renewal works, risk and cost of further failure, intermittent closures.



Example A - AAC Redevelopment and Renewal (2013)

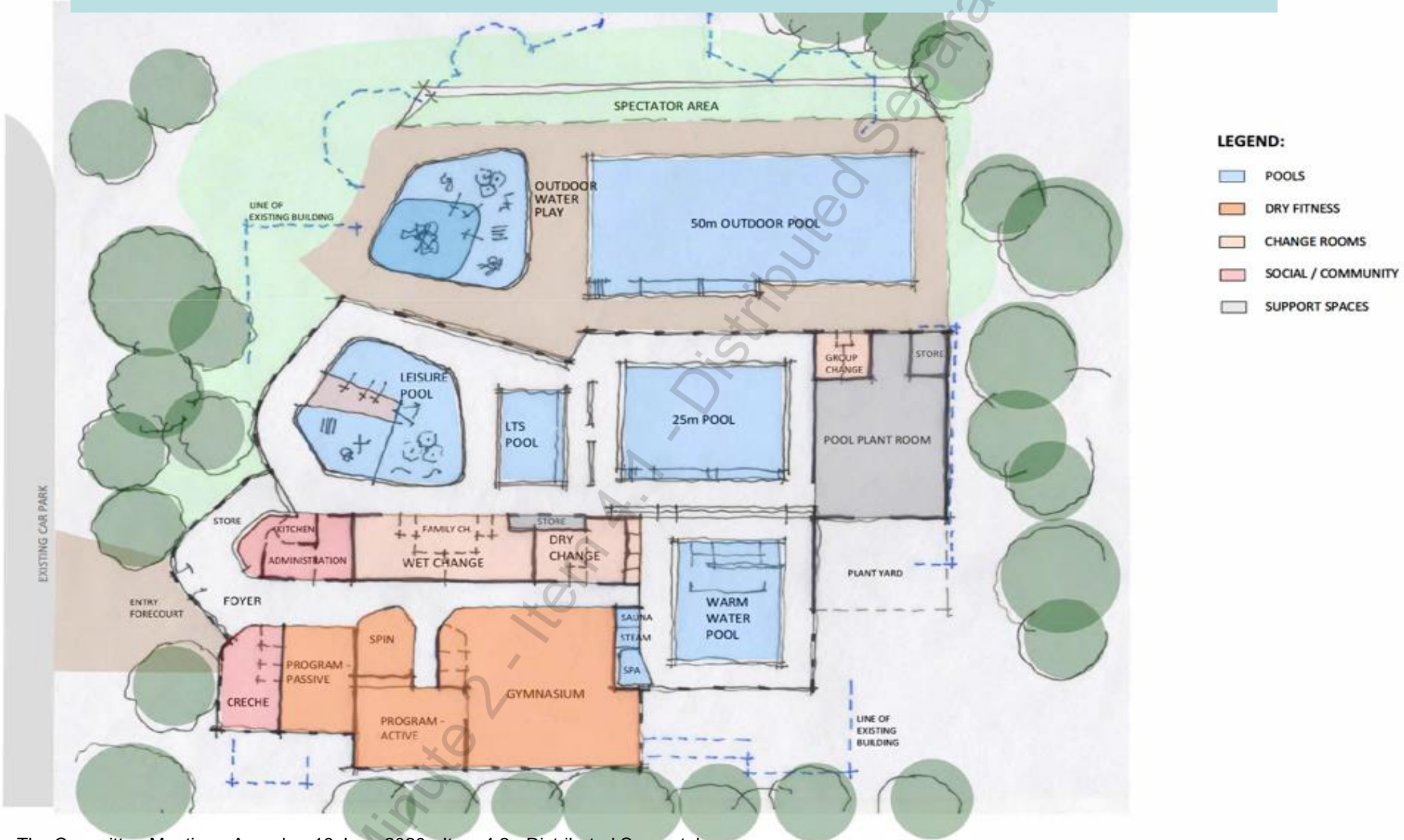


- LEGEND:**
- POOLS
 - DRY FITNESS
 - CHANGE ROOMS
 - SOCIAL / COMMUNITY
 - SUPPORT SPACES

Example B - Indicative New Local Facility



Example C - Indicative New Regional Facility







Example Analysis – All Indicative

Item	Status Quo	Example A Redevelopment	Example B Local Facility	Example C Regional Facility
Indicative Capital Cost	\$16m to \$21m	\$36m minimum	\$30m to \$35m	\$45m to \$55m
Demolition Cost	-	-	circa \$6m	circa \$6m
Building Footprint	11,900sqm	9,900sqm	6,400sqm*	7,600sqm*
Site Area with Car Park	29,000sqm	22,500sqm	15,200sqm	24,600sqm
Visitations	700K	800K	600K	1M+
Net Performance	(\$700k) deficit plus unknown maintenance	(\$500k) deficit plus unknown maintenance	\$600k surplus includes major maintenance	\$1m surplus includes major maintenance
Closure Period	Intermittent and unknown	18 to 24 months	18 to 24 months	18 to 24 months
Park Relationship	Large scale and poor relationship	Large scale and poor relationship	Low lying and small footprint	Low lying with outdoor areas
Risk	Very high with asset and costs	Very high with asset and costs	Stakeholder risks	Generally low
Design	Large pool hall	Large pool hall	Dedicated areas	Dedicated areas
Type	Ageing - poor customer experience	Ageing - poor customer experience	Contemporary	Contemporary

*Note: could reduce building area by 15% (approx.) with upper level areas

Active City Strategy Principles

Item	Status Quo	Example A Redevelopment	Example B Local Facility	Example C Regional Facility
Maximise Participation	Moderate	High	Moderate	Very High
Health & Wellbeing for All	Moderate	Moderate	Moderate	Very High
Optimal Facilities & Operations	Very Poor	Very Poor	Very High	Very High
Working with Partner	Moderate	High	Moderate	Very High
Economic Sustainability	Very Poor	Very Poor	Very High	High
Educated Community	Moderate	High	High	Very High

QUESTION

24
47

LIVEABLE
OUTCOME 

We are seeking views from Council relating to its vision for the future provision of aquatic facilities recognising the recreational, health and wellbeing trends across our community.

- Follow-up meetings with Council Members (individual) to seek further insights;
- Follow-up workshop to finalise vision and strategic imperatives;
- Continue to advocate for third part funding;
- Consider alternate site options if relevant (size, services, access, etc);
- Undertake detailed feasibility and further design;
- Present a report for consideration for Council to provide direction and option preference.