

CONFIDENTIAL ITEMS 2003 – OCTOBER 2019

#	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
132	3 September 2018	Regional Hub Precinct Plan And Regional Indoor Aquatic/Leisure Detailed Concept	<p>1. <u>Pursuant to Section 90(3)(b)</u> Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except Chief Executive Officer Andrew Stuart, Deputy Chief Executive Officer Brian Clancey, Acting General Manager Community Services Jamie Tann, Acting General Manager Planning and Development Marc Voortman, General Manager Infrastructure Phil Burton, Project Leader Regional Hub Delivery, Kate Jessep, Manager Planning Policy and Strategy Luke Gray, and the Minute Secretary Sue Miller, be excluded from attendance at the meeting for Agenda Item 18.1.</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 conducting business and would prejudice the commercial position of the Council.</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 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 prejudice Council's ability to be able to negotiate a cost-effective outcome.</p>	Council report, related documents and all minutes be retained in confidence	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 conducting business and would prejudice the commercial position of the Council.	Retained in confidence until a contract relating to the required land has been settled, or such lesser period as may be determined by the Chief Executive Officer, and that this order be reviewed every 12 months.	8 Oct 19	Within 12 months	<i>Report, attachments and Minutes released on website 30 October 2019</i>

CONFIDENTIAL ITEMS 2003 – OCTOBER 2019

#	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
			7. <u>Pursuant to Section 90 (3) (b) & (d)</u> That having considered Agenda Item 18.1 Confidential Regional Hub Precinct Plan and Regional Indoor Aquatic/Leisure Detailed Concept 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 a contract relating to the required land has been settled, or such lesser period as may be determined by the Chief Executive Officer, and that this order be reviewed every 12 months.						

18. CONFIDENTIAL REPORTS

18.1 REPORT TITLE: CONFIDENTIAL: REGIONAL HUB PRECINCT PLAN AND REGIONAL INDOOR AQUATIC/LEISURE DETAILED CONCEPT

DATE OF MEETING: 3 SEPTEMBER 2018

FILE NUMBER: FOL/18/1180

**ATTACHMENTS: 1. DOC/18/90547 – PRECINCT PLAN
2. DOC/18/90559 – FACILITY CONCEPT**

Key Contact Luke Gray, Manager Planning Policy and Strategy, Planning and Development

Manager/Sponsor Marc Voortman, Acting General Manager Planning and Development

Mount Barker 2035 – District Strategic Plan:**1. Community Wellbeing**

CW: 3 Quality community facilities and infrastructure

CW3.1 Support a long-term approach to the development, upgrade and improvements to community facilities and infrastructure such as the library, sports grounds, community halls and venues and play space

CW3.2 Employ facility planning and design principles that will provide for longevity, diversity and inclusiveness and, where appropriate, support decentralising and/or outsourcing the delivery of services

Purpose:

To inform Council of progress of the draft concept design for Regional Hub Precinct Plan and the draft Regional Indoor Aquatic and Leisure Facility and seek Council endorsement of the project's next steps.

Summary – Key Issues:

1. Council have received a \$10million commitment from the Federal Government, for a new regional indoor aquatic facility in Mount Barker. Staff are continuing to pursue the formalising of this commitment through establishment of a deed.
2. A draft Precinct Plan has been developed which creates opportunities for commercial development, that can underpin Council's investment into community facilities such as the Regional Indoor Aquatic and Leisure Facility and the Regional Sports Hub.
3. A draft facility concept design has been developed, identifying a stage 1 and how additional, future stages may be developed over a considerable period of time.
4. A privately owned parcel of land at 383 Bald Hills Road has for some time been an item of interest to Council to achieving a consolidated site. The draft precinct plan indicates that the acquisition by Council of this land should be pursued.

5. Together with the provision within Council's Long Term Financial Plan, the current \$14million allocation is insufficient given early estimates propose a \$25-30million stage 1. Further funding will be sought from the Federal Government, whilst funding will continue to be sought from the State Government at a scale commensurate with this facility's regional status.

Recommendation:

That Council:

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 Chief Executive Officer Andrew Stuart, Deputy Chief Executive Officer Brian Clancey, Acting General Manager Community Services Jamie Tann, Acting General Manager Planning and Development Marc Voortman, General Manager Infrastructure Phil Burton, Project Leader Regional Hub Delivery, Kate Jessep, Manager Planning Policy and Strategy Luke Gray, and the Minute Secretary Sue Miller, be excluded from attendance at the meeting for Agenda Item 18.1.

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 conducting business and would prejudice the commercial position of the Council.

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 prejudice Council's ability to be able to negotiate a cost-effective outcome.

2. Authorise the Chief Executive Officer or nominee to pursue the formalising and execute acceptance of the \$10 million commitment by the Federal Government for the development of a regional aquatic facility in Mount Barker.
3. Note the draft Concept Designs for the Regional Hub Precinct and Regional Indoor Aquatic/Leisure Facility (Attachment 1 and 2) and that continued refinement of the concepts will occur as the project progresses through more detailed planning/design and more is known regarding the extent of external funding.

4. Acknowledge the need for Council to pursue the acquisition 383 Bald Hills Road, Mount Barker being a strategic land parcel that is required to enable the orderly, timely and economic development of the proposed Regional Indoor Aquatic and Leisure Facility and associated land uses.
5. Authorise the Chief Executive Officer or nominee to pursue negotiations with the current land owner of 383 Bald Hills Road, Mount Barker to acquire this property and finalise and execute a conditional contract for the sale and purchase of this property subject to a future Council meeting resolution to proceed to settle the contract.
6. Note that Council Staff will continue to develop a Business and Operational Plan together with a Funding Strategy which will be subject to a future Council meeting resolution.

Section 91(7) Order

7. Pursuant to Section 90 (3) (b) & (d)
That having considered Agenda Item 18.1 Confidential Regional Hub Precinct Plan and Regional Indoor Aquatic/Leisure Detailed Concept 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 a contract for the sale and purchase of 383 Bald Hills Road, Mount Barker has been executed and if the contract is conditional, all of the conditions have been satisfied, or such lesser period as may be determined by the Chief Executive Officer, and that this order be reviewed every 12 months.

Background:

1. On the 6th July, 2016 Council endorsed a Needs Analysis, that justified the warrant for a new indoor aquatic facility to replace the ageing Mountain Pool Facility, which is to be decommissioned upon the opening of the new facility.
2. In December 2017, Council took the opportunity to apply for funding as part of the Federal Governments Building Better Regions Funding (BBRF) program.
3. Council applied for the maximum permissible amount of \$10million, to assist in the development of a Regional Indoor Aquatic and Leisure Facility in Mount Barker.
4. The Federal Government announced in June 2018 a commitment of \$10million towards the development of the facility, outside of the BBRF program. No formal Deed has been signed, therefore, there is currently no deadline on when this money must be spent.
5. Council has engaged Brown Falconer and Peddlethorp to assist Council staff with the development of a precinct plan and detailed concept design for the facility.

6. The precinct incorporates the 38HA of land currently owned by Council and land currently owned by the Stephenson Family for which Council has first right of refusal.
7. For some time Council has identified 383 Bald Hills Road as an item of interest in facilitating consolidated land ownership in this locality. The concept planning has confirmed the requirement to pursue the purchase of this as this land is fundamental to the development of not only the facility, but the broader precinct.
8. A draft precinct and facility detailed concept was presented to Council at a confidential informal gathering on 20 August 2018. The draft plans can be found in Attachments 1 and 2.
9. An updated Business Case is also being prepared, which will outline in detail the projected operating income and expense of the proposed facility.
10. The detailed concept and updated Business Case is essential to not only informing Council's decision making regarding this project but will also assist in supporting further State and Federal Funding, necessary in order to deliver this facility.
11. Council endorsed a Commercial Policy at its meeting of 2 July 2018. The Policy is supported by the Commercial Strategy which seeks to create a culture across the organisation of business-like thinking, processes and decision making; to enhance financial sustainability and positive, value for money outcomes for our community. It is critical that Council applies business-like thinking to this project to ensure the successful delivery and ongoing operation of the project moving forward in the most efficient manner.

Discussion:

Precinct Design

12. A draft precinct design has been prepared for the Regional Hub which is designed to integrate community facilities with complimentary commercial investment. This commercial investment, is driven by the necessity of generating activity in the precinct and to provide a potential source of income to support Council's investment in Community Infrastructure on the site (i.e. Regional aquatic/leisure and Sports Hub, trails, refurbished heritage barns and adventure playground).
13. The draft precinct design is being guided by the following key principles:
 - a. Quality community facilities that meet the needs of community
 - b. Integrated precinct with ease of access between uses
 - c. Complimentary commercial development to fund community facilities
 - d. Maximise and promote diversity of community use
 - e. Celebration and reuse of existing heritage barns
 - f. Environmentally sensitive
 - g. Adaptability to respond to changing needs and demands
 - h. Staged delivery approach
 - i. Regional attractor
 - j. Connections with adjacent wetlands and golf course

14. The key features of the draft precinct plan are as follows:
- a. Creation of an integrated community zone fronting Bald Hills Road, incorporating aquatic/leisure facility, renewed heritage barns, walking trail, adventure playground.
 - b. An internal road network that connects the Regional Sports Hub through to Bald Hills Road and the remainder of the precinct.
 - c. Areas for accommodation to be established, which although servicing a broad catchment, will also underpin activities within the precinct (i.e. sporting carnivals and events held on the site, “stay and play” associated with adjoining golf course).
 - d. Provision for potentially two school sites within the precinct, taking locational advantage of both the Sports Hub and Indoor Aquatic/leisure facility and enabling the opportunity for shared use of community/school facilities.
 - e. Development that orientates and ensures a rehabilitated creek corridor
 - f. Opportunity for integrated retail/emergency services development on corner of Springs/Bald Hills Road.
15. A critical component of unlocking the potential of this precinct is the purchase by Council of the private residential property, 381 Bald Hills Road. This property sits in the preferred location for the Aquatic/leisure facility and if not secured, jeopardises the function, branding and viability of the precinct.

Indoor Aquatic/Leisure Facility Design

16. In addition to the precinct concept, a detailed concept design has been developed for the Regional Indoor Aquatic and Leisure facility.
17. It's key guiding design principles include:
- a. Commercially viable scale and location
 - b. Integrated with adjacent complimentary existing and future uses
 - c. Scalable – allow for future expansion commensurate with demonstrated need
 - d. Integrate aquatic with ‘dry’ leisure and other complimentary facilities to create a better product offer and expanded and more diverse income streams
 - e. Encourage diverse community use
 - f. Support the competitive sport of swimming in training and competition
 - g. Minimise operating expense and complexity
 - h. Minimise existing vegetation loss
 - i. Safe and regulatory compliant
18. The detailed concept shows a proposed stage 1 and also illustrates how this may be added upon in the future, with a range of additional elements, each one able to be individually added to this ‘core facility’. It is critical that the design is future proofed to ensure this facility can respond to future demands and trends in the aquatic and indoor leisure industry.

19. Stage 1 as proposed, is broadly consistent with the core elements reflected within Council's previous 2015 Needs Analysis and 2016 Business and Operational Planning and includes:
- 25m x 10 lane lap pool
 - Combined Learn to swim and leisure pool
 - Gym and associated program rooms
 - Kiosk/cafe, reception and small retail space
 - Change rooms
 - Plant room and associated storage
 - Car parking, access and forecourt
20. Given the financial constraints and increased supply driven by the development of the Community Stadium at St. Francis De Sales, indoor courts/recreation are not proposed within stage 1, but are envisaged in future stages.
21. Although not publically consulted upon yet, Stage 1 has been informed by early stakeholder engagement with:
- Swimming SA/Swimming Australia
 - Mountain Pool Swimming Club and other clubs within the Region
 - Belgravia, YMCA and SGL (specialist aquatic consultant and operators)
 - Schools within Adelaide Hills catchment
22. Additional potential stages include:
- Indoor recreation
 - Warm Water Pool
 - Outdoor 50m pool
 - Outdoor water slide
 - Outdoor water play (splash pad)
 - Extended indoor recreation
23. The additional stages listed above should only be considered when there is a business case that supports their development. Failure to adhere to this, may compromise the financial performance of the facility, incurring significant financial implications for Council given the high costs of not only the construction of but the operation of these elements.
24. Preliminary capital cost estimates for the construction of stage 1 sit within a range between \$25m and \$30m and incorporates the purchase of a private land parcel , necessary to facilitate the proposed development. This represents a conservative estimate, with this figure envisaged to come down as further design refinements are made.
25. Currently, the project budget sits at \$14million, incorporating a \$10million commitment from the Federal Government and \$4million that sits within Council's long term financial plan.
26. The funding strategy moving forward is proposed to be three fold:
- Continue to advocate for additional Federal assistance through Grant Schemes and the 2019 Election.

- b. Continue to advocate for a regionally significant contribution from the State Government
- c. Explore commercial investment opportunities as part of the development of the Regional Hub Precinct.

Strategic Land Purchase

- 27. In developing the Draft Precinct Plan and Indoor Aquatic/Leisure Facility Design it has been established that the purchase of 383 Bald Hills Road is required to enable the current concept plan to be finalised.
- 28. The characteristics of the subject land (383 Bald Hills Road) are as follows:
 - a. Site Area: 1927 sqm
 - b. Existing structures: Dwelling and associated outbuildings, fencing
 - c. Frontage: Bald Hills Road
 - d. Heritage listed: no
 - e. Topography: flat
 - f. Existing vegetation: medium size native trees (not significant/regulated)
- 29. The need to locate the aquatic and leisure facility adjacent Bald Hills Road is influenced by the following:
 - a. The need to be located within the Regional Hub, in what will be an integrated recreation, leisure, accommodation and sporting precinct.
 - b. The need to maximise commercial exposure of the facility
 - c. To ensure the first stage of development appears complete and not blighted by in-compatible development
 - d. The need to operate the facility without unreasonable limitation (re: operating hours, scale of construction, etc)
 - e. The need to locate the facility in a place that limits removal of existing, mature significant trees on the site.
- 30. Should the land not be secured, it risks the long term viability and functionality of the proposed Indoor Aquatic and Leisure facility as it would be located behind what is a dilapidated dwelling and unsightly boundary fencing.
- 31. Council must act now in order to finalise the concept plans for Council endorsement and ensure the orderly and timely delivery of the facility. This is particularly important with regards to delivery deadlines likely to be placed on any current or future grant funding.
- 32. Subject to Council endorsement, next steps include obtaining valuation advice for the subject parcel and the completion of a due diligence assessment. The Chief Executive Officer or nominee will then pursue negotiations with the current land owner of 383 Bald Hills Road, Mount Barker to acquire this property and finalise and execute a conditional contract for the sale and purchase of this property. The contract will be subject to a future Council meeting resolution to proceed to settle the contract.

Business Case and Operational Plan

- 33. Within a context of competitive and potentially constrained budgets, alternative funding models are necessary for Council to explore, if it is to deliver quality

community infrastructure, as needed by our growing community. Federal and State funding will continue to be a high priority, however increasingly funding bodies are rewarding more innovative approaches to funding not only the upfront costs, but as importantly, the on-going financial costs of operating community facilities of this scale.

34. Council Staff will continue to develop a Business and Operational Plan together with a Funding Strategy as the concept plans are refined. This approach is consistent with the principles and objectives within Council's Commercial Strategy, eg: 'explore every opportunity to partner with community groups, government agencies, other councils, schools and private enterprise to provide services and other benefits to our community.
35. In 2016, Council in conjunction with the Lutheran Schools Association commissioned a Business and Operational Plan, which started to inform (then a joint venture proposal) the operating performance of the proposed facility.
36. A revised Plan is being developed, which not only updates what are now 2 year old population, demographic and proposed usage data, but will also more closely align with the draft facility concept and broader precinct plan.
37. The Business Case provides reliable assumptions on expenditure and income relating to the facility and is critical in substantiating the viability of certain elements, their scale and management/operating model.
38. The Business Case is essential to not only informing Council's decision making regarding this project but will also assist in supporting further State and Federal Funding, necessary in order to deliver this facility.
39. This updated plan is expected to be complete by the end of 2018.

Consultation/Community Engagement

40. Given the confidential nature of the facilities exact location (resulting in purchase of private residential allotment) broad community engagement has not yet occurred on the precinct and facility concept.
41. Engagement with Mountain Pool Swimming Club, Swimming SA/Australia has however been occurring over the last three years around their facility and locational requirements.
42. Broad community consultation is envisaged for early 2019. Consultation will only occur once negotiations regarding the private residential land have concluded and Council has resolved to endorse the precinct plan and detailed concept design for the facility.

Next Steps

43. CEO or nominee to pursue negotiations with the current land owner of 383 Bald Hills Road, Mount Barker to acquire this property and finalise and execute a conditional contract for the sale and purchase of this property. The contact will

be subject to a future Council meeting resolution to proceed to settle the contract.

44. An updated Business Case and Operational Plan will be developed, suitable for Council review and endorsement.
45. Refinement of the precinct and facility concepts will occur in parallel with the Business Planning and pending the outcome of the land purchase.
46. Formal endorsement by Council, of the precinct and facility concepts for a period of public consultation in 2019.
47. Continued engagement with both State and Federal Government representatives will occur, advocating the merits of the project and the need for more investment in order to enable it to proceed.

Policy:

Procurement Policy
Prudential Policy

Budget:

The updated Business and Operational Plan once complete, will reliably inform Council of the recurrent costs of the proposed facility. Construction costs, as currently estimated are significantly above the current project budget.

If subsequently, a Council decision is made to proceed with a land purchase the amount of the purchase cost and timing of this would dictate the impact on the 2018/19 budget.

Statutory/Legal:

Legal processes as required will be complied with.

Staff Resource Requirements:

Some specialist external service provision is required such as valuation advice and surveying/plan preparation.

Environmental:

The facility will incorporate leading environmentally sensitive building techniques and will also seek to incorporate renewal energy technology to assist with water heating and temperature control within the building. As more detailed designs are progressed through later stages of the design phase, design and technology initiatives will be confirmed.

The land purchase will aid in limiting the removal of significant trees on the site.

Social:

The development of the precinct in a way that supports and helps fund vital community infrastructure, will lead to improve social outcomes across several key areas, including physical, mental and cultural wellbeing.

The land purchase will enable the orderly and timely development of a much needed piece of community infrastructure.

Risk Assessment:

As with any land purchase, there is a risk that the owner does not wish to sell, or desires a price well above the market value.

If the land is not purchased, it threatens the orderly and timely development of the facility.

A detailed risk register will actively manage risks associated with this project.

Asset Management:

The existing Mountain Pool facility remains operational and will continue to serve the community. Council has committed to no major upgrades or repairs to this facility given its limited life.

Existing structures on the purchased land would be removed in favour of the proposed new facility.

Conclusion:

A precinct approach, both functionally and financially is advocated in order to support the investment into a Regional Indoor Aquatic/Leisure Facility. Concept plans for the precinct and facility have now been developed. Updating of the Business and Operational Plan is now occurring, whilst continued engagement with Federal and State Governments regarding funding is taking place.

Previous Decisions By/Information Reports to Council

Meeting Date	7 May 2018	HPRM Reference	DOC/18/441085
Title	Indoor Aquatic, Recreation and Wellness Facility		
Purpose	Update on Planning and Funding		

Meeting Date	6 July 2015	HPRM Reference	DOC/15/58574
Title	Aquatic/Multi-use Demand and Needs Analysis		
Purpose	Present Needs Analysis to Council and seek endorsement		

Attachment 1 to Item 18.1



PEDDLE THORP

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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY
PROJECT NO:
S-18-0007

REASON FOR REVIEW
DISCUSSION

OVERALL MASTER PLAN (INC. RSH)
OPTION 01

REVISION
3

DATE
AUG '18

SCALE
REFER TO SB

SK-001

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Attachment 2 to Item 18.2



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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY
PROJECT NO:
3-18-0017

REASON FOR ISSUE:
DISCUSSION

PRECINCT PLAN

REVISION:
3

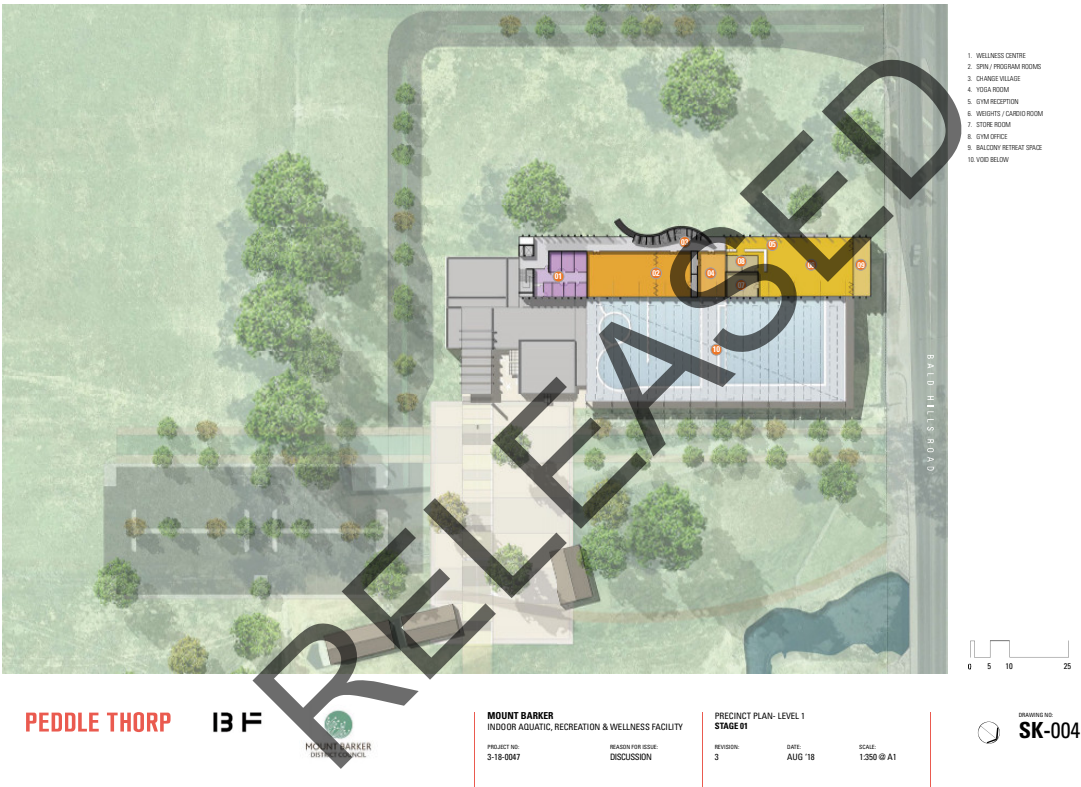
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AUG 18

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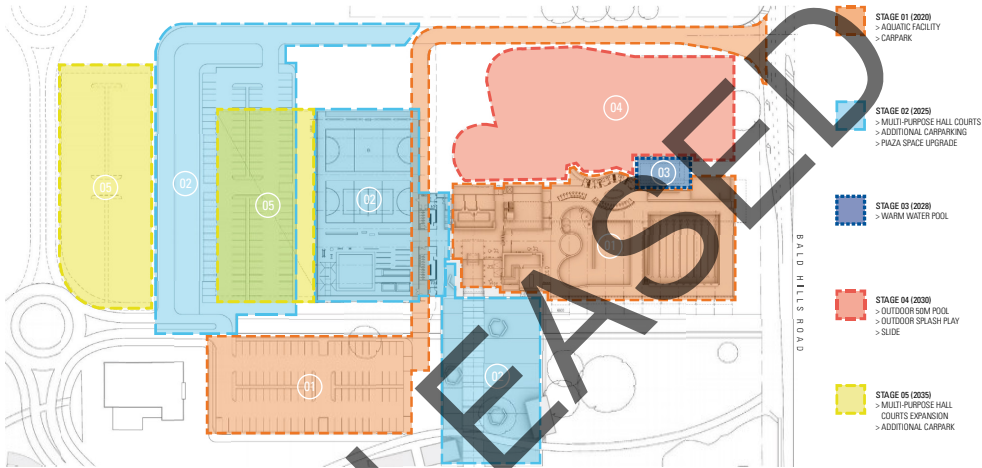


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SK-002









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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY
PROJECT NO:
3-18-0047

READER FOR ISSUE:
DISCUSSION

STAGING STRATEGY

REVISION: 3
DATE: AUG 18
SCALE: 1:500 & A1



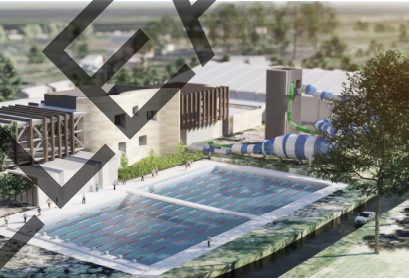
SK-006



A DYNAMIC DESTINATION FOR MOUNT BARKER

UNIVERSAL DESIGN PRINCIPALS

1. A DESTINATION PLACE, MULTIFACETED IN ITS USES AND OPERATION HOURS
2. EQUITABLE USE - USEFUL AND MAINTAINABLE TO PEOPLE WITH DIVERSE ABILITIES
3. FLEXIBILITY IN USE - ADDRESS INDIVIDUAL PREFERENCES AND ABILITIES
4. SIMPLE AND INTUITIVE USE - EASY TO UNDERSTAND REGARDLESS OF EXPERIENCE, LANGUAGE, SKILLS OR CONCENTRATION LEVELS
5. PERCEPTIBLE INFORMATION - COMMUNICATION TO ALL SENSORY ABILITIES IN ALL CONDITIONS
6. TOLERANCE FOR ERROR - MINIMISES HAZARDS
7. LOW PHYSICAL EFFORT - EFFICIENT AND COMFORTABLE USE
8. SIZE AND SPACE FOR APPROACH AND USE - ACCOMMODATES USERS BODY SHAPE, USE POSTURE AND MOBILITY



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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY

PROJECT NO:
S-18-007

REASON FOR ISSUE:
DISCUSSION

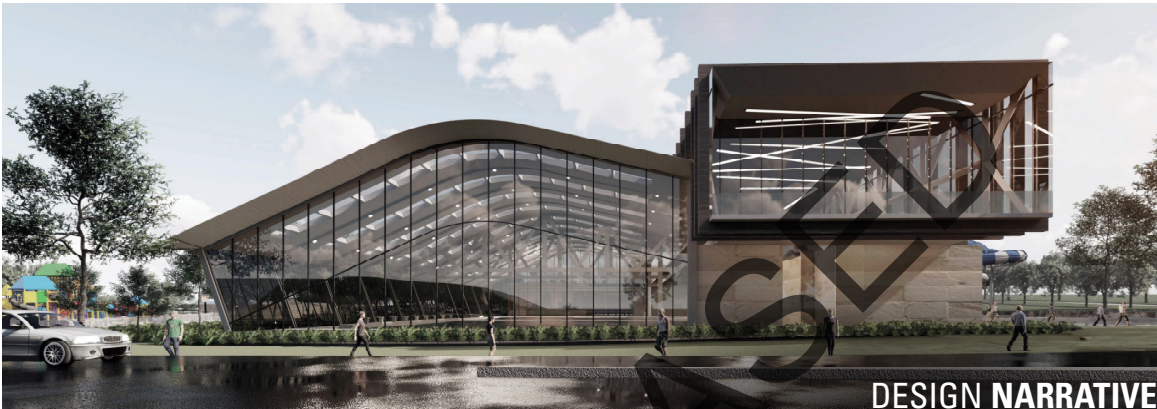
REVISION:
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DATE:
AUG '18

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SK-007

DLE THORP



DESIGN NARRATIVE

- DESIGN NARRATIVE
1. A BUILDING THAT ADDRESSES BALD HILLS RD, SHOWCASING ITS BEST FEATURES TO THE COMMUNITY
 2. ORIENTATION THAT CAPTURES VIEWS OF THE SUMMIT
 3. LOCALLY SOURCED MATERIALS, LIKE MASONRY, STONE AND TIMBER
 4. A BALANCE OF ROBUST AND TRANSPARENT MATERIALS, ALLOWING FOR PASSIVE CLIMATE CONTROL
 5. MAIN HALLS THAT OPEN THEIR ACTIVATION TO THE PUBLIC, BOTH INTERNALLY AND EXTERNALLY
 6. FLOWING ROOF FORMS, REFLECTING THE SURROUNDING MOUNT BARKER HILLS
 7. A PLAZA TO HOUSE ENTERTAINING, EDUCATIONAL ACTIVITIES, WITH SITE LINES FROM BALD HILLS RD AND ALL MAIN RECREATION VENUES
 8. NUMEROUS STAGING POSSIBILITIES



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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY

PROJECT NO:
3-18-0017

REASON FOR ISSUE:
DISCUSSION

REVISION:
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DATE:
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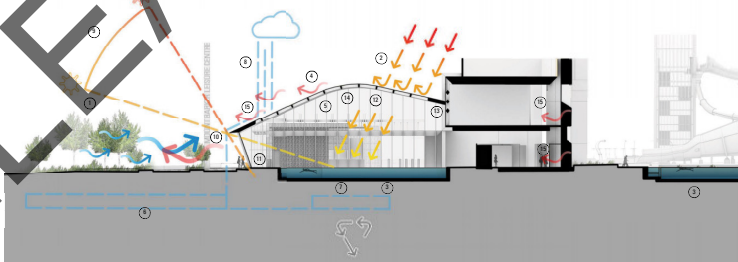
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ESD PRINCIPALS

1. LOCALLY GROWN PLANT SPECIES & SOURCED BUILDING MATERIALS
2. NATURAL LIGHTING - HEAT GAIN THROUGH SKYLIGHTS TO TOP UP HEATING
3. INSULATED POOL SHELL - TO REDUCE HEAT LOSS
4. SUPER INSULATED POOL HALL FACADE, CLADDING SYSTEMS & BUILDING SEALING TO REDUCE AIR LEAKAGE
5. OPEN BALANCE AIR HANDLING SYSTEM TO ACHIEVE ONGOING OPERATIONAL SAVINGS AND EFFICIENCY
6. BACKWASH RECYCLING TO SALT TOLERANT, WATER SENSITIVE LANDSCAPING
7. HIGH EFFICIENCY POOL WATER SYSTEMS TO REDUCE ENERGY COSTS AND OPERATIONAL EXPENDITURE
8. RAINWATER STORAGE AND RECYCLING - TOP UP OF POOL WATER SYSTEMS TO COUNTER THE EFFECTS OF EVAPORATION AND BACKWASH RECYCLING
9. GLARE REDUCTION STRATEGIES & PASSIVE SHADING DEVICES - BLINDS AND INTEGRATED DESIGN TO MAXIMISE COMFORT, ENVIRONMENT & HIGH QUALITY NATURAL LIGHTING
10. LED - INTERNAL AND EXTERNAL LIGHTING
11. CORROSION PROTECTION STRATEGIES - SPECIALIST PAINT SYSTEMS AND REMOVAL OF STAINLESS STEEL FOR HIGH LEVEL FITTINGS
12. ACOUSTIC DESIGN STRATEGY TO REDUCE REVERBERATION AND REDUCTION OFF HARD SURFACES
13. RECYCLED CONSTRUCTION MATERIALS
14. HIGHLY EFFICIENT STRUCTURAL SYSTEM
15. NIGHT TROSKING HEAT RELEASE FROM MASS CONCRETE



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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY

PROJECT NO:
S-18-007

MEETING ROOM:
DISCUSSION

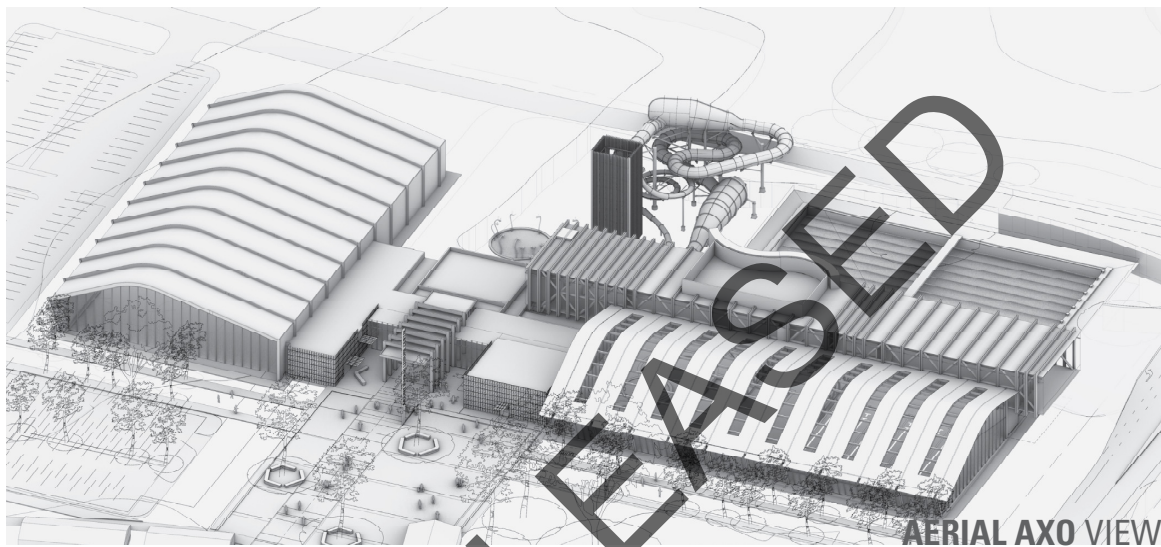
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DATE:
AUG '18

SCALE:

DRAWING NO:
SK-009

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MOUNT BARKER
INDOOR AQUATIC, RECREATION & WELLNESS FACILITY
PROJECT NO:
3-18-0047

REGULATOR ISSUE:
DISCUSSION

REVISION:
3

DATE:
AUG 18

SCALE:

DISCIPLINE:
SK-010

PEDDLE THORP

1:

18. CONFIDENTIAL REPORTS

18.1	REPORT TITLE:	CONFIDENTIAL: REGIONAL HUB PRECINCT PLAN AND REGIONAL INDOOR AQUATIC/LEISURE DETAILED CONCEPT
	DATE OF MEETING:	3 SEPTEMBER 2018
	FILE NUMBER:	FOL/18/1180
	ATTACHMENTS:	1. DOC/18/90547 – PRECINCT PLAN 2. DOC/18/90559 – FACILITY CONCEPT

Moved Councillor Irvine that Council:

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 Chief Executive Officer Andrew Stuart, Deputy Chief Executive Officer Brian Clancey, Acting General Manager Community Services Jamie Tann, Acting General Manager Planning and Development Marc Voortman, General Manager Infrastructure Phil Burton, Project Leader Regional Hub Delivery, Kate Jessep, Manager Planning Policy and Strategy Luke Gray, and the Minute Secretary Sue Miller, be excluded from attendance at the meeting for Agenda Item 18.1.

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 conducting business and would prejudice the commercial position of the Council.

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 prejudice Council's ability to be able to negotiate a cost-effective outcome.

Seconded Councillor Bailey

CARRIED
OM20180903.22

Moved Councillor Buchmann that Council:

2. Authorise the Chief Executive Officer or nominee to pursue the formalising and execute acceptance of the \$10 million commitment by the Federal Government for the development of a regional aquatic facility in Mount Barker.
3. Note the draft Concept Designs for the Regional Hub Precinct and Regional Indoor Aquatic/Leisure Facility (Attachment 1 and 2) and that continued refinement of the concepts will occur as the project progresses through more detailed planning/design and more is known regarding the extent of external funding.
4. Acknowledge the need for Council to pursue the acquisition 383 Bald Hills Road, Mount Barker being a strategic land parcel that is required to enable the orderly, timely and economic development of the proposed Regional Indoor Aquatic and Leisure Facility and associated land uses.
5. Authorise the Chief Executive Officer or nominee to pursue negotiations with the current land owner of 383 Bald Hills Road, Mount Barker to acquire this property and finalise and execute a conditional contract for the sale and purchase of this property subject to a future Council meeting resolution to proceed to settle the contract.
6. Note that Council Staff will continue to develop a Business and Operational Plan together with a Funding Strategy which will be subject to a future Council meeting resolution.

Seconded Councillor Morrison

CARRIED
OM20180903.23

Moved Councillor Morrison that:

Section 91(7) Order

7. Pursuant to Section 90 (3) (b) & (d)
That having considered Agenda Item 18.1 Confidential Regional Hub Precinct Plan and Regional Indoor Aquatic/Leisure Detailed Concept 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 a contract for the sale and purchase of 383 Bald Hills Road, Mount Barker has been executed and if the contract is conditional, all of the conditions have been satisfied, or such lesser period as may be determined by the Chief Executive Officer, and that this order be reviewed every 12 months.

Seconded Councillor Irvine

CARRIED
OM20180903.24