



SPECIAL MINUTES

DATE: Tuesday, 1 September 2020

TIME: 2:30pm

VENUE: Council Chambers, Lowood
Road, Mount Barker WA 6324

A handwritten signature in dark ink, appearing to read "P. Sheedy".

Paul Sheedy
ACTING CHIEF EXECUTIVE OFFICER

SPECIAL BUSINESS

Endorsement of:

1. The Swimming Pool Concept Plan Stage 1A.
2. The Community Sporting and Recreation Facilities Funding Application.

TABLE OF CONTENTS

| ITEM | SUBJECT | PAGE NO |
|-------|--|---------|
| 1 | DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS | 1 |
| 2 | PUBLIC QUESTION TIME (RELATING TO SPECIAL BUSINESS ONLY) ... | 2 |
| 2.1 | RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE | 2 |
| 2.2 | PUBLIC QUESTION TIME - SECTION 5.24 LOCAL GOVERNMENT ACT 1995 | 2 |
| 3 | PETITIONS / DEPUTATIONS / PRESENTATIONS (RELATING TO SPECIAL BUSINESS ONLY) | 2 |
| 4 | DISCLOSURE OF INTEREST | 2 |
| 5 | REPORTS OF COMMITTEES AND OFFICERS | 3 |
| 5.1 | STRATEGIC DEVELOPMENT REPORTS | 3 |
| 5.1.1 | MOUNT BARKER MEMORIAL SWIMMING POOL – SCHEMATIC PLAN ENDORSEMENT | 3 |
| 6 | CLOSURE OF MEETING | 8 |

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2:30pm The Presiding Member declared the meeting open.

Members Present:

| | |
|------------------|------------------------|
| Cr J Oldfield | Deputy Shire President |
| Cr B Bell | Councillor |
| Cr K Clements | Councillor |
| Cr S Etherington | Councillor |
| Cr L Handasyde | Councillor |
| Cr J Moir | Councillor |
| Cr M O'Dea | Councillor |
| Cr K Woltering | Councillor |

In Attendance:

| | |
|--------------------|---|
| Mr Paul Sheedy | Acting Chief Executive Officer |
| Mr Andrus Budrikis | Executive Manager Strategic Development |
| Mr John Fathers | Executive Manager Corporate Services |
| Mr David Lynch | Executive Manager Works and Services |
| Ms Nolene Wake | Executive Officer |

Apologies:

| | |
|----------------|-----------------|
| Cr C Pavlovich | Shire President |
|----------------|-----------------|

Emergency Evacuation Procedures/Disclaimer:

Working to Occupational Safety and Health Best Practices, Mr Paul Sheedy – Acting Chief Executive Officer, read aloud the emergency evacuation procedures for Councillors, staff and members of the public present in the Council Chambers.

Mr Sheedy then read aloud the following disclaimer:

'No responsibility whatsoever is implied or accepted by the Shire of Plantagenet for any act, omission or statement or intimation occurring during Council / Committee meetings or during formal / informal conversations with staff.

The Shire of Plantagenet disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission, or statement of intimation occurring during Council / Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation or approval made by a member or officer of the Shire of Plantagenet during the course of any meeting is not intended to

be and is not taken as notice of approval from the Shire of Plantagenet. The Shire of Plantagenet warns that anyone who has an application with the Shire of Plantagenet must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Plantagenet in respect of the application.'

2 PUBLIC QUESTION TIME (RELATING TO SPECIAL BUSINESS ONLY)

Section 5.24 Local Government Act 1995

2.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

2.2 PUBLIC QUESTION TIME - SECTION 5.24 LOCAL GOVERNMENT ACT 1995

Nil

3 PETITIONS / DEPUTATIONS / PRESENTATIONS (RELATING TO SPECIAL BUSINESS ONLY)

4 DISCLOSURE OF INTEREST

Part 5 Division 6 Local Government Act 1995

Nil

5 REPORTS OF COMMITTEES AND OFFICERS

5.1 STRATEGIC DEVELOPMENT REPORTS

5.1.1 MOUNT BARKER MEMORIAL SWIMMING POOL – SCHEMATIC PLAN ENDORSEMENT

File Ref: N52523

Attachment: Swimming Pool Schematic Design Plan – Stage 1A

Responsible Officer: Paul Sheedy
Acting Chief Executive Officer

Author: Andrus Budrikis
Executive Manager Strategic Development

Proposed Meeting Date: 1 September 2020

PURPOSE

The purpose of this report is to endorse the Recreation Advisory Committee's recommendations regarding the Stage 1A schematic design for the Mount Barker Pool Redevelopment and authorise the Chief Executive Officer to lodge a Community Sport and Recreation Facilities Fund grant application for \$500,000.00 to support construction of Stage 1A of the Mount Barker Pool Redevelopment.

BACKGROUND

The Council at its meeting held on 26 February 2019 confirmed the process to undertake a feasibility study into the redevelopment of the Mount Barker Memorial Swimming Pool by resolving:

'That:

1. *The Terms of Reference for the Feasibility Study into the refurbishment of the Mount Barker Memorial Swimming Pool, as follows:*

SCOPE OF WORKS

- a. *To Investigate and report on the social and financial viability of upgrades to the Mount Barker Memorial Swimming Pool facilities.*
- b. *To consider Mount Barker Swimming Pool as a regional facility and how upgrades meet the needs of the Great Southern region.*
- c. *Identify the upgrade option that will maximise access to the facility*
- d. *To investigate and report on any special facility needs that should be incorporated into the design (access and participation for seniors, disability access)*
- e. *To analyse planning and construction costs of alternative sites, designs and management models and make a recommendation for the best long term option.*
- f. *To provide concept plans appropriate for progression with funding bodies.*

METHODOLOGY

A number of research methods will be required to be undertaken during the development of the feasibility study. The methods used will include, but not limited to:

- Literature search;*
- Technical data, usage patterns;*
- Community surveys;*
- Direct interviews with key groups and individuals;*
- Community meetings/workshops;*
- Liaison with neighbouring local governments;*
- Site visits to other facilities;*
- Discussions with experienced facility managers.*

EXISTING DOCUMENTATION

The following documentation is to be referred to in the development of the Feasibility Study as a minimum requirement;

- Shire of Plantagenet – Strategic Community Plan 2017 – 2026*
- Shire of Plantagenet – Corporate Business Plan - 2016-17 - 2020-21*
- Shire of Plantagenet Long Term Financial Plan 2017/18 to 2032/2033*
- Shire of Plantagenet Strategic Asset Management Plan 2018/19 – 2027/28*
- Mount Barker Swimming Pool – Stage 1 – Condition Assessment (GHD Engineers)*
- Great Southern Regional Sport and Recreation Plan 2018*
- Shire of Plantagenet – Sport and Recreation Needs Analysis 2008*

be endorsed; and,

- 2. The intention of the CEO to call for expressions of interest from suitable consultants for the feasibility study be noted with a further report to be submitted no later than 23 April 2019.'*

Consulting Great Southern was commissioned to undertake the Feasibility Study for the Mount Barker Memorial Swimming Pool redevelopment with the final version completed in March 2020. The following reports were produced by Consulting Great Southern:

- Phase One Report: Community and Stakeholder Engagement, 29 August 2019.*
- Needs Assessment Report, October 2019.*
- Phase Three Report: Development Options Analysis.*

A separate report was also commissioned from GHD to investigate the structural integrity of the pool concrete shell. The GHD report, '*Mount Barker Swimming Pool*

Stage 2 Investigation – Remaining Life Assessment, December 2019 confirmed that corrosion in the reinforcement would not commence for at least 50 years and based on the tests undertaken the remaining life expectancy was expected to be at least 20+ years.

The Council at its meeting held 3 December 2019 resolved:

‘That the Recreation Advisory Committee recommendation that:

- 1. Option One based on the retention of the existing 50 metre pool be authorised for further development in conjunction with the consultant;*
- 2. The inclusion of a learn to swim pool be incorporated into the planning, the exact site of such pool to be determined;*
- 3. Future clubrooms, gymnasium, cafe, hydro-therapy pool and parking options also be incorporated;*
- 4. Funding options be investigated;*
- 5. A further report be prepared for consideration by 21 April 2020; and*
- 6. The consultant consider the following points as part of their report:*
 - a) The entrance be from the south;*
 - b) Refer to the Wagin pool development;*
 - c) Elevate the administration/ kiosk areas to enhance observation of the pool deck;*
 - d) Consider parking options; and*
 - e) Consider staging options so as to minimise the closing of the pool.*

be endorsed.’

The final version of the Feasibility Study was completed in February 2020.

The Council at its meeting held on 24 March 2020 resolved:

‘That:

- 1. The Mount Barker Memorial Swimming Pool Feasibility Study prepared by Consulting Great Southern be received.*
- 2. The detailed design phase of the project be authorised.*
- 3. The Entry, Change rooms and associated buildings and site works be prioritised.*
- 4. The construction phase commence in the 2020/21 financial year, subject to funding availability.’*

The Council at its meeting held on 14 July 2020 resolved:

‘That:

- 1. A project group to work with the architects on the schematic design and detailed design phases of the Mount Barker Pool Redevelopment be formed.*

2. *The project group consist of the members of the Recreation Advisory Committee, Executive Manager Strategic Development, Swimming Pool Manager and the Committee be authorised to co-opt other experts as may be required.*
3. *The Executive Manager Strategic Development shall provide a detailed time line for the Mount Barker Pool Redevelopment through to construction completion of the first construction stage as soon as is practicable.*
4. *The schematic design and cost estimate will be presented to the Council for adoption at a Special Council Meeting to be held on 1 September 2020.'*

STATUTORY ENVIRONMENT

There are no statutory implications for this report.

EXTERNAL CONSULTATION

Consultation has taken place with Mr Chris Thompson, Great Southern Regional Manager, Department of Local Government Sport and Cultural Industries (DLGSC); Mr Norm Bario, Mount Barker Swimming Club Coach and Mr Adam Cousins, Mount Barker Swimming Club President.

FINANCIAL IMPLICATIONS

The Financial Year 2020/21 budget includes capital expenditure of \$1.6m for the swimming pool redevelopment with funds sourced from Community Sporting and Recreation Facilities Fund (CSRFF) (\$500,000.00), Drought Communities Programme - Extension (\$600,000.00), and a loan (\$500,000.00).

BUDGET IMPLICATIONS

The Financial Year 2020/21 budget includes \$252,321.00 to cover design and documentation costs of the swimming pool redevelopment.

POLICY IMPLICATIONS

Policy implications do not apply for this report and it is the opinion of the author that policy development is not required.

ASSET MANAGEMENT IMPLICATIONS

The capital cost of redevelopment of the swimming pool and associated buildings will be added to the Shire's asset register.

STRATEGIC IMPLICATIONS

The Shire of Plantagenet Strategic Community Plan 2017-2026 provides at Outcome 1.5 (Recreation, sporting and leisure facilities that support the wellbeing of the community) the following Strategy:

Strategy 1.5.6:

'Maintain a safe pool facility and enhance aquatic programs to encourage increased patronage.'

And Strategy 1.5.7:

'Renew the parts of the Mount Barker swimming pool infrastructure that are at the end of their economic life.'

Accordingly, the recommended outcome for this report aligns with the Strategic Community Plan.

REGIONAL IMPLICATIONS

Consulting Great Southern consulted widely across the region during the Feasibility Study phase.

OFFICER COMMENT

H+H Architects has been engaged to undertake the schematic design of all stages for the Mount Barker Swimming Pool Redevelopment and further detailed design of the first construction stage, Stage 1A. Stage 1A includes the main building consisting of administration, kiosk, first aid room, change rooms, universal access toilet facilities, store rooms, club room and veranda. Stage 1B will include the refurbishment of the main swimming pool and construction of the toddler's pool.

Workshops with the project group have been held on 8 July 2020, 29 July 2020, 6 August 2020 and 20 August 2020. A workshop taken by H+H Architects was held with Councillors on 11 August 2020. The Executive Manager Strategic Development held a meeting with the president and coach of the Mount Barker Swimming Club on 7 August 2020 to discuss the swimming club requirements. An email outlining these requirements was circulated to the project group on 7 August 2020. The president and coach were also invited to present their requirements to the project group on 20 August 2020. Subsequent to this workshop the schematic design was changed to locate the club room at the west end of the main building.

The Recreation Advisory Committee met on 25 August 2020 to review the schematic design for the swimming pool redevelopment and recommended that:

- '1. The H+H Architects Stage 1A schematic plan for the Mount Barker Swimming Pool Redevelopment be endorsed by Council.*
- 2. Solar heating be adopted as the heat source for the swimming pools included in Stage 1 B and that the solar collectors be located on the plant room roof, shade structure roof and veranda roof of the main building.*
- 3. An application for funding from the Community Sport and Recreation Facilities Fund (CSRFF) be submitted for the construction of Stage 1A in the current round closing 11 September 2020.'*

The Recreation Advisory Committee also noted that there would be some more minor changes required to the design which would be dealt with in the detailed design phase.

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION/COUNCIL DECISION

Moved Cr B Bell, seconded Cr J Moir:

That:

1. The H+H Architects Stage 1A schematic plan for the Mount Barker Swimming Pool Redevelopment be endorsed by the Council.
2. Solar heating be adopted as the heat source for the swimming pools included in Stage 1B and that the solar collectors be located on the plant room roof, shade structure roof and veranda roof of the main building.
3. An application for funding from the Community Sport and Recreation Facilities Fund (CSRFF) be submitted for the construction of Stage 1A in the current round closing 11 September 2020.

CARRIED (8/0)

NO. 230/20

6 CLOSURE OF MEETING

2:46pm The Presiding Member declared the meeting closed.

CONFIRMED: CHAIRPERSON _____ DATE: ____/____/____

Council

**MOUNT BARKER MEMORIAL SWIMMING POOL –
SCHEMATIC PLAN ENDORSEMENT**

Swimming Pool Schematic Design Plan –
Stage 1A

Meeting Date: 1 September 2020

Number of Pages : 14

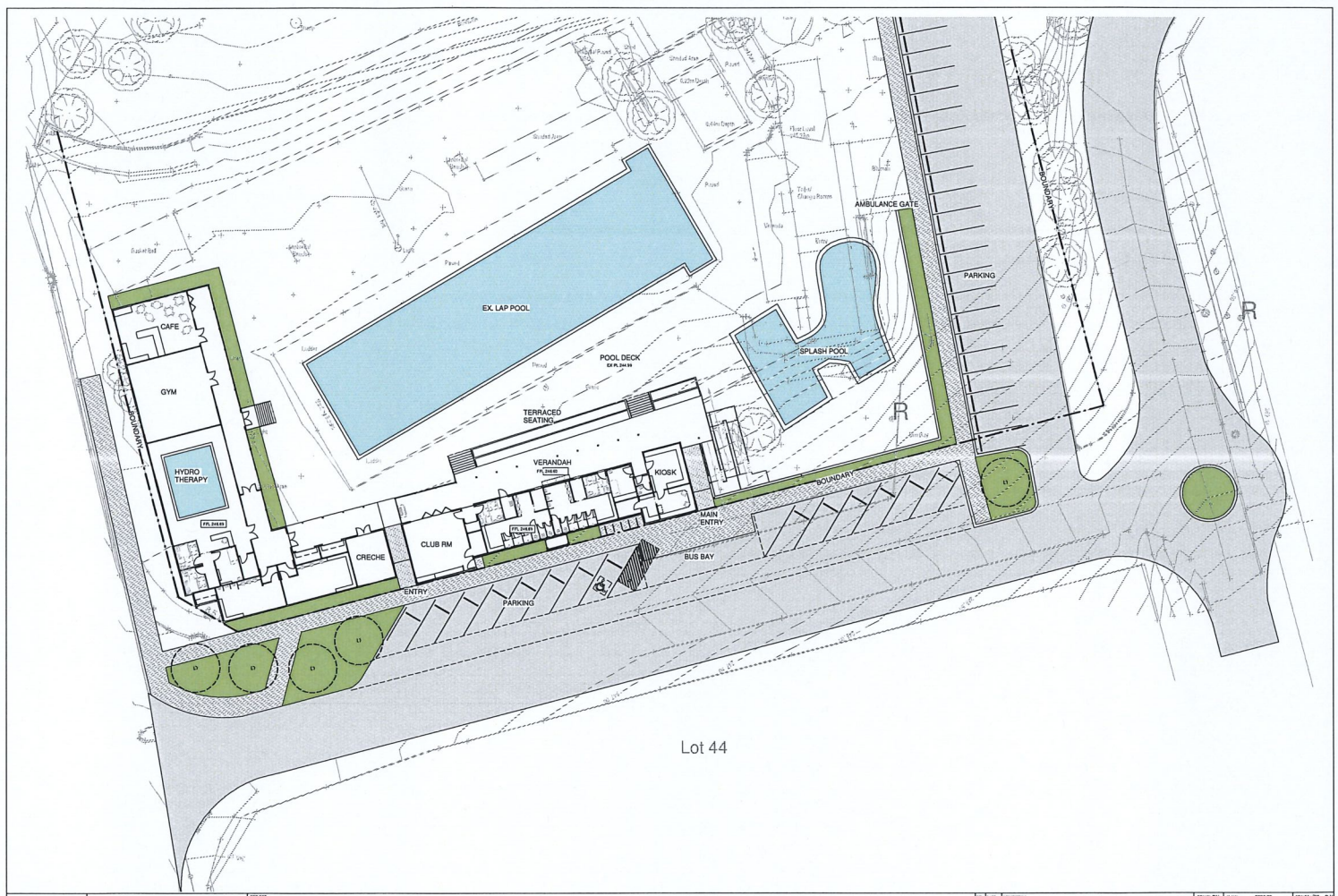


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|-------------------------------------|---------------------------------|--|----------------|
| CLIENT: ROBERTS GARDINER ARCHITECTS | | LOT: 3 & 119 ALBANY HIGHWAY, MOUNT BARKER (MOUNT BARKER SWIMMING POOL) | |
| PLAN: D411523 | C/T Vol/Fol: 1378/287, 1378/288 | AUTHORITY: SHIRE OF PLANTAGENET | SHEET 1 OF 1 |
| SCALE: 1:300 (A1) | MAP REF: SEE SMARTPLAN | JOB NUMBER: P960 | SHEET SIZE: A1 |
| | | SURVEY DATE: 16/1/2020 | |



Scale 1:300 (A1)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
45 COLLEGE STREET
PERTH WA 6000
ALBANY WA 8201
PHONE (08) 9442 1233 FAX (08) 9442 1270
JKA REF: F960 - Sheet A1



Lot 44

