



**Government  
of South Australia**

**Minister for Human Services**

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Adelaide SA 5001  
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**Our ref:** MCOR/0040  
**Your ref:** 7014385

Ms Nat Cook MP  
Member for Hurtle Vale  
PO Box 158  
WOODCROFT SA 5162

Sent by email: [tristan.rust@parliament.sa.gov.au](mailto:tristan.rust@parliament.sa.gov.au)

Dear Ms Cook

**Freedom of information application**

I refer to your application under the *Freedom of Information Act 1991* (the Act), received by the Office of the Minister for Human Services on 31 July 2018 seeking access to:

*Since 17 March 2018, copies of all minutes, briefings, and any other correspondence, hard-copy or electronic, relating to the process of review and subsequent decision regarding the closure of the Strathmont pool between/to the Chief Executive and/or the office of the Minister for Human Services and/or the Minister's office.*

A search has been conducted and, in accordance with section 23(1)(b) of the Act, I advise that our office does not hold any documents relevant to the specific scope of your application.

There were no documents located sent between the Chief Executive (CE) and the Minister for Human Services regarding the closure of the Strathmont Pool, however there was a briefing (with attachment) related to the pool closure from the Deputy CE to the Minister for Human Services. This document is not specifically within the scope of your request, however our office has considered that you would wish for access to it and is providing a copy to you outside of the Act as a gesture of goodwill.

In accordance with the requirements of Premier and Cabinet Circular PC045, details of your FOI application, and the documents to which you are given access, may/will be published on the agency's disclosure log. A copy of PC045 can be found at <http://dpc.sa.gov.au/what-we-do/services-for-government/premier-and-cabinet-circulars>.

If you have any questions in relation to this matter, please contact Amanda Hockings, Office Manager, on telephone 8463 3388 or by email at [amanda.hockings2@sa.gov.au](mailto:amanda.hockings2@sa.gov.au). If you disagree with publication, you will need to advise the Office Manager within two weeks of the date of this determination.

Yours sincerely



**Amanda Hockings**  
Accredited FOI Officer


31 / 8 / 2018



**TO: MINISTER FOR HUMAN SERVICES**  
**RE: STRATHMONT CENTRE SWIMMING POOL**

**Decision/action required by: 30 / 6 / 18**  
**Reason: Provide required notice**

Recommendations	Response
1. That the Minister notes the annual operating cost of the Strathmont Swimming Pool.	Approved / Not Approved / <u>Noted</u>
2. That the Minister notes recent repairs undertaken at a cost of \$30,000 to maintain safety for swimming pool users.	Approved / Not Approved / <u>Noted</u>
3. That the Minister notes that investment of \$300,000 is required to ensure operation of the swimming pool beyond the next twelve months; a budget pressure for DHS.	Approved / Not Approved / <u>Noted</u>
4. That the Minister approves the closure of the Strathmont Swimming Pool by 31 December 2018 and that six months' notice should be provided to organisations using the pool.	<u>Approved</u> / Not Approved / Note
5. That the Minister notes the organisations affected by the closure are Autism SA, the Tea Tree Gully Swim Club, SwimSafe Swim School, and the Department of Education.	Approved / Not Approved / <u>Note</u>

<p><b>Comments:</b></p> <p>Can key points be added to the Strathmont PBN                  re: PLs</p>	 Hon Michelle Lensink MLC 27/6 / 2018
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**KEY POINTS**

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- The Strathmont swimming pool is used by the Department of Education, Autism SA, the Tea Tree Gully Swim Club and SwimSafe Swim School and some disability clients who used to live at the site. The pool is not open to the public. The licences for organisations to use the pool expired 31 May 2018. If a decision is made not to conduct significant expensive works on the pool, then these will be the last licences issued to the organisations and DHS is required to provide six months notice.
- The net annual operating cost of the pool is approximately \$218,000 per annum or 27% of the Strathmont Centre site budget.
- In April 2018 \$30,000 was spent on the pool to make the facility safe and hygienic to use. Significant capital investment of \$300,000 is required to maintain the swimming pool infrastructure.
- The current income per annum is \$41,400.
- It is recommended that the Strathmont Pool be closed by 31 December 2018 and the required six months' notice be provided to the current pool users to give them sufficient time to seek an alternate facility.
- Closure of the pool is consistent with closure and redevelopment of the site once the one remaining resident has relocated to community accommodation in late 2018.

## DISCUSSION

Strathmont Centre commenced operations in 1971. All residents except one have relocated to community based accommodation. Most of the residential villas have been demolished and other buildings have been decommissioned. The remaining office accommodation, training and volunteers' use of the buildings are being consolidated to the northern section of the site. The long term plan is to vacate the site. The land is Crown Land under the custodianship of the Minister for Disabilities. The future site is possible residential housing including some affordable housing options.

Facilities at the site include a gymnasium and swimming pool located in the same building. The facilities were used by Strathmont residents however as residents have moved to community living the swimming pool has been used by organisations and Department of Education for swimming lessons. Some disability clients return to use the pool but this is rare and discouraged; most use community pools.

The gymnasium has been closed for several years due to diagonal cracking on the western wall. Annual inspections are being undertaken to monitor any further movement. An engineering report commissioned in August 2017 advised that whilst the gymnasium and swimming pool building were generally in good condition, it was necessary to action several immediate repairs and that an inspection of the gymnasium wall be undertaken annually.

DHS receives revenue from the Tea Tree Gully Swim Club and Swimsafe for pool hire. Each entity is on a six-month licence that expired on 31 May 2018. Since 2013 all organisations have been provided with advice about reasons for the short term nature of the licences (the site development and investment in pool plant and infrastructure being unlikely).

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The 2017/2018 estimated revenue and expenditure for the pool is:

Revenue	-\$41,401
Expenditure	<u>\$259,184</u>
Net Operating Result	<u>\$217,783</u>

Attachment 1 provides details of revenue and expenses.

The annual budget, which will be fully expended in 2017/2018, for Strathmont is \$794,460, which covers eight operational buildings on the site and surrounding land. Net operating expenditure to operate the swimming pool is approximately 27% of the Strathmont annual budget.

A recent inspection of the swimming pool revealed:

- Water leaking from the pool;
- Scum gutters needing urgent repair to ensure the safety of clients;
- Replacing internal components of the filtration system needing replacing as scum and debris was present in the water.

The cost to rectify these issues to make to pool safe was \$30,000 and the work was conducted immediately.

This was a temporary fix for safety reasons. More significant work will be required within the next twelve months if the pool is to remain operational in the longer term, including:

- Replacing the entire pool filtration system;
- Install new semi recessed gutter system;
- Reline the base and sides of the pool;
- Install a new water and air heater; and
- Upgrade the electrical distribution board.

The estimated cost of these works is \$300 000. It will be necessary to close the pool for up to 4 – 6 weeks to complete this work.

A recent pre-SafeWork SA inspection identified that the Co2 cylinders used for filtration and located adjacent to the car park on the southern side of the swimming pool building pose a security risk as a vehicle could be used to ram the cylinders and cause an explosion. The identified hazard has been removed by changing the filtration system to an acid based system. The CO2 cylinders will be removed. SafeWork SA conducted a formal audit of the Strathmont Pool on 22 May 2018. The audit focused on compliance with safety procedures and the general condition of the swimming pool complex, not the state of plant, equipment and infrastructure. A series of minor issues were identified for action:

- DHS to provide SafeWork SA with a schedule of pool use and contact details of organisations using the pool and the name of the pool plant contractor, and records of any use by Disability Services on weekends,
- Remove the padlock from the first aid kit, and;
- Provide a copy of the most recent Metropolitan Fire Service inspection report.

The Department is taking action and reporting to SafeWork SA.

The Strathmont Pool is coming to the end of its useful life. Significant capital is required if the pool is to remain operational for longer than 12 months.

Closure of the pool is consistent with DHS vacating the site in the near future. In 2012, following the release of the Stronger Voices, government decided to move the remaining

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residents at Strathmont to community based accommodation and close the site however master planning is yet to commence.

Since 2013, all organisations have been regularly reminded about the licence to use the pool being on a short term basis, the ageing pool infrastructure, and the need to explore alternative options. This is included in the licences prepared by the Crown Solicitors Office that organisations are required to sign every 6 months. Advice that this will be the last licence should therefore not come as a surprise. Informally DHS officers have been advised that other organisations have been watching to see if Department of Education, as the majority user of the pool, relocates its classes before taking action to move. DHS would assist all of the NGOs to locate new premises. The state government built a new pool that complies with all disability standards at Angle Park that is operated by the YMCA, contracted to the Office for Recreation and Sport (ORS). DHS will seek assistance and advice from ORS to relocate the groups.

Six months' notice will need to be given to the current pool users to give them sufficient time to arrange an alternate facility. Closure of the pool will affect the following groups:

Government	NGO	Private
Disability Services clients living in the community	Autism SA	Tea Tree Gully Swim Club
Department of Education swim schools		Swimsafe

**BUDGET**

Are there financial implications No

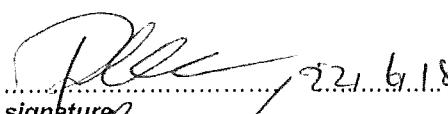
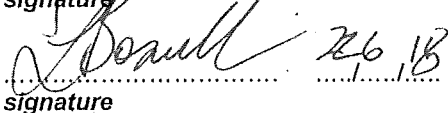
There will be re-current savings if the pool is closed.

Is there a budget impact No

Is there an FTE impact No

Chief Financial Officer noted:.....

**MEDIA/SENSITIVE:** No

<b>Corporate Services Division</b>		
<b>Executive Director Corporate Services</b>	Peter Bull	 signature 22.6.18
<b>Deputy Chief Executive</b>	Lois Boswell	 signature 26.18

**ATTACHMENTS**

1. Strathmont Swimming Pool Operating Costs

<b>Contact Officer:</b>	Harry Leske Manager, Sustainable Assets Extension 70459 <a href="mailto:harry.leske@sa.gov.au">harry.leske@sa.gov.au</a>
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**Strathmont Swimming Pool Operating Costs**

**Note:** Figures from general ledger are YTD - March, & have been extrapolated for full year estimate

	<b>2017-18 (Estimate)</b>	<b>Comments</b>
<b>Revenue</b>		
Fees & Charges	-41,401	Source - GL
<b>Expenditure</b>		
- Breakdown maintenance	30,962	Source - maintenance report from FAMIS
- Preventative maintenance	89,785	Source - maintenance report from FAMIS
- Cleaning	12,700	Source - Assets & Facilities, proportion of the recent Strathmont addition to the Cleaning Contract (swimming pool is approx 15% of this contract)
- Utilities		
- Electricity	20,416	Source - GL, estimated portion that relates to the swimming pool is 25%
- Gas	87,026	Source - GL, total gas expenditure for Strathmont Centre
- Water rates	15,296	Source - GL, estimated portion that relates to the swimming pool is 25%
- Engineer assessment	3,000	Source - Assets & Facilities, annual engineer assessment of gym wall
<b>Total Expenditure</b>	<b>259,184</b>	
<b>Net Operating Result</b>	<b>217,783</b>	

**Other info for the Ministerial Briefing:**

- 2017/18 budget for the entire Strathmont site is \$794,460.
- Net operating expenditure to operate the swimming pool is approx. 27% of the Strathmont annual budget