

CONFIDENTIAL ITEMS 2003 – SEPTEMBER 2016

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
103	18 Apr 2016	Aquatic Facility Site Investigations	<p>Section 90 (3) (b) Order</p> <p>1.Pursuant to Section 90(3)(b)</p> <p>Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except Andrew Stuart (CEO), Greg Waller (General Manager Planning and Development), , Brian Clancey (General Manager Infrastructure and Projects), David Peters (General Manager Corporate Services), Greg Parker (General Manager Council Services), Luke Gray (Senior Planner: Strategic Projects), Mark Band (OneightySLS) and Brian Cunningham (OneightySLS) and Sue Miller (Minute Secretary) be excluded from attendance at the meeting for Agenda Item Agenda Item 17.1 Aquatic Facility Investigations.</p> <p>The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is: • proposing to conduct business;</p> <p>• would prejudice the commercial position of the Council in that the information to be considered includes details of funding and development partners which if publically disclosed could prejudice the Council's commercial position and that of its potential joint use partner.</p> <p>In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the</p>	Council report, related documents and all minutes	<p>Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is: •</p> <p>proposing to conduct business;</p> <p>• would prejudice the commercial position of the Council in that the information to be considered includes details of funding and development partners which if publically disclosed could prejudice the Council's commercial position and that of its potential joint use partner.</p> <p>In addition the disclosure of this information would, on balance, be contrary to the public interest</p>	Until such time as a formal partnering proposal is put before Council or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.	5 Sep 2016	4 Sep 2017	<i>Council report, minute and attachment released 19/12/16 & on council's website 22/12/16</i>

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			<p>information. The 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 the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.</p> <p>Section 91(7) Order</p> <p>Pursuant to Section 90 (3) (b) & (d)</p> <p>That having considered Agenda Item 17.1 Aquatic Facility Investigations, in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until such time as a formal partnering proposal is put before Council or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.</p>						

17. CONFIDENTIAL REPORTS**17.1 REPORT TITLE: CONFIDENTIAL REPORT - AQUATIC FACILITY
SITE INVESTIGATIONS****DATE OF MEETING: 18TH APRIL 2016****FILE NUMBER: DOC/16/32022****Mount Barker 2035 – District Strategic Plan:****High Priorities 2015-2019**

Significantly advance the establishment of new sport and recreation facilities and aquatic centre

Community Wellbeing

CW 3.3 Facilitate increased use of existing facilities including encouraging a joint community/school use model where appropriate

CW 5.1 Promote and support recreation and sport

CW 5.2 Provide facilities and space that encourages physical activity

Purpose:

To present to Council the report provided by Oneighty Sport & Leisure Solutions which sought to assess, on behalf of Council, the merits of pursuing further, a partnership opportunity with the Lutheran Schools Association (LSA) and Lanser Communities (Lanser) to develop a new aquatic facility. In addition, staff seek endorsement of the next steps in order to produce a detailed feasibility (including funding and governance arrangements) for a new aquatic facility.

Summary – Key Issues:

1. In 2015, Council authorised staff to commence investigations (including the exploration of partnering opportunities) for a new aquatic facility given the condition of Council's existing facility and the established warrant for a replacement facility.
2. Mark Band, representing Oneighty Sport & Leisure Solutions (Oneighty SLS) has been engaged to assist Council with these investigations.
3. Mr Band's analysis concludes that a concept design put forward by LSA and Lanser has merit and is worthy of further exploration.

4. A detailed feasibility on the (LSA/Lanser) concept will be presented to Council by July 2016 for further consideration.

Recommendation:

Section 90 (3) (b) Order

1. Pursuant to Section 90(3)(b)

Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except Andrew Stuart (CEO), Greg Waller (General Manager Planning and Development), , Brian Clancey (General Manager Infrastructure and Projects), David Peters (General Manager Corporate Services), Greg Parker (General Manager Council Services), Luke Gray (Senior Planner: Strategic Projects), Mark Band (OneightySLS) and Brian Cunningham (OneightySLS) and Sue Miller (Minute Secretary) be excluded from attendance at the meeting for Agenda Item 17.1 Aquatic Facility Investigations.

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is:

- proposing to conduct business;
- would prejudice the commercial position of the Council

in that the information to be considered includes details of funding and development partners which if publically disclosed could prejudice the Council's commercial position and that of its potential joint use partner.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The 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 the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

2. Receive the Oneighty SLS 'Mount Barker Aquatic Centre Location and Management Options' report, dated April 2016.

3. Authorise the undertaking of a detailed feasibility study into the partnering opportunity with the Lutheran Schools Association for an aquatic facility on the site at Sims Road, Mount Barker. The feasibility study to include a range of design, capital, operational and governance options to be assessed against council's capacity and alternate priorities.
4. Note that Council will receive the feasibility report by July 2016, which will inform the 'next steps' to be recommended.

Section 91(7) Order

5. Pursuant to Section 90 (3) (b) & (d)
That having considered Agenda Item 17.1 Aquatic Facility Investigations, in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until such time as a formal partnering proposal is put before Council or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.

Background:

1. In July 2015, an Aquatic Needs Analysis prepared by Ross Planning was endorsed by Council which concluded:
 - a. The Mount Barker Mountain Pool has reached the end of its useful life expectancy;
 - b. Based on aquatic participation trends, population growth and Mount Barker's demographic profile a replacement aquatic facility is warranted.
 - c. A replacement aquatic facility should consider the following design principles:
 - i. Indoor facility
 - ii. 25m x 10 lane, 15m x 15m learn to swim and leisure pool
 - iii. Integrated with 'dry' facilities (gym, retail shop, café, indoor sports)
 - iv. Sufficient site area to allow for expansion (eg: 50m outdoor pool)
 - v. Integrated with other community facilities with a minimum 50% road frontage
2. A preliminary concept design for an aquatic/indoor sports facility on the land owned by the Lutheran Schools Association (LSA) within the Aston Hills (Lanser) development, was provided to staff in mid 2015.

3. In recognition of their opportunity to offset their Recreation, Sport and Community Infrastructure Separate (RSCSI) Rate contribution, Lanser have partnered with LSA to progress the concept design. Should a facility be located within their development, Lanser have indicated their desire to contribute their RSCSI towards the facility.
4. On the 25th September, 2015 a number of Council staff and Elected Members undertook a tour of several sporting facilities, including aquatic facilities at Immanuel College (Adelaide) and Star Plex (Gawler).
5. Both of these facilities included public pools located within schools and provided differing examples of how this model can be implemented, albeit neither model was in its entirety, applicable to the Mount Barker context.
6. On this tour, those Members that were present were provided with a copy of the preliminary concept design developed by the LSA/Lanser, with those unable to attend also provided with a copy.
7. Based on some initial feedback from staff, a revised preliminary design was provided by LSA/Lanser, which better addressed design principles that ensure community accessibility and perceived ownership of the facility.
8. Principally, this involved relocating the facility from within the centre of the school site, to the edge, providing direct public access and visual presence to the street. This also provided for better access to the 'dry' facilities proposed (gym, retail swim shop, indoor courts, meeting rooms).
9. On the 1st of February, 2016 Elected Members were invited to attend an on-site briefing at the LSA site, on Heysen Boulevard. This briefing was also attended by selected staff and saw presentations and commentary by Steve Sanders and John Proeve (LSA) and Jason Green (Lanser Communities) both on site and in the Council Chambers.
10. Members were advised that a further report on location options would be prepared for their review in April. The primary intent of this report is to inform the Members of the merits (or not) of pursuing further investigations into the LSA/Lanser design and to identify the alternative location for the facility.
11. If there was merit, the intent was to progress to a more detailed feasibility to understand the financial, operational and functional nature of the LSA/Lanser design.
12. Prior to the consideration of this Item, Elected Members are being briefed by Mark Band and Brian Cunningham of 180SLS regarding partnering to deliver

recreational facilities and the importance of appropriate governance and management structures.

Discussion:

13. Oneighty SLS, represented by Mark Band, were appointed to undertake a review of the location options of the new aquatic facility and in doing so assess the merits of further investigating the LSA/Lanser design. The site selection criteria endorsed by Council through the Ross Planning report of 2015 was used as a guide in this assessment.
14. In addition to the location options, they were also engaged to provide some preliminary feedback on management options, particularly given the joint development/use nature of the LSA/Lanser option.
15. The Oneighty SLS Location and Management Options Report can be found in attachment 1.
16. Critical to refining the preferred site for the aquatic facility is exploring not only the physical characteristics of the site (size, location, topography, serviceability, accessibility) but also the synergies or integration it can have with adjoining development/land uses.
17. Given this, the two short-listed sites are the Council owned land located on Bald Hills Road (ex Stephenson Land) and the LSA site, located on Heysen Boulevard, within the Aston Hills development.
18. Both sites achieve the physical characteristics but in the case of the LSA proposal, the clear advantages include:
 - a. Located and integrated within an education, sport, community and retail precinct;
 - b. Potential for reduced financial burden on Council through both the construction and operation of the facility; and the
 - c. Incorporation of indoor court facility (provided by School) which aids in reducing financial liability of aquatic facility;
19. The Oneighty SLS report, having undertaken an assessment of both the Bald Hills Road and LSA sites, concludes that:

“economies of scale would suggest a partnering approach to be the most logical, cost effective and sensible approach..”
20. A partnership with a school was also identified as a desirable option within the 2015 Ross Report, stating that the development, operational and funding efficiencies are worthy of further exploration.

21. Notwithstanding the benefits of a partnership approach, there are still significant matters that must be addressed before a satisfactory development can be agreed upon, for example:
- a. Community access
 - b. Capital cost and renewal cost sharing
 - c. On-going operational/maintenance cost sharing
 - d. Land tenure
22. The detailed feasibility study will consider a variety of design and management options that will inform capital and operational cost alternatives. These outcomes will be assessed against council's capacity and priorities in future decisions.
23. Although not seen as having as many synergies for the complete aquatic facility, the Bald Hills Road site is very well suited to the outdoor leisure component of the facility (splash pad, shallow pool), given the opportunity for integration with the potential land uses for this site (eg: tourist accommodation/park, adventure play, recreation and community facilities).
24. This potentially provides an opportunity for Council to partner with recreation providers for the delivery of the outdoor leisure component, at Bald Hills Road, reducing the scope of this component within the LSA/Lanser design and limiting the overall cost burden to Council.
25. Should a partnership with LSA/Lanser not eventuate, for any number of reasons, the land at Bald Hills Road, still presents a worthwhile option to consider for the whole aquatic facility, albeit it will likely involve a much a higher financial burden for Council unless a partner is found.

Community Consultation

Given the confidential nature of these preliminary investigations, no community consultation will occur until the feasibility report is considered and or endorsed by Council. Community input will likely form an integral part of the next phase of investigations and more detailed design.

Policy:

N/A

Budget:

The 2015/16 budget has allocated \$40,000 towards progressing the investigations necessary for locating and designing a new aquatic facility (including exploring partnering options). The proposed feasibility is expected to be well within this allocation.

Statutory/Legal:

N/A

Staff Resource Requirements:

Internal staff with external resources (Oneighty SLS) engaged as necessary.

Environmental:

Environmental considerations will be considered as part of the feasibility, including minimising the on-going electricity consumption of the facility.

Social:

High public interest in this matter and this will be explored through Community engagement pending results of feasibility study. The social benefits of a well located, designed and functional aquatic facility are well documented and once developed will provide the community with a valuable piece of community infrastructure.

Conclusion:

26. It is recommended that a detailed feasibility of the LSA/Lanser design be undertaken to understand:
 - a. The construction, operational and renewal costs of the facility;
 - b. The proposed land tenure arrangements;
 - c. Preferred governance/management options;
 - d. Community access and benefits;
 - e. Consider impacts on existing Council-owned Recreation Centre
 - f. Capital and recurrent funding options.
27. This feasibility will be undertaken in partnership with the LSA, as the potential joint development/use partner of this facility.
28. The detailed feasibility will be presented to Council for review in July 2016, with recommendations within regarding next steps.
29. This feasibility study will also enable Council to reliably assess the financial performance of a stand-alone facility against a partnership option, thereby providing greater clarity on the merits (or not) of partnering to deliver a replacement aquatic facility.

30. The intent is for these investigations to provide clarity to both Council and the LSA regarding the feasibility of an aquatic facility being located within the Heysen Boulevard site.

Key Contact

Luke Gray, Senior Planner, Strategic Projects, Planning and Development

Manager or Sponsor of Project

Greg Waller, Planning and Development

Attachments

Attachment 1: Location and Management Options Report – DOC/16/32084

RELEASED

Mount Barker Aquatic Centre Location and Management Options

RELEASED

March 2016

Prepared for



Greg Waller

General Manager Planning and Development
District Council of Mount Barker

Prepared by:



207 the parade norwood south australia 5067
t 08 8431 6180 f 08 8431 8180
e admin@180sls.com.au www.180sls.com.au

Contact:

Mark Band

t: 08 8431 6180

f: 08 8431 8180

e: mark@180sls.com.au

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1. Introduction

1.1 Project Background

The District Council of Mount Barker (DCMB) is experiencing significant growth and is assessing a number of options for the development of sport and recreation opportunities to meet the needs of current and emerging residents.

Council owns, and outsources management to the YMCA, a 30m x 9m outdoor pool which was constructed in 1955. The facility also has a 'learn to swim' pool (13m x 6m) and a toddler pool (6m x 4m) which were constructed in the 1960's.

In a recent 2015 report prepared for Council by ROSS Planning regarding the future of the Mount Barker 'Mountain Pool'¹, the report concluded that: *'The Mountain Pool has reached end of life and given the trends in aquatic participation nationally and the forecasted population growth in Mount Barker there is sufficient demand and need for a replacement aquatic facility.'*

In addition to the aquatic centre report, Council has recently completed a detailed design concept for a regional sporting precinct in the north east of the township where residential development is occurring. This precinct provides an opportunity for the co-location of a number of sporting codes as well as the potential development of indoor recreation facilities as it sits within a larger surrounding precinct that incorporates other recreation, environmental and tourism activities.

With the growth of the community also comes the need for additional community services and facilities such as schools. As such, two educational establishments are expanding their services to cater for future populations. The St Francis De Sales School is developing additional indoor courts at its current site on Dutton Road, and the Lutheran Schools Association (LSA) is proposing a new development at Aston Hills which will include sporting and aquatic infrastructure that could be co developed and shared with the DCMB and the broader community.

1.2 Project Aim

As part of its planning for the provision of aquatic facilities, Council is now assessing options for the future of the pool to include:

- Retention / rebuild in its current location at the
- Relocation to a proposed and recently planned recreation precinct in Bald Hills
- Co location within a proposed new school development to be built by the Lutheran Schools Association

The aim of this piece of work therefore, is to give direction on further investigations and management models for a new proposed aquatic facility in the Township of Mount Barker taking into consideration its capacity to:

- Meet the needs of the existing and emerging communities
- Be located in an optimal location to ensure access by the community
- Be the most cost effective solution for Council whilst not compromising service levels

¹ Mount Barker Aquatic/Multi-use Facility Needs Analysis June 2015

2. Trends in Aquatic Provision

The report prepared by ROSS Planning in relation to the provision and review of aquatic facilities in Mount Barker highlighted relevant trends for the public aquatic sector to include the following:

2.1 General Trends

- The need to provide for all key user groups including social, educational, training and competition, as well as physical therapy (as opposed to hydrotherapy);
- Indoor learn to swim, toddler and lap pools are critical for year round use, consistent programming and the ultimate viability of the facility;
- Longer operating hours in order to respond to changing work and family patterns;
- Attractive and diverse dry facilities including gyms, cafes, crèche, swim shop, function rooms are now part of the experience and expectations of a new facility;
- The recognition that quality dry facilities generate a significant revenue stream and in effect, subsidise the operating costs of pools/leisure water;
- The 'replacement' of the traditional 50m outdoor pool with a mix of smaller leisure and programme pools – ensuring greater flexibility to cater for all user groups;
- Quality design and appearance – aquatic facilities can be prominent and appealing sites within a city and township;
- Aquatic centres as a general rule do not return a profit, given the high cost to maintain the water bodies versus income received;
- The acknowledgment that aquatic centres can be key community meeting and gathering spaces and aid not only in a healthy lifestyle but social inclusion and community cohesion.

2.2 Facility Design Trends

The report highlights that many pools built in the 1950's and 1960's are coming to the end of their lives, both structurally and functionally. As a result, the following specific trends in facility design have been observed by councils across Australia:

- the 'replacement' of the traditional 50m outdoor pool with a mix of smaller leisure and programme pools
- the integration of water play features, once seen only at themed water parks, is now seen as common for most aquatic facilities, due to their ability to attract and retain patronage
- the incorporation of wellness centres (gyms) into aquatic facilities to provide a 'destination' venue and greatly increase revenues
- increased provision of social and family attractions such as large grassy areas/ banks, shaded barbecues and picnic areas
- the provision of significant shade structures to not only pool surrounds and spectator areas, but also over the various pools themselves (complemented by increased landscape design to incorporate natural shade)
- an increased patron expectation of cleanliness in regard to both water quality and the general facility itself, and to environmentally sustainable design principles.

District Council of Mount Barker

The report goes on to recommend that modern aquatic facilities need to offer as many of the following components as possible:

- an indoor heated pool to encourage year round use
- longer operating hours, 7 days a week
- a variety of programmes at different times, not just the early morning and evenings
- a wide range of experiences/activities under the one roof
- social, educational, training and competition settings
- attractive dry facilities such as cafes and crèche
- extended crèche hours.

The analysis of the identified sites and opportunities to develop a new state of the art aquatic centre in Mount Barker should therefore consider the above and be undertaken in a manner which is cost effective whilst not compromising the need to service current and future generations of residents of Mount Barker

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3. Option Overview

A number of opportunities have become available to Council for the development and management of a new public aquatic facility in the township to include:

1. The existing site of the 'Mountain Pool' at **Cameron Road**
2. The Regional Sporting Precinct at **Springs Road:**
3. The proposed Lutheran School at **Aston Hills Education Land**

Figure 1 on the following page highlights the locations of options with 2 and 3 being in the new urban growth belt of Mount Barker and option 1 being in the existing township on its northern most edge.

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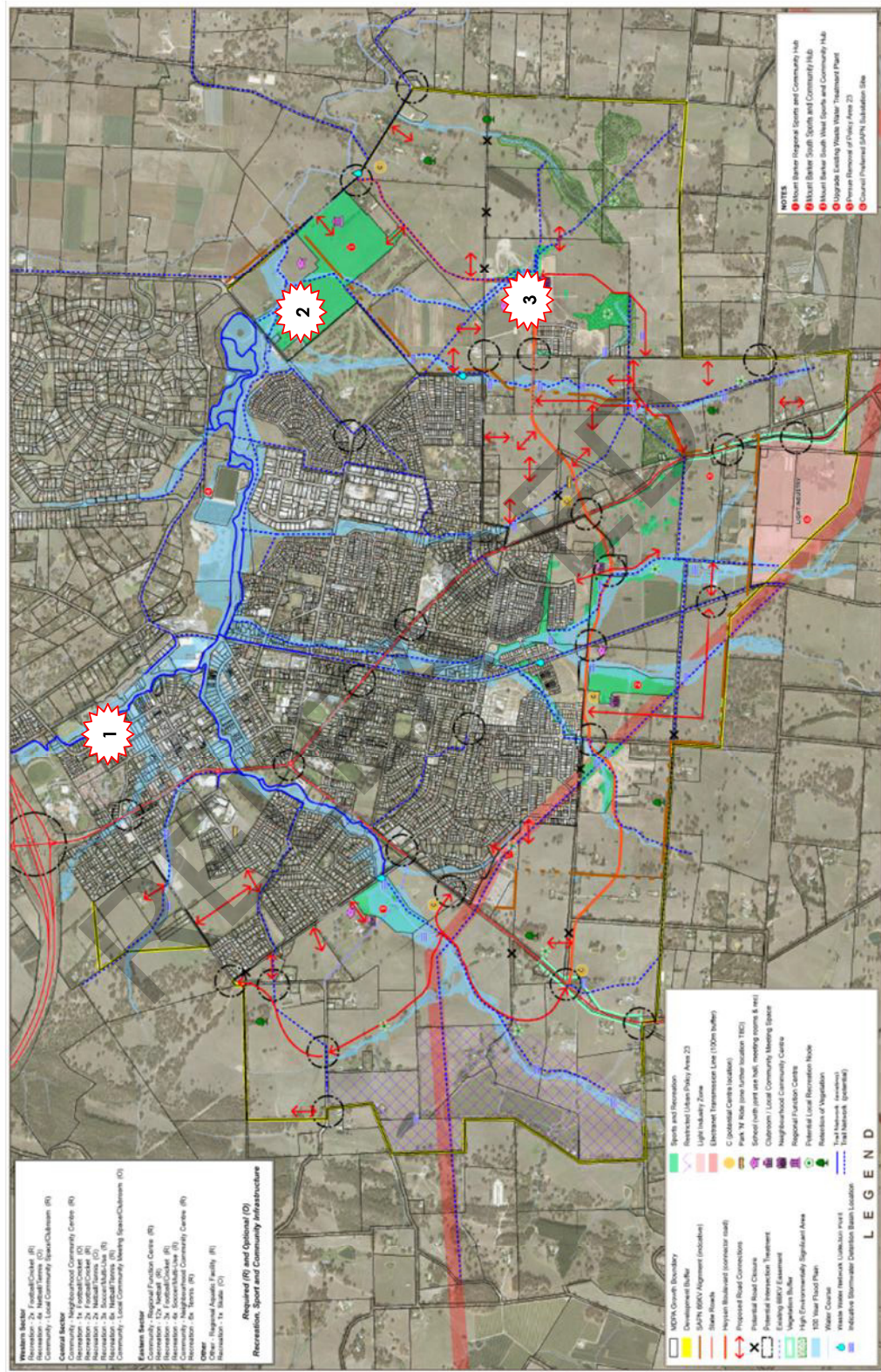


Figure 1: Potential Sites

3.1 Cameron Road

The existing site of the Mountain Pool is an obvious choice given its existing use and close proximity to the caravan park and potential use by tourists and visitors to Mount Barker. However, the physical footprint is approximately only 1 hectare (ha) in size and therefore has limited capacity to be developed into a true modern multipurpose aquatic facility with sufficient car parking and services.

To some extent the physical location may also be a barrier give it is relatively 'hidden' although this in itself should not be a dictating factor in determining a suitable site as by their nature, well designed aquatic centres generally draw from a large catchment and users are willing to travel greater distances to access.

An additional consideration with the site would be the need to close the facility for at least one, if not two seasons due to demolition and reconstruct period. An additional option to relocate the caravan park to a more suitable site has also been mooted in recent times, with opportunity to relocate adjacent to the existing golf club to the north west of the proposed Springs Road Regional Sporting Precinct.



Figure 2: Existing Pool Site

3.2 Springs Road

The Springs Road site in Bald Hills is separated into two distinct land parcels of the proposed sports precinct and the balance of land to the North West (Figure 3)

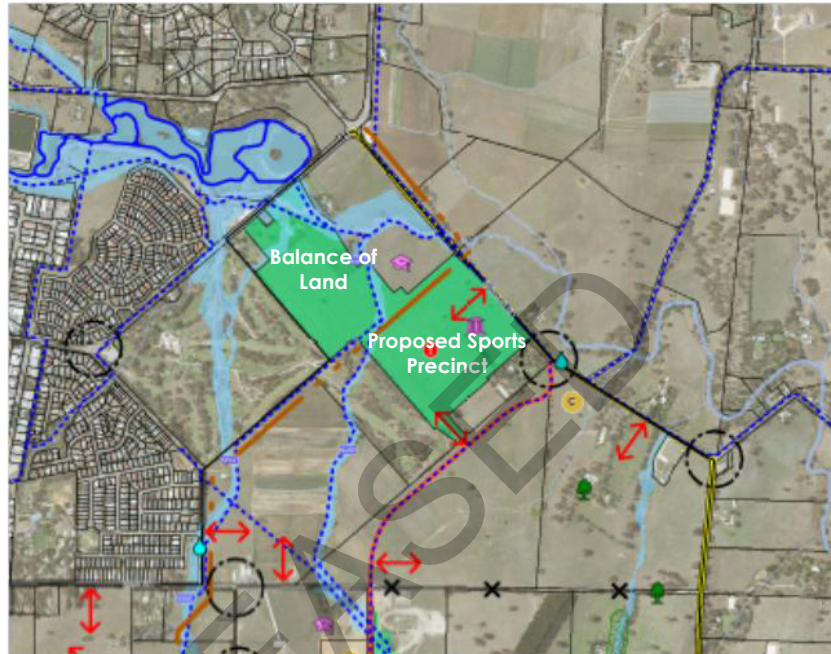


Figure 3: Springs Road Site

Developing an aquatic facility on the sports precinct (Figure 4) may seem a logical choice, but the reality is that sports fields and outdoor surfaces have no real synergy with aquatic centres given they are used by different groups/individuals and are not shared by way of management or use.

There is however an obvious advantage should the aquatic facility be both 'wet and dry' and include indoor court spaces for activities such as basketball, netball and five a side football, as well as indoor training and fitness for community sporting organisations.

A cost assessment for this has not been undertaken, but based on previous similar 2-3 court wet and dry facilities an estimate of approximately \$20-\$30m could be assumed but this would require a significant reconfiguration of the proposed layout and would also have an obvious impact on the initial detailed design concept and identified uses for the site.

Additionally, Council has recently agreed to partner with the St Francis de Sales school in the development of an indoor four court complex which would become available to the broader community. There is therefore no justification or rationale to develop additional courts at this site and therefore the co location of the aquatic centre to it is not seen as a preferred option.

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Figure 4: Sports Precinct Site

A second consideration would be to develop an aquatic facility as a standalone structure on the balance of land to the north west of the precinct. This would however become isolated from the sports precinct but could complement a possible reconfiguration of the golf club to include the relocation of the caravan park from the 'Dunn Oval' site.

It is however suggested that focus is given to a more leisure orientated pool over an indoor 25m facility used primarily for activities such as lap swimming, fitness, rehabilitation, sport and learn to swim programmes etc as these are more community rather than tourism based activities.

That is, leisure pools are used by both local residents and tourists for fun over fitness and competition and include aspects such as wave pools, splash pads, kidney shaped pools etc. and this location would be best suited for such a development.

Whilst both types of use can and in many instances are co located, there again seems to be no real benefit of developing a standalone indoor aquatic facility at a site that has potential as a tourist destination when other options are available in more suitable and accessible locations in the town.

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3.3 Aston Hills

The LSA have approached Council with a proposed Sports and Aquatic Precinct to be constructed on the educational land for shared use by Lutheran Education in the Adelaide Hills and the broader community. The Precinct would consist of an AFL sized oval provisioned with lighting and car parking facilities and an indoor wet and dry sport facility.

The subject land is 4.5 hectares in size and located adjacent to the proposed Village Centre which the LSA believes will create a vibrant community hub where local businesses are supported by the precinct patrons and vice versa.

The LSA have proposed a two staged development with stage 1 being the AFL sized oval (165m x 130m) and associated infrastructure, with stage 2 being the development of a wet and dry indoor facility to include a 25m 10 lane pool, 15m learn to swim pool, and associated leisure pool facilities. The development is also envisaged to have passive recreation space and two full sized indoor stadiums available to the community for structured sporting use, gymnasium and weights room and multipurpose space for a number of activities such as yoga, martial arts and dance.

LSA and the developer of the site (Lancer Communities) have estimated a capital cost of \$23,278,000 to construct Stage 2 and as yet have not indicated the likely cost to Council for the joint venture. They have however stated their intent to establish a Joint Use Agreement which will highlight ongoing maintenance and operational matters for the facility which they have proposed to run and operate. Should Council wish to accept their initial EOI, then LSA suggests immediate scoping and planning with an anticipated completion date of 2019.



Figure 5: Proposed LSA Site

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3.4 Option Analysis

The three options available to Council all have their merits and challenges and can be summarised as follows:

Site / Option	Advantages	Disadvantages
Cameron Road	<ul style="list-style-type: none"> existing site of aquatic centre some draw potential from the existing caravan park 	<ul style="list-style-type: none"> physical location not ideal (passing trade / public transport route) pool would need to be closed for at least 1, if not 2 seasons during demolition and rebuild land parcel size would restrict development of a modern aquatic facility
Springs Road	<ul style="list-style-type: none"> identified sporting precinct greenfield site with ability to be staged and expanded full control and access by Council and the community should the aquatic centre be built at the sports precinct site development of a leisure aquatic facility to complement tourist park should this be developed on the balance of land 	<ul style="list-style-type: none"> not identified in the detailed design concept; plan would need to be redeveloped no synergy with existing uses unless indoor 'dry' facilities were included total cost to develop would be borne by Council economies of scale not fully realised poor alignment with a tourist destination should an indoor pool be developed on the balance of land
Aston Hills	<ul style="list-style-type: none"> centralised in a proposed retail / village centre capital and operational saving for council and the school wet and dry facility greenfield site focus on sport and recreation swimming over leisure (albeit the latter could still be included as per the plan) 	<ul style="list-style-type: none"> some loss of control by Council maybe limited access to some services by the community (school use)

From the above it recommended that the existing site at **Cameron Road** not be pursued and further consideration is given to the Springs Road and Aston Hills options.

The **Springs Road** site (balance of land adjacent to the golf club) is an option for the development of a standalone aquatic centre, but consideration should be given to focus on leisure over community recreation swimming should the caravan park be relocated to this area and a tourist park concept developed.

Aston Hills site is deemed a logical and sensible option for the development of an indoor pool given the synergy with uses for shared community use for fitness, sport, learn to swim and other aquatics based development initiatives. The option warrants further investigation for Council to work with the LSA to co-develop a pool that can be used for public access. This would ensure an overall capital and operational expenditure saving whilst at the same time ensures optimum use of any proposed aquatic centre whilst not compromising the viability of other, more leisure focussed pool developments.

4. Summary

From the preliminary investigations into site options and our independent opinion of them, the following forms the basis of our recommendations to Council:

4.1 Suggested Recommendations

Recommendation 1: Pool Location

It is suggested that two options could be considered to include the development of the site at Aston Hills in conjunction with the LSA which would focus primarily on learn to swim and lap swimming with a small leisure pool focus and indoor courts (as per their proposal).

A second or additional aquatic development, could be to relocate the caravan park to the site north west of the Springs Road site and focus on a more leisure orientated 'splash pad / water park' style facility. This complements the golf course and could become a more tourist park concept similar to the West Beach model in metropolitan Adelaide.

This would not be in direct competition with the shared Aston Hills facility as it would be outdoors and the Aston Facility would focus on learn to swim, lap and recreation swimming and targeted at the Mount Barker community over visitors and tourists to the township.

Recommendation 2: Pool Access

Consideration must be given to ensuring optimal access by the community to any proposed pool, particularly the Aston Hills facility. This is very relevant during school hours when the school may wish to have 'sole use'.

This is not insurmountable and other similar agreements and arrangements have been successfully entered into between schools and local authorities both in Australia and overseas, with a number of State Governments developing guidelines for shared facility development and management.

Recommendation 3: Pool Management

In line with the above is the most appropriate type of management of an aquatic facility particularly if the LSA proposal is considered. That is whilst the LSA have expressed initial interest in managing the centre themselves under a Joint Use Agreement (JUA) with Council, this may be perceived by the community as being a school run facility rather than a public asset.

An alternative would be to either outsource management to a third party operator who would independently programme the facility in accordance with user requirements and the JUA (school swim programmes, PE sessions etc) and general access etc. An alternative to this is that the centre is managed 'in house' by Council to ensure optimum public access and coordination and school access agreed and written into the JUA.

In all options, it is suggested that a formalised overarching body be developed to oversee the ongoing development and management of the centre and regardless of which management model is chosen, the school should be seen as a user rather than tenant of the facility.

District Council of Mount Barker

4.2 Conclusion

The development of a new aquatic centre is needed and imminent in line with the growth of the community and life stage of the existing facility. Economies of scale would suggest a partnering approach to be the most logical, cost effective and sensible approach but this should not be undertaken if access by the broader community is compromised.

A true shared use facility and ongoing arrangements can and have been developed on a number of occasions across Australia and lessons learnt from these should be considered by Council as and when entering into such partnerships. It is therefore suggested that the proposal from the LSA be considered and Council partner with the organisation to work through logistics for co development of the site to include design, access and its ongoing management including the capital and operational responsibilities of all parties.

Should a satisfactory outcome for all parties not be reached, then potential still exists to develop a standalone facility on the balance of land at the Springs Road site.

17. CONFIDENTIAL REPORTS

**17.1 REPORT TITLE: CONFIDENTIAL REPORT - AQUATIC FACILITY
SITE INVESTIGATIONS**
DATE OF MEETING: 18 APRIL 2016
FILE NUMBER: DOC/16/32022

Moved Councillor Irvine that Council:

Section 90 (3) (b) Order

1. Pursuant to Section 90(3)(b)

Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except Andrew Stuart (CEO), Greg Waller (General Manager Planning and Development), , Brian Clancey (General Manager Infrastructure and Projects), David Peters (General Manager Corporate Services), Greg Parker (General Manager Council Services), Luke Gray (Senior Planner: Strategic Projects) and Sue Miller (Minute Secretary) be excluded from attendance at the meeting for Agenda Item Agenda Item 17.1 Aquatic Facility Investigations.

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is:

- proposing to conduct business;
- would prejudice the commercial position of the Council

in that the information to be considered includes details of funding and development partners which if publically disclosed could prejudice the Council's commercial position and that of its potential joint use partner.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The 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 the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

Seconded Councillor Keen

CARRIED
OM20160418.07

Moved Councillor Morrison that Council:

2. Receive the Oneighty SLS 'Mount Barker Aquatic Centre Location and Management Options' report, dated April 2016.
3. Authorise the undertaking of a detailed feasibility study into the partnering opportunity with the Lutheran Schools Association for an aquatic facility on the site at Sims Road, Mount Barker. The feasibility study to include a range of design, capital, operational and governance options to be assessed against council's capacity and alternate priorities.
4. Note that Council will receive the feasibility report by July 2016, which will inform the 'next steps' to be recommended.

Seconded Councillor Bailey

CARRIED
OM20160418.08

Moved Councillor Seager that Council:

Section 91(7) Order

5. Pursuant to Section 90 (3) (b) & (d)

That having considered Agenda Item 17.1 Aquatic Facility Investigations, in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until such time as a formal partnering proposal is put before Council or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.

Seconded Councillor Morrison

CARRIED
OM20160418.09

MEETING DECLARED CLOSED AT 8.28PM

MAYOR

DATE

RELEASED