

3.2 PAYNEHAM MEMORIAL SWIMMING CENTRE RE-DEVELOPMENT PROJECT

REPORT AUTHOR: General Manager, Governance & Civic Affairs
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4549
FILE REFERENCE: qA75100
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to provide an update to the Council on the status of the Payneham Memorial Swimming Centre Re-development Project.

BACKGROUND

As the Council is currently undertaking a tender assessment process, it is critical that this report, the information contained within, and the presentation be considered and kept confidential.

At its meeting held on 2 May 2022, the Council considered a Confidential Report regarding the Schematic Design for the Payneham Memorial Swimming Centre. Following consideration of the matter, the Council resolved the following:

- a. *That the Council endorses the construction of a new 50 metre main pool at the Payneham Memorial Swimming Centre.*
- b. *That the new 50 metre main pool at the Payneham Memorial Swimming Centre be a ten (10) lane main pool as per Attachment D.*
- c. *That the Schematic Design for the Payneham Memorial Swimming Centre contained in Attachment D, be endorsed as the basis of preparing the construction documentation.*

A copy of the *Schematic Design for the Payneham Memorial Swimming Centre* which has been approved by the Council, as set out above, is contained within **Attachment A**.

Since that time, the following associated activities have been undertaken:

- Expressions of Interest (EOI) process;
- selection of five (5) Contractors approved to participate in the tender process;
- preparation and finalisation of the Prudential Report;
- additional stakeholder consultation, project planning and site history investigations for due diligence;
- finalisation of the Detailed Design and Contract documentation;
- preparation of the Request for Tender documentation,
- preparation of the Pre-tender estimate; and
- commencement of the Request for Tender process.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

A range of Council documents are relevant to this Project. These documents are briefly summarised below:

CityPlan 2030: Shaping Our Future

The Outcomes, Objectives and Strategies of the Council's *CityPlan2030: Shaping Our Future – Mid Term Review 2020* that are relevant to this Project are provided below:

Outcome 1: Social Equity – An inclusive, connected, accessible and friendly community.

- **Objective 1.1: Convenient and accessible services, information and facilities.**
Strategy 1.1.3: Design and provide safe, high-quality facilities and spaces for all people.
- **Objective 1.4: A strong, healthy, resilient and inclusive community.**
Strategy 1.4.1: Encourage physical activity and support mental health to achieve healthier lifestyles and well-being.

Open Space Strategy

The objective of the Council's *Open Space Strategy* is to enable the Council to pro-actively plan for open space and to ensure that there is equity in respect to access to useful open space and recreational facilities throughout the City. It also ensures that the Council's open space assets are maximised in respect to environmental management, public health and wellbeing, tourism and community capacity building.

The Council's *Open Space Strategy* designates the *Payneham Memorial Swimming Centre* as a Regional Level Facility, mainly due to its function as a formal recreation facility and appeal to a wide cross section of the community. This designation makes the *Payneham Memorial Swimming Centre* one of the most significant pieces of community and recreational open space facilities within the City of Norwood Payneham & St Peters.

Swimming Centres Long Term Strategy

The Council's *Swimming Centres Long Term Strategy*, which was adopted by the Council in December 2017, sets the future direction for both the *Norwood Swimming Centre* and the *Payneham Memorial Swimming Centre*.

The *Swimming Centres Long Term Strategy*, was developed following extensive consultation and engagement with the community to identify the future direction for both swimming facilities.

The objective behind the development of the Strategy is to:

- identify whether or not there was still a demand and/or need to retain both Swimming Centres; and
- to establish the framework upon which to base the future direction of both Centres, to ensure that both Swimming Centres are managed, maintained and developed in an effective manner to ensure that they remain contemporary and are able to meet the changing needs of the community in the future.

The Council's *Swimming Centres Long Term Strategy* recognises the unique character of both of the Council's Swimming Centres, the community which they serve and builds on the strengths of each facility. The Strategy also acknowledges the history and "sense of place" associated with both swimming centres, in particular recognising the cultural heritage of the *Norwood Swimming Centre* and the dynamic, vibrant public space opportunities at the *Payneham Memorial Swimming Centre*, *Patterson Reserve* and the other community and recreational uses within the Precinct.

The key components contained in the Strategy, which have been endorsed by the Council are set out below:

1. Retention of the two (2) outdoor pool facilities and focus on providing a diverse range of aquatic recreational opportunities with an emphasis on:
 - lap swimming;
 - swim coaching/squads;
 - learn to swim lessons (private, group and school);
 - recreational aquatic play;
 - aquatic fitness; and
 - community and family gatherings.
2. Development of a marketing and promotions plan that provides the community and visitors access to current information on the Council's aquatic recreation opportunities to ensure the longevity and success of the swimming facilities; and
3. Effectively developing and managing the two (2) Swimming Centres with a strong focus on on-going sustainability, customer experience and public safety.

Public Health Plan

The *Public Health Plan* for the Eastern Region sets out the strategic directions to work towards delivering better living and better health. The implementation of the Masterplan should assist in achieving the directions of the *Public Health Plan*, particularly those under the theme of '*Environments for better health*', by creating attractive, more useable and stimulating reserves and recreational facilities. The objectives of this Project are to maximise the opportunities for active recreation and encourage greater physical activity, social interaction and social cohesion.

Community Land Management Plan – Sporting Facilities

The *Community Land Management Plan – Sporting Facilities* set out the purpose of the Payneham Memorial Swimming Centre which includes the provision of *aquatic and recreation facilities for the City* and the facilitation of *community, health, recreational, educational, cultural and tourism facilities, services and activities across the City*.

FINANCIAL AND BUDGET IMPLICATIONS

In accordance with Section 48(1) of the *Local Government Act 1999* (the Act), a Prudential Management Report has been prepared for the Project. The Prudential Management Report was prepared by Ms Corinne Garrett of UHY Haines Norton.

For the purposes of the Prudential Management Report, the financial modelling has been based upon the latest cost estimate of \$32.6 million, which was prepared by WT Partnership (cost consultants) in October 2022. In addition, to assess the impact on the Council's financial position, the modelling has adopted an interest rate of 5.80%. Based on these parameters, the Prudential Review has determined that the Council's Operating Surplus and Asset Renewal Funding Ratios remain within the Council's endorsed targets.

The Prudential Management Report dated May 2023, was endorsed by the Council's Audit & Risk Committee at its meeting held on 1 May 2023.

A pre-tender cost estimate and submission of tenders has occurred since that time. The Prudential Management Report is being reviewed and updated to reflect the tenders that have been received.

CONSULTATION

- **Elected Members**
Elected Members have been consulted through various reports as part of the Council Meeting Agendas and Information Sessions.
- **Community**
The Council undertook significant consultation as part of the development of the *Swimming Centres Long Term Strategy*.

Extensive consultation with key stakeholders has also been undertaken.

- **Staff**
Not Applicable.
- **Other Agencies**
Not Applicable.

DISCUSSION

As stated previously, the Council has endorsed the final Schematic Design for the Payneham Memorial Swimming Centre Re-development Project.

A number of key activities have been undertaken since that time with the most significant being the Opening and Closing of the Request for Tender process.

A **Confidential Presentation** will be provided to Elected Members as part of the Special Council Meeting to provide an update on the Project.

Ms Corinne Garrett of UHY Haines Norton will be attending the meeting.

The Independent Members of the Council's Audit & Risk Committee, Ms Stefanie Eldridge and Sandra Di Blasio have been invited to attend the meeting.

The Council's Probity Officer to the Project, Ms Emily Brodie-Tyrrell, Principal, OCM, has also been invited to attend the meeting.

OPTIONS

Not Applicable.

CONCLUSION

The Payneham Memorial Swimming Centre has been a significant community asset which has been in use for over 50 years and has now exceeded its useful asset life. As such significant investment is required to redevelop the Centre in line with the Council's *Swimming Centres Long Term Strategy*.

COMMENTS

Nil

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which —
 - (i) could reasonably be expected to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest;

and that the Council is satisfied that, in principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 2

That the report be received and noted.

RECOMMENDATION 3

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report and discussion be kept confidential for a period not exceeding 12 months, after which time the order will be reviewed.

Cr Sims left the meeting at 8.10pm.

Cr Clutterham moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present [Chief Executive Officer, General Manager Governance & Civic Affairs, General Manager, Infrastructure & Major Projects, Chief Financial Officer, Manager, City Projects, and Executive Assistant, Governance & Civic Affairs] and Independent Members of the Council's Audit & Risk Committee (Ms Stefanie Eldridge and Ms Sandra Di Blasio) and Ms Corinne Garrett, Leader, UHY Haines Norton and Ms Emily Brodie-Tyrrell, Principal, OCM], be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which —*
- (i) could reasonably be expected to confer a commercial advantage on a third party; and*
 - (ii) would, on balance, be contrary to the public interest;*

and that the Council is satisfied that, in principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

Seconded by Cr Granozio and carried unanimously.

Short Term Suspension of Meeting Proceedings

At 8.12pm the Mayor, with the approval of two-thirds of the Elected Members present, suspended the meeting proceedings pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013*, for the duration of the presentation regarding the Payneham Memorial Swimming Centre Re-Development Project.

Cr Sims returned to the meeting at 8.13pm.

Cr Sims left the Chamber at 9.20pm and did not return to the meeting.

Resumption of Proceedings

The meeting resumed at 9.41pm.

Cr Granozio moved:

That the report be received and noted.

Seconded by Cr Whittington and carried unanimously.

Cr Duke moved:

Under Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report and discussion be kept confidential for a period not exceeding 12 months, after which time the order will be reviewed.

Seconded by Cr Knoblauch and carried unanimously.

Attachment A

Confidential

Payneham Memorial Swimming Centre Re-development Project

Released

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City of
**Norwood
Payneham
& St Peters**

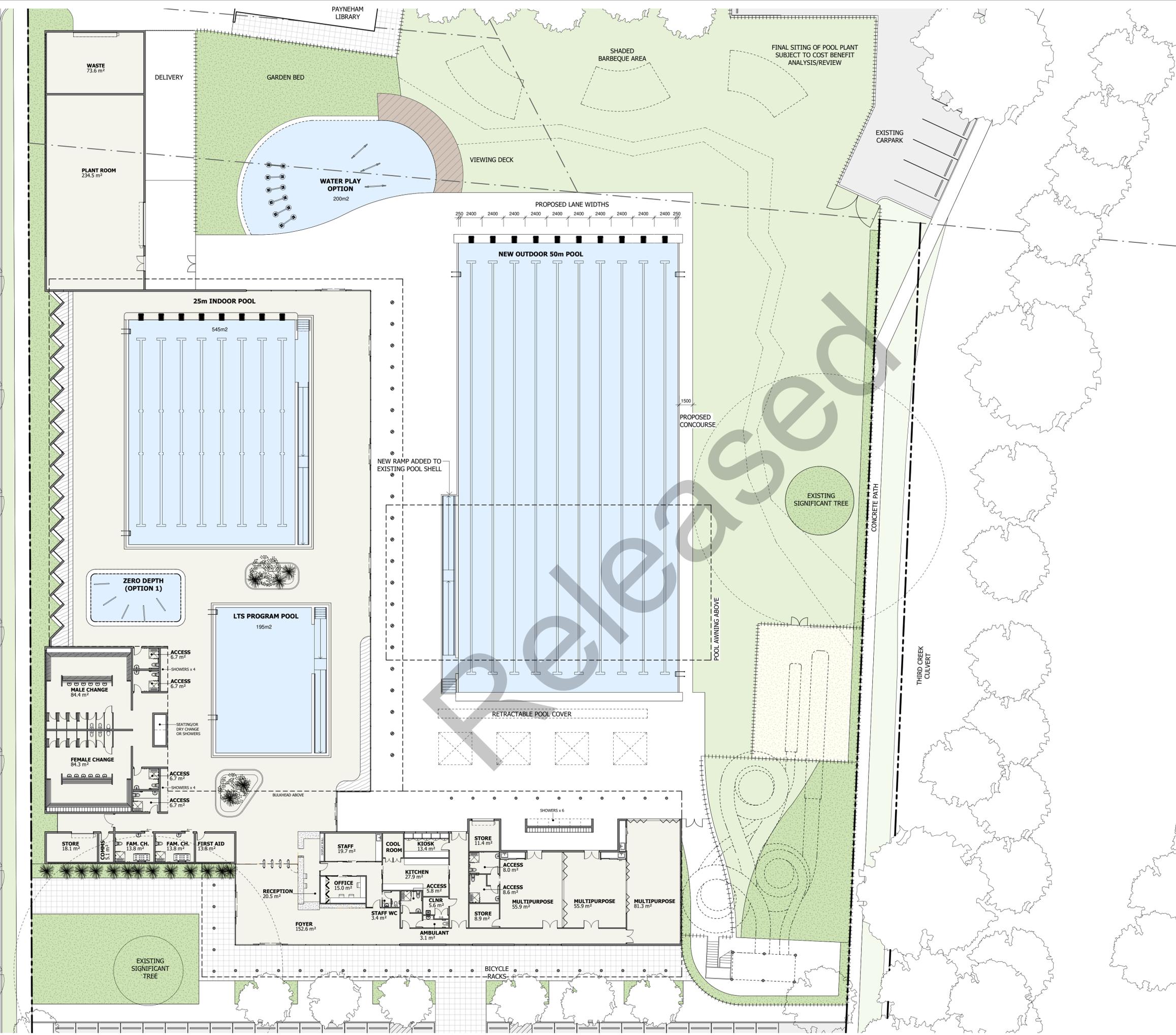
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SCHEMATIC DESIGN
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Issue	Description	Date	Chk	Auth
	Architect/ Designer dwp www.dwp.com			
	Client CITY OF NORWOOD PAYNEHAM AND ST PETERS			
	Project PAYNEHAM POOL REDEVELOPMENT			
	Location 194 O G Rd, Felixstow SA 5070			
	Project Number 21-0255			
	Drawing PROPOSED FLOOR PLAN - 10 LANE POOL OPTION			
	Scale (A1) 1 : 200	Date Printed 27/04/2022 11:05:03 AM		
	Drawing Number AA1005	Issue		



File Name: B:\194 O G Rd\21-0255_Payneham Pool Redevelopment\21-0255-AR-PPR-R20.rvt