

Ordinary Council Meeting

Late Items of Business

Maclean - 23 August 2022 - 2:00pm



AGENDA

Page

08 CONFIDENTIAL BUSINESS

10 LATE ITEMS OF BUSINESS AND MATTERS ARISING

10.22.003 Grafton Olympic Pool - Off season Maintenance

2

10. LATE ITEMS OF BUSINESS AND MATTERS ARISING**ITEM 10.22.003 GRAFTON OLYMPIC POOL - OFF SEASON MAINTENANCE**

Meeting	Council	23 August 2022
Directorate	General Manager	
Prepared by	Senior Parks & Recreation Officer, Rachele Passmore	
Attachments	Nil	

SUMMARY

The Grafton Olympic Pool requires significant maintenance to continue to be operational. These works will not address the water leak issues which are concealed under the pavement in the delivery and return lines as well as the pool basin.

OFFICER RECOMMENDATION

That Council

1. Not proceed with any maintenance at the Grafton pool at this stage.
2. Delay the opening of the pool for the 2022-2023 pool season until full consideration is given to current issues, costs and risks associated with continued operation of Grafton Olympic Pool at the September Ordinary Meeting.

LINKAGE TO OUR COMMUNITY PLAN

Theme Infrastructure

Objective We will have communities that are well serviced with appropriate infrastructure

KEY ISSUES

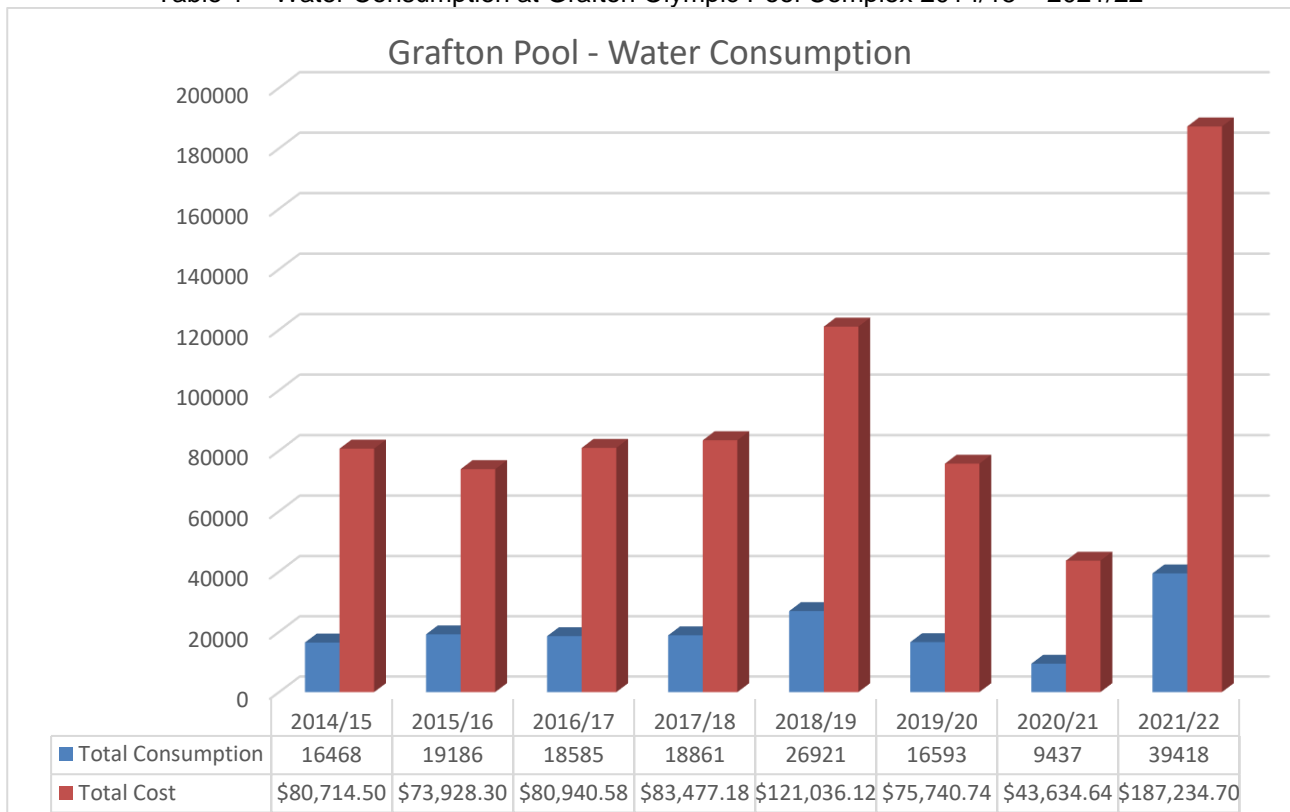
The structural infrastructure at the Grafton Olympic Pool is at the end of its useful life the works required are superficial and will not address the water loss issue. The cost to undertake these works is in the order of \$50,000 - \$100,000 and no budget allocation is available.

Seasonal maintenance including work on the waterslide, tiling and the replacement of expansion joints has increased due to the declining state of the pool.

Since a new water meter was installed in April 2022 water loss has been recorded correctly and increasing at a rate to 39,418kL/annum, costing \$187,235 in 2021/2022.

The following table indicates increasing water consumption in recent years.

Table 1 – Water Consumption at Grafton Olympic Pool Complex 2014/15 – 2021/22



Extensive investigation and repairs have been undertaken to locate the source of the water loss in the pool basin and return/delivery lines including;

- tile replacement
- construction joint replacement
- camera investigations
- chemical analysis and structural testing of the pool structures
- cavity investigation and repairs between the dive and 50m pool
- application of aqua repair kit in the dive pool and major works to the box gutter delivery lines in the 50m pool.

Due to the high volume of water loss and past investigations, we understand that a significant cavity exists around the pool structures including under the concourse between the dive and 50m pool. Strength and chemical testing were undertaken in the dive and 50m pool in 2017 to assist with the development of the masterplan. These results concluded that it is likely that the concrete would meet the requirements of the Australian Standards in relation to strength however the chloride results were border-line acceptable and the sulphates were too high and in some instances and over the allowable limit, particularly within the 50m pool.

The Council report (Item 15.257/17 - December 2017) also received the following engineering advice.

“The advice states that if left, the current 50 metre pool structure will continue to deteriorate, and it is recommended that action be taken within the next five (5) years at the facility”.

It is recommended that work is not undertaken until Council considers a report on the current state of the infrastructure.

BACKGROUND

The declining state of the Grafton Olympic Pool has been the subject of several Council reports in conjunction with the need for a new, upgraded facility to meet the needs of the community.

Commitment to support a new facility is consistent with Council report Item 6.21.132 (October 2021), the Clarence Valley Aquatic Facilities Strategy and the Asset Management Plan for the facility which has identified that several components of the infrastructure are at the end of their useful life.

COUNCIL IMPLICATIONS

Budget/Financial

Due to the declining state, there is an estimated cost of \$50,000 - \$100,000 to complete the maintenance required at the Grafton Olympic Pool. Once the works commence, additional work maybe required if further issues are identified, which was the case in 2020/2021 when patching was completed in the dive pool.

Water loss through all pool basins and return/delivery lines have significantly increased over last season. Previous 4 average water consumption through the pool has been 18,275kL and last season it was 39,418kL that equates to a 153% increase.

Asset Management

The Grafton Olympic pool was built in 1959 and the asset management plan has identified that the primary components of the works required, being the pool and filtration equipment is rated as category 5 and requires replacement as it has reached the end of its useful life.

Policy and Regulation

- NSW Disability Inclusion Act 2014
- Disability Inclusion Action Plan 2017 – 2021
- Native Title Act 1993
- Clarence Valley Open Spaces Strategy
- Clarence Valley Sports Facilities Plan
- Clarence Valley Aquatic Facilities Strategy
- Asset Management Plan
- Report Item 6c.21.132 – October 2021
- Report Item 6e.21.004 – March 2021
- Report Item 07.20.005 – May 2020
- Report Item 6c.20.048 – April 2020
- Report Item 6c.19.112 – December 2019
- Report Item 15.099/18 – June 2018
- Report Item 15.257/17 – December 2017
- Report Item 15.112/17 – June 2017
- Report Item 13.016/17 – April 2017
- Report Item 15.152/16 – December 2016
- Report Item 15.054/16 – June 2016

Consultation

- Key internal stakeholders have been consulted in addition to two hot topics sessions (March and August 2022) with the Councillors and executive staff.
- Consultation has also occurred with external stakeholders, user groups and the community in the development of the design for a new facility.
- Initial consultation has occurred with Council's contract manager, Soyuvu Pty Ltd.

Legal and Risk Management

Action is required urgently to address the risk and safety concerns of pool failure at the Grafton Olympic Pool. Water loss has continued and has caused cavities under the structures which pose a major safety issue. All known issues confirm that pool failure is possible.

Climate Change

There are several environmental considerations incorporated into the facility design, which will contribute positively towards the environment and climate change.