CM13.6. Draft Lavington Swim Centre Replacement - Scope and Stakeholder Engagement Plan

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Purpose of Report

To gain endorsement for the Scope and Stakeholder Engagement Plan for the Lavington Swim Centre Replacement project.

Background

The Lavington Swim Centre officially opened in February 1967 to cater for the growing population in northern Albury. The facility has commonly been known as the North Albury/Lavington Swim Centre, until 2005 where the name was officially changed to the Lavington Swim Centre.

The entire facility covers an area of approximately 8,800m^2 and the grounds consist of concourse areas and grass areas with well-established trees. The swim centre currently includes the following components:

- Main entrance building comprising of entrance, kiosk, small office area and changerooms;
- 50m x 15.2m pool;
- Diving pool;
- 16m x 8m learners' pool;
- Toddlers' pool;
- Aquatic plant equipment;
- North Albury/Lavington swimming clubrooms;
- Northside Water Polo Club shed; and
- Shade structures.

The Lavington Swim Centre is a much-loved facility by the community, and it plays a substantial role in addressing socio-economic disparities, enhancing community safety, and improving the overall quality of life for the surrounding resident community.

A recent condition audit report conducted by Creo Consultants confirms that Lavington Swim Centre is at the end of its useful life and a replacement of the facility is required to ensure the ongoing operation of the facility. The replacement of this facility is in line with AlburyCity's Aquatics Strategy and was endorsed by a Council resolution from the 23 October 2023 Council meeting. The resolution states:

"That Council proceed with the replacement of Lavington Swim Centre, excluding diving infrastructure, to current and best practice standards as per the adopted Four Year Delivery Plan with consideration for waterplay and learn to swim opportunities, to complement and not compete with the proposed Regional Aquatic Facility at Lauren Jackson Sports Centre."

AlburyCity's Four Year Delivery Plan has $14.45m allocated to the replacement of the Lavington Swim Centre.

Scope of Works

The scope of works for the project is to replace the existing facilities at Lavington Swim Centre (inclusive pools, plant and associated buildings) to current and best practice standards.

To understand the community's requirements for a redeveloped facility, within the parameters resolved by Council, and to ultimately develop concept design options for Council consideration, a draft Request for Tender (RFT) has been developed with the project's scope of work broken down into the following phases:

Phase 1	Initial investigations, extensive consultation, development of concept plans.
Phase 2	Development Design detailed plans to prepare for the ultimate construction of a replacement outdoor pool facility at the Lavington Swim Centre site inclusive of all pools, buildings and associated facilities.
Phase 3	Contract Documentation 70% complete.
Phase 4	Contract Documentation 90% complete.
Phase 5	Contract Documentation issued at 100% for tender and construction.
Phase 6	Partial Construction Services.

Phase 1 of the scope of works is the most crucial stage of the project as the feedback received from the initial investigations and extensive consultation will be used as the basis to prepare concept design options for the future of the Lavington Swim Centre for Council endorsement.

Issues

The Lavington Swim Centre is approaching the end of its useful life. The latest condition audit report received in February 2024 from Creo Consultants for the Lavington Swim Centre recommends that AlburyCity maintain the pool's operation for two more summer seasons. The time required to complete the detailed community consultation and have an endorsed concept plan that is then progressed to a detailed design, and subsequently a tender for construction, are extremely tight.

With the Council resolution stating that the redeveloped Lavington Swim Centre is to complement and not compete with the proposed Regional Aquatic Facility at Lauren Jackson Sports Centre, it is important that community expectations for the new facility are managed and the concepts for the Lavington Swim Centre remain at the community facility level, rather than trying to incorporate elements of the Regional Aquatic Facility. Any movement away from this could result in significant cost blow outs and the risk that the Regional Aquatic Facilility at Lauren Jackson Sports Centre becomes unviable.

The project aligns with outcomes contained within *Towards Albury 2050* including:

A Growing Sustainable Economy:

1.1 Albury is a liveable city supporting sustainable population growth through the provision of high-quality infrastructure, industry – leading services and high levels of amenity.

A Caring Community:

3.3 Our community values arts, culture, heritage, and place. All residents share and celebrate our multiculturism in a welcoming and open community.
3.5 Albury is a safe, inclusive, and accessible region for our entire community.
3.6 Albury is a vibrant region that values the enrichment offered by arts and cultural activities and provides for diverse lifestyles and experiences.

A Leading Community:

4.2 Albury collaborates as a community to plan for the future and work towards a shared vision.

Risk

- **Business Risk** – There is a risk that given the recommendation that Lavington Swim Centre has a maximum of two more seasons of life expectancy, the facility would need to be closed before the design stage is completed. This could result in AlburyCity only having one swim centre to cater for the community for longer than the period required to construct the new facility at Lavington.
- **Corporate Risk** – There is potential reputational risk if the planning process for the new facility is not completed in a timely matter. The draft concept design is also likely to attract significant media interest when made available to the public. A communication and tactical plan will need to be developed to support this engagement activity.
- **WHS and Public Risk** – These are not considered in the development of the Stakeholder Engagement Plan however will be considered during the construction phase of the project.
- **Environmental Risk** – The environmental risks for the project will be assessed with the successful consultant as part of the detailed design process.
- **Delivery Program Risk** – The endorsement of the Scope and Stakeholder Engagement Plan will allow the RFT to be released to the market and the community consultation to begin. The sooner the process can begin, the greater the chance of completing the consultation and detailed design prior to having to close the facility.

Community Engagement

The Lavington Swim Centre Stakeholder Engagement Plan aims to:

- Align engagement activity with Engaging Albury Principles.
- Consult with stakeholders and the wider community to provide them with an opportunity to identify principles that will guide the draft concept design.
- Use a variety of engagement techniques to gather a range of ideas and feedback on possible inclusion for the draft concept design.
- Collect initial 'Have Your Say' feedback on how the community interacts with the facility and consider suggestions for potential inclusion in the draft concept design.
- Conduct one-on-one engagement with key stakeholders and identified key user groups to better understand their interests and needs for the future facility that will help shape the concept design.
- Provide the community with a further opportunity to provide feedback on the draft concept design when placed on public exhibition.
- Prepare a report for Council based on the results of the engagement activities.
- Close the loop with stakeholders and the community referencing the decision made by Council and how community feedback influenced the final decision.

The community engagement will take place over the two stages of the project:

Stage 1 Concept Design

- Awareness raising and information gathering.
- Test ideas/concepts for potential inclusion.
- Presentation of concept designs to Council.
- Public Exhibition of draft concept design.

Stage 2 Detailed Design

- Engagement with Key Stakeholders during detailed design.

The attached Lavington Swim Centre Replacement Stakeholder Engagement Plan outlines the level of engagement stages and the stakeholders to be included in greater detail.

Options

1. Endorse the Scope and Stakeholder Engagement Plan for the Lavington Swim Centre replacement project. **Recommended.**
2. Not endorse the Scope and Stakeholder Engagement Plan for the Lavington Swim Centre replacement project. **Not Recommended**.

Conclusion

The Lavington Swim Centre Replacement project stands as a critical endeavour to ensure the replacement of this crucial community facility prior to it reaching the end of its useful life. The need for this replacement is underscored by the recent condition audit report indicating that the existing centre has a maximum operational life expectancy of two seasons.

The Stakeholder Engagement Plan serves as a blueprint for inclusive decision-making, ensuring that community voices are heard and incorporated into the design process. By adhering to the Engaging Albury Principles and employing diverse engagement techniques, the plan seeks to foster a sense of ownership and pride among stakeholders in shaping the future of the Lavington Swim Centre.

Recommendation

That Council endorse the Scope and Stakeholder Engagement Plan for the Lavington Swim Centre replacement project.

Attachments

1. Lavington Swim Centre Replacement Draft Stakeholder Engagement Plan (DOC24/49371).