

2.1 UPDATED PRUDENTIAL MANAGEMENT REPORT – PAYNEHAM MEMORIAL SWIMMING CENTRE

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FILE REFERENCE: qA75100
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to present the updated Prudential Management Report for the Payneham Memorial Swimming Centre Redevelopment Project (the Project), to the Audit & Risk Committee for consideration and recommendation to the Council.

BACKGROUND

The Payneham Memorial Swimming Centre Redevelopment is a significant project for the City of Norwood Payneham & St Peters. The Project will transform the Payneham Memorial Swimming Centre into a contemporary aquatic facility for swimmers, families, and the wider community.

The Project includes:

- demolition of the existing swimming centre building, pools (outdoor 50 metre, learner's and wading) and associated infrastructure;
- a new swimming centre building with:
 - an entrance foyer and reception area;
 - a staff office area and breakroom;
 - a first aid room;
 - a kiosk/café;
 - male, female and unisex all-access changerooms with showers, toilets and lockers;
 - multipurpose rooms for swimming club and community use;
 - storage areas; and
 - a roof mounted solar panel system;
- an 11 x 20 metre indoor learner's pool;
- an 8 lane, 25 metre indoor lap pool;
- a 10 lane, 50 metre outdoor lap pool;
- a 14 metre tall tower with two outdoor waterslides;
- an outdoor, zero-depth waterplay area (splash pad);
- a plant room with pump and filtration systems; and
- shade shelters, picnic seating and barbecues.

The Council is preparing to undertake the redevelopment of the Payneham Memorial Swimming Centre and allocated a budget of \$24 million for this Project, based on preliminary cost estimates that were prepared in 2021. As set out in Section 48(1) of the *Local Government Act 1999* (the Act), the Council must obtain and consider a report that addresses the prudential issues that are set out in Section 48(2) of the Act, before the Council engages in any project where the expected cost of the project over the ensuing five (5) years is likely to exceed \$4,000,000 (indexed).

Pursuant to Section 48(4) of the Act, the Prudential Report must be prepared by a person whom the Council reasonably believes to be qualified to address the prudential issues required to be addressed by Section 48. To this end, following a call for submissions, Ms Corinne Garrett of UHY Haines Norton, was engaged to prepare the Prudential Report for the Project.

At its meeting held on 15 May 2023, the Committee considered the *Prudential Management Report May 2023*, which was prepared for the Project.

Following consideration of the *Prudential Management Report May 2023*, the Committee resolved as follows:

1. That the *Prudential Management Report for the Payneham Memorial Swimming Centre Redevelopment Project dated May 2023, prepared by Ms Corinne Garrett of UHY Haines Norton, be received and noted.*
2. That pursuant to Section 48 (4b) of the Local Government Act 1999, the Audit & Risk Committee has given reasonable consideration to the *Prudential Management Report and recommends that the Council proceeds with the Payneham Memorial Swimming Centre Redevelopment, subject to the Council's approval of the final tender and subject to approval from the Treasurer of South Australia to amend the Funding Deed for the Local Government Infrastructure Partnership Program grant of \$5.6 million for the Project.*

At its meeting held on 5 June 2023, the Council resolved that “*the Minutes of the Meeting of the Audit & Risk Committee held on 15 May 2023, be received and that the resolutions set out therein as recommendations to the Council are adopted as decisions of the Council*”.

Since that time however, the tender process associated with the Project has been undertaken and a revised cost of \$50 million for the Project has been submitted through the tender process.

On this basis, the *Prudential Management Report May 2023*, has now been updated to reflect the revised cost associated with the Project.

A copy of the *Prudential Management Report May 2023 – Updated November 2023* is contained in **Attachment A**.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The Council's *Prudential Management Policy* was endorsed by the Audit Committee on 25 July 2022 and adopted by the Council on 4 July 2022. The purpose of this Policy is to provide guidance to the Council, the community and staff, with respect to the requirements for appropriate due diligence and prudential management of projects.

The Project's relationship to the Council's relevant strategic management plans is addressed on page 8 in the Prudential Management Report.

FINANCIAL AND BUDGET IMPLICATIONS

In May 2023, based on the current market conditions and the benchmarking which was undertaken against other similar proposed aquatic centre upgrade projects, it was anticipated that the construction costs for the Payneham Memorial Swimming Centre Redevelopment would very likely exceed the original allocated budget of \$24 million. At that time, the most recent cost estimate prepared by WT Partnership (cost consultants appointed by the Council) on 20 October 2022, indicated a total construction cost of \$32.6 million.

The Prudential Management Report May 2023 was based on the cost estimate provided by WT Partnership.

On this basis, the Committee was advised that notwithstanding the work which has been undertaken to prepare accurate estimates, the actual costs for the Project will only be known once tenders are received.

As set out above, tenders have now been received for the Project which are in excess of the estimated total construction costs determined in October 2022 and which formed the basis for the original *Prudential Management Report – May 2023*.

The Project's financial and budget implications are identified and detailed on pages 11-15 in the Prudential Management Report.

However, the updated Prudential Review has determined that until the Council progresses its review of the Long-Term Financial Plan, it is not possible to determine the final Operating Surplus Ratio, Asset Renewal Funding Ratios and the Net Financial Liabilities Ratio.

A higher project cost will also result in higher depreciation and finance costs. On this basis, the Council will be required to approve the additional funding for the Project and adjust its Long-Term Financial Plan to reflect the additional costs.

The impact on the Council's Long-Term Financial Plan is set out in more detail in the Discussion section of this report.

EXTERNAL ECONOMIC IMPLICATIONS

The economic impact of the Payneham Memorial Swimming Centre Project is detailed on page 10 of the updated Prudential Management Report.

Essentially the updated Prudential Management Report identifies that the redevelopment will have a significant economic impact for the area and that there is not expected to be any negative impacts on business within the area during the construction.

SOCIAL ISSUES

Sport and recreation are important components of community life. The social and health benefits of participating in sports and recreation activities such as swimming are well documented.

CULTURAL ISSUES

The Payneham Memorial Swimming Centre is a much-loved community facility. The Swimming Centre opened in 1967 and its aged infrastructure is no longer suitable.

ENVIRONMENTAL ISSUES

The proposed improvements to the Payneham Memorial Swimming Centre will deliver environmental improvements by reducing water loss and hence annual water usage. It is estimated that the operational costs associated with the Swimming Centre will reduce by approximately \$40,000 per year.

The redevelopment of the buildings will ultimately reduce the carbon footprint from this facility. Environmental elements such as solar power and rainwater tanks are incorporated into the design of facilities.

RESOURCE ISSUES

To date, Council staff have managed the Project, including the procurement and management of consultants to prepare the detail design and tender documentation. The construction of the Project will require significant resource allocation from the Council. A consultant will be used to perform the role of Superintendent. Consultants will also be used for construction administration and project management activities as required to supplement the Council's staff resources.

RISK MANAGEMENT

Project risks are being managed in accordance with the Council's *Risk Management Policy & Procedure*, and are addressed on page 16 in the updated Prudential Management Report.

The detailed Project Risk Assessment is included in Appendix D of the updated Prudential Management Report. The proposed controls have reduced all identified risks to within tolerable limits.

CONSULTATION

Details of the level of consultation undertaken for the Project are included on page 11 of the updated Prudential Management Plan. Consultation has included various key stakeholders.

- **Elected Members**
The Council has considered this Project on a number of occasions.
- **Community**
Not Applicable.
- **Staff**
Not Applicable.
- **Other Agencies**
Not Applicable.

DISCUSSION

The *Prudential Management Report May 2023 – Updated November 2023*, identifies that most prudential issues related to the Project are compliant with Section 48 of the *Local Government Act 1999*.

Two (2) prudential issues have been flagged as “*recommended actions to improve compliance, actions that are not yet complete or an element of risk to consider.*” These include:

- Recurrent and Whole-of-Life Costs: Depreciation and Finance costs are included in the Long-Term Financial Plan for a capital cost of \$24m. The Council will need to adjust the Long-Term Financial Plan to account for the additional costs required for the Project and the subsequent impact on the Depreciation and Finance costs.
- The Financial Viability of the Project: The final Net Financial Liabilities Ratio cannot be determined until the review of the Long-Term Financial Plan is finalised in terms of the review of the current Projects included within the Plan and the Rating Strategy applied over the life of the Plan.

In this respect, an Information Session was held with Elected Members on Monday, 13 November 2023, to commence the review of the Long-Term Financial Plan.

The objective of the Information Session was to provide Elected Members with an overview of the known projects set out within the Plan and provide an update regarding the status of the projects.

As part of the Information Session, Elected Members were advised that a number of projects could potentially be removed from the Long-Term Financial Plan on the basis that the projects had been completed (or were due to be completed in 2023-2024), or the projects had not been scheduled to be undertaken and/or on the basis that essentially they represented a “just in case/maybe” situation.

In terms of the projects which were identified as those “just in case/maybe” projects, Elected Members were advised that these projects should be considered as part of the Council’s Annual Business Plan and Budget process and if relevant, included in the Long-Term Financial Plan as required – particularly as Capital Projects have an “upfront” planning and design component before accurate cost estimates can be factored into budgets.

The projects therefore which were identified at the Information Session which could be removed from the Long-Term Financial Plan, noting that no decision has been made by the Council, in respect to these projects, included the following:

1. Patterson Reserve - \$100,000

- In 2021, the Council endorsed the Patterson Reserve Community & Recreation Precinct Masterplan.
- The Masterplan included the Payneham Memorial Swimming Centre which is now being progressed to construction. This forms stage 1 of the implementation of the Masterplan.
- The intent is that the recommendations from the Masterplan for the remainder of this precinct will be developed further at a later stage.
- At this stage no formal timeframe has been determined for this work.

2. Reserve Upgrade to District Standards - \$2.3 million

- Burchell Reserve will be completed in 2023-2024.
- Hannaford Reserve
 - In November 2018, the Council purchased the property adjacent to Hannaford Reserve at 88 Sixth Avenue, St Peters, with the intention of increasing the size of Hannaford Reserve.
 - The purchase increased the size of Hannaford Reserve by an additional 697m² to a total of 5,438 m².
 - In 2020, the Council resolved to establish a dog park on a portion of Hannaford Reserve.
 - As part of the 2020-2021 Budget the Council allocated \$50,000 for the development of a Masterplan for Hannaford Reserve which included the additional piece of land.
 - Due to the Council's existing commitments at that time, the project was not commenced and a decision was made in 2022 by the Council, not to carry-forward the allocated funding of \$50,000.00.

3. Quadrennial Art Installation - \$250,000

- As part of the Council's *Public Art Policy*, the Council has allocated \$75,000 each year for this project as part of the Annual Business Plan process.

4. Innovative Playground Redevelopment - \$1.1 million

- Dunstan Adventure Playground due to be completed in 2023–2024.
- Adey Reserve Playground
 - Adey Reserve is identified in the Council's Playground Strategy as an Innovative Playground.
 - A Budget submission for the preparation of the Adey Reserve Masterplan will be prepared for the Council's consideration as part of the 2024–2025 Budget.
 - It is anticipated that Detail Design will be undertaken in 2025–2026, with construction planned for 2026-2027.
 - The costs associated with this Project are unknown at this stage.

5. St Peters Street Streetscape Upgrade - \$3 million

- Completed.

6. Kent Town Design Framework - \$1.4 million

- The Urban Design Framework is the Council's strategic document that sets out the overarching vision, themes, directions and implementation strategy for Kent Town's public realm.
- The intent is to promote greater integration and coordination between the design and planning of individual development sites to achieve a more vibrant public realm.
- The Council and developers will co-fund the detail design and documentation of all public realm works, to the agreed standards and approval of the Council.
- Projects will be considered on a case-by-case basis as required as part of the Annual Business Plan process.

7. Complete Streets - \$5.6million

- Complete Streets are streets designed and operated to enable safe use and support mobility for all users, increase the amenity and resilience of local neighbourhoods, and support greater public life.

As opposed to the traditional 'like-for-like' asset renewal approach that is focused on the treatment of individual assets (e.g. road seal, kerbing and footpaths), the Complete Street approach is a "like-for-better" approach that considers the overlay of all asset types, users (i.e. people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders), and planting for visual amenity, shade and biodiversity.

- The timing of works are managed in accordance with infrastructure renewals set out in the Civil Infrastructure Asset Management Plan.
- Projects will be considered as part of the Council's annual Capital Works Program and Budget as required.

8. Private Laneways Conversions - \$1.9 million

- The Council's *Private Laneways Policy* provides a framework for the Council to assume ownership of and responsibility for selected Private Laneways within the City.
- When the Council assume ownership and responsibility for a private laneway, the Council considers the upgrade of the laneway as part of the Council's annual Capital Works Program and Budget.

9. Magill Road Streetscape Upgrade - \$5 million

- The Magill Road Streetscape Masterplan was planned to be implemented over various stages based on individual precincts identified within the Masterplan (ie Lifestyle, Traditional, etc) within the Masterplan, with a commitment that the Project would proceed in the event the Council received funding for the undergrounding of the power lines.
- It is not likely that funding for the undergrounding of powerlines will be available within the foreseeable future.

The total cost of the Projects set out above is \$20.3 million.

The other Projects included within the Long-Term Financial Plan are:

1. Swimming Centre's Upgrade \$14.8 million - 2021–2022 to 2023–2024 and 2026–2027 to 2027–2028
2. Norwood Library \$4 million – 2028-2029 and 2030-2031
3. Norwood Concert Hall \$2.1 million – 2028-2029 and 2029-2030
4. The Parade Streetscape Upgrade \$30 million – 2023-2024 to 2024-2025 and 2026-2027 to 2027-2028

The Parade Streetscape Upgrade is currently scheduled as follows:

The Parade - Design Development

- The project is scheduled to commence in February 2024.
- A Project Team is working with the Department of Infrastructure & Transport (DIT), who have 'care and control' of The Parade.
- The design development stage is scheduled to be completed mid-2024.
- The Detailed Design and due diligence works will be undertaken in late 2024 to the middle of 2025.

Planned Construction Sequencing

- Stage 1 & 2 - Osmond Terrace to Fullarton Road 2024-2025.
- The tender process and construction of the works are planned to be co-ordinated with DIT's road renewal works for The Parade between Osmond and Fullarton Roads which are currently planned for 2024-2025.

Stage Three

- Portrush Road to George Street - Construction - 2026-2027

Stage Four

- George Street to Osmond Terrace - Construction - 2027-2028

As stated above, the Council has not endorsed any amendments to the Long-Term Financial Plan at this stage. An Information Session has been scheduled for Monday, 27 November 2023 with Elected Members to consider the financial implications of the various Projects on the basis of the costs associated with the Payneham Memorial Swimming Centre Redevelopment.

It is anticipated that the review of the Long-Term Financial Plan will be completed following the Information Session scheduled for 27 November 2023, with the final draft Plan to be presented to the Council in December 2023 for the purpose of undertaking community consultation.

The Council will consider the outcome and recommendations in terms of the appointment of the successful tenderer in December 2023.

It is important to note that the tender submissions will expire on Wednesday 20 December 2023. There is a significant commercial risk to the Council if delays occur to the awarding of the tenders.

OPTIONS

The Council has resolved to undertake the Payneham Memorial Swimming Centre Redevelopment and tenders have been received for the Project.

CONCLUSION

The Prudential Management Report for the Project has been prepared by Ms Corinne Garrett, a suitably qualified person from UHY Haines Norton. Ms Garrett has assessed the prudential issues of which the Council must be aware and consider for the Payneham Memorial Swimming Centre Redevelopment in accordance with Section 48 of the *Local Government Act 1999*.

Ms Garrett will be in attendance at the meeting to discuss the impact of the updated costs of the Project on the Council's Long-Term Financial Plan.

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:

- (b) information the disclosure of which –
- (i) could reasonably be expected to prejudice the commercial position of the Council; and
 - (ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information and the Council is satisfied that, the 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 Prudential Management Report for the *Payneham Memorial Swimming Centre Redevelopment Project May 2023 – Updated November 2023*, prepared by Ms Corinne Garrett of UHY Haines Norton, be received and noted.

RECOMMENDATION 3

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

Cr Piggott 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 and Executive Assistant, Governance & Civic Affairs], be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which –
- (i) could reasonably be expected to prejudice the commercial position of the Council; and
 - (ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information and the Council is satisfied that, the 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 Clutterham and carried unanimously.

Cr Clutterham moved:

- 1. That the Prudential Management Report for the Payneham Memorial Swimming Centre Redevelopment Project May 2023 – Updated November 2023, prepared by Ms Corinne Garrett of UHY Haines Norton, be received and noted.*
- 2. That a Special Meeting of the Audit & Risk Committee is to be held on 6 December 2023 for the purpose of making recommendations to the Council regarding the review of the Long-Term Financial Plan.*

Seconded by Ms Stefanie Eldridge and carried unanimously.

Cr Clutterham moved:

Under Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

Seconded by Ms Sandra Di Blasio and carried unanimously.

Released

Attachment A

Confidential

Updated Prudential Management Report Payneham Memorial Swimming Centre

Released

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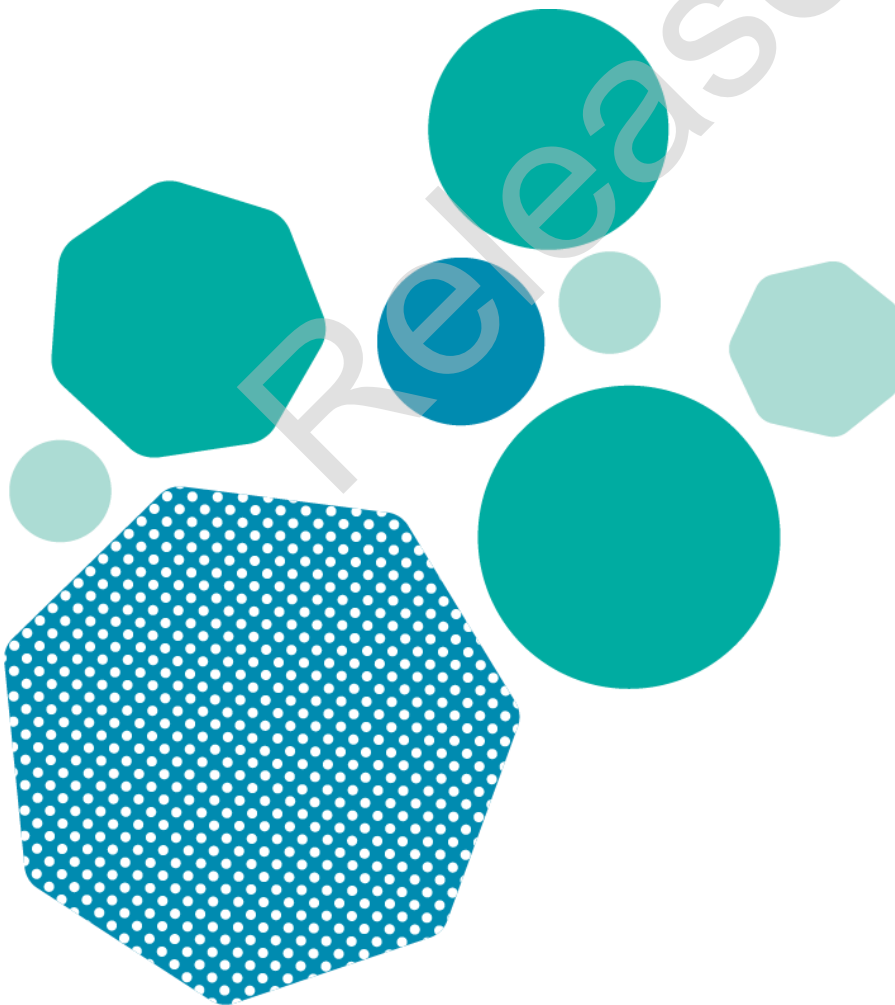
City of
**Norwood
Payneham
& St Peters**

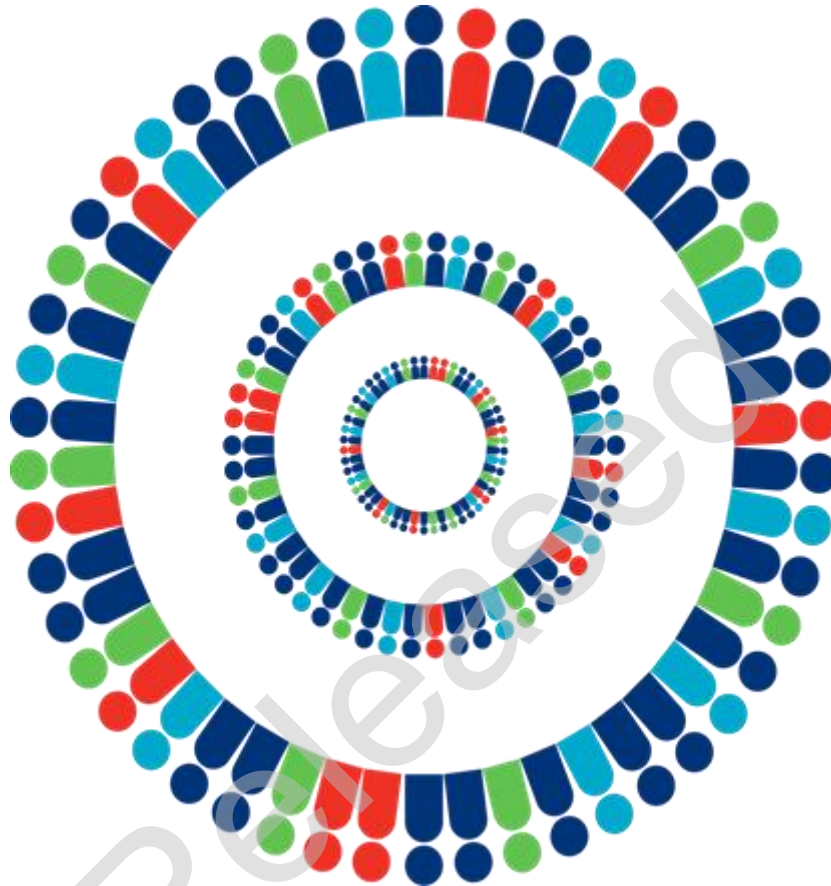
Payneham Memorial Swimming Centre

City of Norwood Payneham & St Peters

Prudential Management Report

May 2023 – Updated November 2023





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EXECUTIVE SUMMARY

Abbreviations

Annual Business Plan	ABP
City of Norwood Payneham & St Peters	NPSP
Local Government Finance Authority	LGFA
Local Government Price Index	LGPI
Long-Term Financial Plan	LTFP

Introduction and Description of Project

The Payneham Memorial Swimming Centre Redevelopment is a significant project for the City of Norwood Payneham & St Peters (NPSP). The redevelopment will transform the Payneham Memorial Swimming Centre into a regional aquatic facility for swimmers, families, and the wider community.

The scope of the Project includes:

- demolition of the existing swimming centre building, pools (outdoor 50 metre, learner's and wading) and associated infrastructure;
- a new swimming centre building with:
 - an entrance foyer and reception area;
 - a staff office area and breakroom;
 - a first aid room;
 - a kiosk/café;
 - male, female and unisex all-access changerooms with showers, toilets and lockers;
 - multipurpose rooms for swimming club and community use;
 - storage areas; and
 - s roof mounted solar panel system;
- an 11 x 20 metre indoor learner's pool;
- an 8 lane, 25 metre indoor lap pool;
- a 10 lane, 50 metre outdoor lap pool;
- a 14-metre-tall tower with two outdoor waterslides;
- an outdoor, zero-depth waterplay area;
- a plant room with pump and filtration systems; and
- shade shelters, picnic seating and barbeques.

The current approved budget is \$24m, of which \$5.6m is to be contributed by the State Government through the Local Government Infrastructure Partnership Program. Current economic, building industry and supply conditions may result in higher costs, which will only be known once tenders are received. See the section 'Project Financial Impact' in this report for discussion on potential costs.

November 2023 Update. Tenders received by Council indicate a revised cost of the project to \$50m. At the time of this update the tender had not been finalised.

Purpose and Scope of this Report

The *Local Government Act 1999 (The Act)*, Section 48 (S48) Prudential Requirements for certain activities applies. This section sets out that Councils must have certain policies and procedures in place relating to prudential management and obtain a report that addresses prudential issues

where the expected capital cost of the Project over the ensuing five years is likely to exceed \$4,000,000 (indexed).

This report addresses the prudential issues set out within the Act concerning the prudential considerations for this Project.

Appendix A sets out the complete legislation requirements.

Summary of Findings

The following table provides a summary of the assessment of the Project against the requirements of S48 of the *Local Government Act 1999*. The comments are rated and reported as being Compliant (C) in green, Possibility for Improvement (IP) in yellow or Recommended Actions (RA) in orange.

Report Headings	Legislation: Local Government Act 1999	Comments	
		Rating	Description
		C	The Project is compliant with the relevant section of the Act, or there is no issue.
		IP	Improvement possibility, or actions not yet complete.
		RA	Recommended actions to improve compliance, or an element of risk to consider.
Prudential Policies	S48 (aa1)	C	The Council's Prudential Policy is current and gives guidance on when the preparation of a Prudential Report is required.
	S48 (a1)	C	There are currently no regulations relating to S48 of the <i>Local Government Act 1999</i> .
Requirement for a Prudential Report	S48 (1) & S48 (3) & S48 (6d)	C	The Project is not for road construction, maintenance or drainage works and is above the Prudential threshold. Therefore, a Prudential Report is required.
Relationship to Strategic Management Plans	S48 (2)(a)	C	The Project has a sound relationship with the Council's Strategic Plan and other Council plans and strategies.
Development Plan	S48 (2)(b)	C	Updated November 2023 Development approval has been obtained.
Economic Impact	S48 (2)(c)	C	<ul style="list-style-type: none"> The redevelopment will have a significant economic impact for the area. There is not expected to be any negative impact on businesses in the area during construction, nor any impact on competing businesses in the area once open and operating. The Council is following its Procurement Policy and Guidelines.
Consultation	S48 (2)(d)	C	The Council undertook consultation six years ago for the Swimming Centres Long Term Strategy, which might mean some elements may not be current. However, the Swimming Centre redevelopment was included in the current Annual Business Plan consultation.
Project Costs	Not included as an assessment in S48 but included as integral component of assessing the financial viability of the project	C	An experienced Cost Consulting firm has estimated project costs.
		IP	Project costs may be impacted by site contamination, price escalation and supply issues resulting actual tendered prices being different to cost estimates. Following the receipt of tenders, the Council can consider several tender options to manage the Project costs.

Report Headings	Legislation: Local Government Act 1999	Comments	
		Rating	Description
		C	The Project is compliant with the relevant section of the Act, or there is no issue.
		IP	Improvement possibility, or actions not yet complete.
		RA	Recommended actions to improve compliance, or an element of risk to consider.
Revenue Projections and Risk	S48 (2)(e)	C	The Council has successfully secured grant funding of \$5.6m. Market trends and competition have been analysed and considered, and there is ongoing historical income from the pools. This reduces the likelihood of diminished ongoing revenue.
Recurrent and Whole-of-Life Costs	S48 (2)(f) & Project Costs	C	Recurrent costs have been identified
		RA	Updated November 2023 Depreciation and Finance costs are included in the LTFP for a capital cost of \$24m. A project cost of \$50m results in higher depreciation and interest costs.
The Financial Viability of the Project	S48 (2)(g)	RA	Updated November 2023: Council is currently revising all their LTFP projects and funding strategies. Until this work is complete it is not possible to determine the final financial KPIs with the Pool Project included. The depreciation and interest for the \$50m expected project costs will impact the Operating Surplus Ratio and the Net Financial Liabilities Ratio.
Risks	S48 (2)(h)	C	Updated November 2023: The Risk Register was updated in November 2023. The Project risk register is reasonable and aligns with the Council's Risk Framework. With additional controls noted, all identified risks are within tolerable limits.
Project Management	S48 (2)(i)	C	The Project is being managed by Council staff who have professional qualifications and experience in Architecture, Landscape Architecture, Planning and Project Management within Local Government. There is a project plan in place.
Sale or Disposition of Land	S48 (2)(j)	C	There is no sale of land involved in this Project.
Qualifications of Author	S48 (4)	C	The experience and qualifications of the lead author and associated firm are included in Appendix B.
Independence of Author	S48 (4a) & S48 (6a) & S48 (6c)	C	The lead author and the firm UHY Haines Norton declare they have no interest or conflict of interest in the Project and are independent
Council Consideration of the Report	S48 (4b)	C	November 2023 This report will be presented to Council's Audit & Risk Committee in November 2023, and then to the Council at a following meeting
Public Inspection of the Report	S48(6)	C	There is no reason to prevent the disclosure of this report.

SPECIFIC PROJECT DOCUMENTATION & RELATED POLICIES & PLANS

Several Council documents have been accessed and considered in compiling this report. The associated documents and relevant plans are listed below.

- Annual Business Plan 2022-2023
- Asset Management Plan – Buildings Infrastructure - 2020
- Business Case – Payneham Memorial Swimming Centre Redevelopment – January 2021
- City Plan 2030: Shaping Our Future – Mid Term Review 2020
- Cost Estimate Reports
- Council reports, agendas and minutes
- Economic Development Strategy 2021-2026
- Governance Procurement Policy
- Local Government Infrastructure Partnership Program – Grant Funding Deed
- Long-Term Financial Plans
- Patterson Reserve Community & Recreation Precinct Masterplan Report – May 2021
- Plan SA – Decision Notification Form Granted for Planning Consent
- Project Management Plan
- REMPLAN Report – October 2022
- Risk Management Policy – October 2020
- Risk Management Procedure
- Risk Assessments
- Swimming Centres Long Term Strategy

ADDRESSING LEGISLATED PRUDENTIAL ISSUES

All discussion in this section relates to the legislated requirements of Section 48 of the Local Government Act 1999. There are no related regulations.

Prudential Policies

S48 (aa1) requires that a council develop and maintain prudential management policies, practices, and procedures for assessing projects.

S48 (a1) requires that these policies, practices and procedures are consistent with any regulations made for the purposes of this section.

The assessment of projects is to ensure that the Council:

- acts with due care, diligence, and foresight;
- identifies and manages risks associated with a project;
- makes informed decisions; and
- is accountable for the use of Council and other public resources.

The Council has an up-to-date Prudential Policy, which is available on its website.

C

S48 (aa1) Note: The Council's Prudential Policy is current and gives guidance on when the preparation of a Prudential Report is required.

C

S48 (a1) Note: There are currently no regulations relating to S48 of the *Local Government Act 1999*.

Requirement for a Prudential Report

S48 (1) requires the Council to obtain and consider a report that addresses the prudential issues set out in subsection (2) of S48 before the Council engages in any project where the expenses are calculated to be higher (for the next five years) than 20% of Council's operating expenditure (for the past five years) or where the expected capital cost of the project over the next five years will exceed \$4,000,000 (indexed), or where Council considers appropriate.

S48 (3) provides that a Prudential Report is not required for work in relation to road construction or maintenance, or drainage works.

S48 (6d) sets out the calculation of the indexing used to determine the current value of \$4,000,000.

Subsection (6d) states that the indexing of the \$4,000,000 commences on 1 January 2011 and is adjusted by CPI for the September quarter each year.

Indexing this figure to September 2022 results in a threshold of \$5,489,861.26.

The budget for the Project is \$24m, and the capital cost is expected to be at least \$28m, based upon the scope and cost estimates. This is above the threshold outlined in S48 (2). The Project is not road construction, road maintenance or drainage works. Therefore, the Project requires a Prudential Report.

C

S48 (1), S48 (3) and S48 (6d) Note: The Project is not for road construction, maintenance or drainage works and is above the Prudential threshold. Therefore, a Prudential Report is required.

Relationship to Strategic Management Plans

S48 (2) (a) requires the Prudential Report to address the relationship between the Project and relevant strategic management plans.

City Plan 2030

The redevelopment of the Payneham Memorial Swimming Centre assists in achieving the following Objectives and Strategies from the Council's Strategic Management Plan, *City Plan 2030: Shaping Our Future – Mid Term Review 2020*.

- Objective 1.1: Convenient and accessible services, information, and facilities.
 - Strategy 1.1.1: Establish community hubs that integrate social support, health, recreational and commercial services in multipurpose spaces.
 - Strategy 1.1.2: Maximise access to services, facilities, information, and activities.
 - 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.

- Strategy 1.4.3: Encourage the use of spaces and facilities for people to meet, share knowledge and connect with each other.
- Objective 3.2: Cosmopolitan business precincts contributing to the prosperity of the City.
 - Strategy 3.2.3: Promote the City as a visitor destination.

Annual Business Plan

The Payneham Memorial Swimming Centre Redevelopment is included in the Council's Annual Business Plan (ABP) for 2022-2023 at \$24m, with \$5.6m funded by the State Government through the Local Government Infrastructure Partnership Program.

Asset Management Plans

The Payneham Memorial Swimming Centre Redevelopment is included in the Council's 2020 Asset Management Plan – Buildings Infrastructure.

Long Term Financial Plan

The Project's impact on the Long-Term Financial Plan is discussed in the Recurrent and Whole-of-Life costs section of this report.

Other Council Strategies and Plans

Economic Development Strategy

The Council's *Economic Development Strategy 2021-2026* outlines the Council's strategic direction for economic development to strengthen and grow the local economy and support businesses.

- Objective: Increase the number of people who live, work and visit the City and enhance the community well-being of existing residents, workers and visitors
 - Strategy 2.1: Showcase and promote the City's attractions and events to facilitate growth in visitation and spending
 - Strategy 2.3: Facilitate the activation of key spaces and precincts in the City.

Swimming Centres Long-Term Strategy

The Council's *Swimming Centres Long Term Strategy* sets out the direction for the Norwood Swimming Centre and the Payneham Memorial Swimming Centre. The key components within the Strategy include:

- Retention of two outdoor pool facilities and providing diverse aquatic recreational opportunities, including:
 - Lap swimming;
 - Swim coaching/squads;
 - Learn to swim lessons;
 - Recreational aquatic play;
 - Aquatic fitness; and
 - Community and family gatherings.

C

S48 (2) (a) Note: The Project has a sound relationship with the Council's Strategic Plans and other Council plans and strategies.

Development Plan

S48 (2) (b) requires that the Prudential Report address the objectives of the Development Plan in the area where the Project is to occur.

In March 2021, the *Planning, Development and Infrastructure Act 2016* replaced the *Development Act 1993*. At this time, Council Development Plans were replaced by the *Statewide Planning and Design Code*.

The Project has been granted Planning Consent. The Authority is the City of Norwood Payneham & St Peters.

Building Consent was undertaken by Trento Fuller, who are part of the Council's Consultant Team.

Building Consent has been granted and Development Approval has been obtained.

C

S48 (2) (b) Note: Development approval has been obtained.

Economic Impact

S48 (2) (c) requires that the Prudential Report addresses the expected contribution of the Project to the economic development of the local area, the impact that the Project may have on businesses carried on in the proximity and, if appropriate, how the Project should be established in a way that ensures fair competition in the marketplace.

Economic Impact

The economic analysis contained within the Business Case estimates that a project cost of \$24m will result in a total benefit of \$47.541m with an increase in employment of 133.41 full-time equivalents (FTE) jobs, \$8.430m in wages and salaries and \$16.928m in value added.

Remplan has been used to undertake the economic analysis. This is a common economic modelling system which is used in Local Government. The Remplan analysis was updated in November 2023, based on a revised project costs of \$40m, \$45m and \$50m. We have considered the \$50m analysis as this appears to be closest to the expected cost of the project.

The Remplan forecast for a \$50m project indicates a total benefit of \$46m, an increase in employment of 118 FTE jobs, \$7.987m in wages and salaries and a value add of \$16m

Impact on Businesses in the Area

The Council does not expect that the Project will negatively impact businesses in the area during construction.

The Council is aware that it is not to unfairly compete with private enterprises (i.e., private swim schools) under the *Government Business Enterprises Act 1996* and will take this into account when setting the fees and prices for access to and activities/services offered by the facility.

Ensuring Fair Competition in the Marketplace

Procurement will be undertaken in two stages. Stage 1 is Registration of Interest (ROI) which has been completed. Stage 2 is a Select Tender process which will be conducted between May to August 2023.

The Council has a *Procurement Policy & Procurement Policy Guidelines*, which are available on its website. The *Procurement Policy & Procurement Policy Guidelines* were adopted by the Council in August 2022, and will be due for review in July 2024.

The Council's *Procurement Policy & Procurement Policy Guidelines* provide for the Registration of Interest and Select Tender processes.

C	<p>S48 (2) (c) Notes:</p> <ul style="list-style-type: none"> • The redevelopment will have a significant economic impact for the area. • There is not expected to be any negative impact on businesses in the area during construction, nor any impact on competing businesses in the area once the Centre open and operating. • The Council is following its Procurement Policy and Procurement Policy Guidelines.
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Consultation

S48 (2) (d) requires that the Prudential Report addresses the level of consultation within the local community, including contact with persons who may be affected by the Project and the representations that they have made, and the means by which the community can influence or contribute to the Project or its outcomes.

Community Consultation

The Business Case states that Grant funding conditions restrict the available timeframe for community consultation for the Project. However, community consultation was undertaken as part of developing the *Swimming Centres Long Term Strategy*. We note that the consultation for the *Swimming Centres Long Term Strategy* extended from March to April 2017, and is almost six years old.

However, the Payneham Memorial Swimming Centre Redevelopment was included in the Council's Draft Annual Business Plan for 2022-2023, which was released for community consultation. In addition, the Council has undertaken consultation with key stakeholders including the Payneham and Norwood Swimming Clubs, the Department for Education and Royal Life Saving South Australia and incorporated the functional requirements of these organisations into the design.

C	<p>S48 (2) (d) Note: The Council undertook consultation six years ago for the Swimming Centres Long Term Strategy, which might mean some elements may not be current. However, the Payneham Memorial Swimming Centre Redevelopment was included in the current Annual Business Plan consultation.</p>
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Project Financial Impact

Project Costs

The Council has considered the cost versus the benefit of refurbishing the 50m pool instead of building a new pool and determined that whilst a refurbished pool would be approximately \$600,000 lower in cost, the longevity of a new pool and lower long-term maintenance costs make building a new pool more financially prudent.

The project costs have been estimated by an international Cost Consulting firm with an office in Adelaide and experienced in a range of commercial and government projects.

The estimated total project costs as of 20 October 2022, is \$32,622,325 (ex GST) and will deliver all of the following elements:

- demolition of the existing swimming centre building, pools (outdoor 50 metre, learner's and wading) and associated infrastructure;
- a new swimming centre building with:
 - an entrance foyer and reception area;
 - a staff office area and breakroom;
 - a first aid room;
 - a kiosk/café;
 - male, female and unisex all-access changerooms with showers, toilets and lockers;
 - multipurpose rooms for swimming club and community use;
 - storage areas; and
 - a roof mounted solar panel system;
- an 11 x 20 metre indoor learner's pool;
- an 8 lane, 25 metre indoor lap pool;
- a 10 lane, 50 metre outdoor lap pool;
- a 14-metre-tall tower with two outdoor waterslides;
- an outdoor, zero-depth waterplay area;
- a plant room with pump and filtration systems; and
- shade shelters, picnic seating and barbeques.

The estimated project costs could be impacted by:

- the actual quantity of intermediate and low-level contaminated waste material which is required to be excavated, treated and/or disposed; and
- impacts due to price escalation or supply issues of:
 - timber;
 - structural steel;
 - steel reinforcement;
 - PVC pipes and fittings;
 - precast concrete;
 - electrical cables; and
 - electrical transformers.

The final costs will only be known once tenders are received. At that time, the Council can consider several options to manage the Project costs such as reducing the scope, changing the specifications, working with the preferred tenderer to achieve savings or not proceeding with the Project.

November 2023 update: Tenders received by Council indicate a revised cost of \$50m.

C	Note: An experienced Cost Consulting firm has estimated project costs.
IP	Note: Project costs may be impacted by site contamination, price escalation and supply issues resulting actual tendered prices being different to cost estimates. Following the receipt of tenders, the Council can consider several tender options to manage the Project costs.

Funding

The Council has secured *Local Government Infrastructure Partnership Program* Grant funding of \$5.6m for this project, which applies to the project's aquatic components, including the 25m pool, aquatic play equipment and plant room.

The remaining costs of the project will be sourced from borrowings undertaken by the Council through the Local Government Finance Authority.

Revenue Projections and Risk.

S48 (2) (e) requires that the Prudential Report address the Project's revenue projections and potential financial risks.

The Council must abide by the grant funding agreement. Not abiding by this agreement could result in requiring to grant funding to be returned.

There will be ongoing income from users of the pools. The Business Case has considered market trends, competitors such as swimming pools in other Local Government Areas and population growth and notes that the redeveloped Swimming Centre will meet a gap in the market by creating a year-round swimming facility for the Eastern Region, that includes a 50m outdoor pool, waterslides and zero-depth waterplay area. The Business Case also noted that year-round use of the indoor 25m and learner's pools will provide additional water space to meet the demand for club and squad swimming and learn-to-swim programs. This analysis diminishes the risk of the Council not achieving ongoing user charge income from the pools.

C

S48 (2) (e) Note: The Council has successfully secured grant funding of \$5.6m. Market trends and competition have been analysed and considered, and there is ongoing historical income from the pools. This reduces the likelihood of diminished ongoing revenue.

Recurrent and Whole-of-Life costs

S48 (2) (f) requires that the Prudential Report address the recurrent and whole-of-life costs associated with the Project, including any costs arising from the proposed financial arrangements.

The Business Case includes a Profit and Loss and Cash Flow projection for the period ending 30 June 2031. The Business Case was prepared in January 2021 and included a number of assumptions. The following assumptions are affected by the changed economic situation as detailed below:

- Business Case inflation at 2.0%, the (Local Government Price Index) for Sept 2022 was 6.7%, and the CPI for Adelaide for Sept 2022 was 8.4%. Inflation is expected to be higher than 2% for the next few years.
- Business Case borrowing rate at 2.5%. Current Cash Advance Debenture rates with LGFA is 5.80% (2nd May 2023). As well as increased interest rates, increased capital costs will result in higher finance costs than forecast.
- That grant funding is received of 50% or \$10m of the estimated project costs. Actual Grant funding confirmed is \$5.6m.
- Depreciation is based on the capital expenditure of \$24m. The final capital costs will only be known once tenders are received. There is a significant trend in cost escalation at the moment brought about by a shortage of contractors and materials that will impact the final cost. Higher capital costs will increase depreciation costs.
- We note that the Employee expense line does not increase by inflation from 2029 to 2031.

The Business Case forecasts an operating deficit until 2028 and a surplus from 2029. Inflating the employee costs from 2029 to 2031, increasing inflation forecasts, finance costs, and depreciation will mean that it is unlikely that the Centre will create an ongoing surplus.

The Council's current LTFP includes the following:

- The Payneham Memorial Swimming Centre will be closed during construction and there will be an expected uplift in income and expenditure once the Centre is open;
- There will be limited impact due to the closure as the Council also has the Norwood Swimming Centre, and a number of programs will be relocated from the Payneham Memorial Swimming Centre to the Norwood Swimming Centre;
- The uplift in income and expenditure is expected in the 2024/25 financial year;
- A capital cost of \$24m, which is \$8.6m short of the new estimated project cost of \$32.6m. The Council is expecting delays in other capital projects, so the projects are not expected to occur concurrently, thereby minimising the effect on the LTFP; **(November 2023 Update:** The capital cost is expected to be \$50m)
- Depreciation is included on the capital cost of \$24m at an estimated 2%;
- The Cash Advance Debenture rate for borrowing is estimated at 4.5% (note the rate as of 2 May 2023 is 5.80%); and
- Historical operating costs for the facilities are included in the LTFP.

November 2023 update:

The expected cost of \$50m will result in additional interest and depreciation costs. The original estimations of depreciation on \$24m at 2% was \$480,000 per year. Estimated depreciation on \$50m at 2% will be \$1m per year. Some of the project will be open space and other asset classes which may depreciate at lower rates.

Interest was included in the previous LTFP on \$24m at 5.80% being \$1.4m per year. Current LGFA interest rates are 5.90% for a Cash Advance Debenture or indicative rate of 6.50% for a fixed loan. Interest on \$50m would be \$2.95m per year or \$3.2m in the first year of a fixed loan and reducing onwards.

C	S48 (2) (f) Note: Recurrent costs have been identified.
RA	Note: (Updated) Depreciation and Finance costs are included in the LTFP for a capital cost of \$24m. A project cost of \$50m results in higher depreciation and interest costs.

Project's Financial Viability and impact on the Financial Position of the Council

S48 ([2) (g) requires that the Prudential Report address the Project's financial viability and the short and longer-term estimated net effect of the Project on the financial position of the Council.

In general, Council swimming pool facilities struggle to be profitable in financial terms. The Business Case sets out the Social, Economic and Health benefits expected from the redevelopment of the Payneham Memorial Swimming Centre.

The Council's LTFP considers the impact of all Council services on the longer-term financial position of the Council. The capital costs of the project and finance and depreciation costs are included in the Council's updated LTFP for a project cost of \$24m.

November 2023 Update

Council is currently revising all their LTFP projects and funding strategies. Until this work is complete it is not possible to determine the final financial KPIs with the Pool Project included. The depreciation and interest for the \$50m expected project costs will impact the Operating Surplus Ratio and the Net Financial Liabilities Ratio.

Operating Surplus Ratio

The Operating Surplus Ratio measures the difference between operating income and operating expenses for the year. An operating surplus arises when operating revenue exceeds operating expenses, and an operating deficit occurs when revenue is less than expenses.

The Operating Surplus Ratio expresses the operating surplus (or deficit) as a percentage of operating revenue.

The Council has a target range of an upper limit of 10%.

November 2023 Update

The Operating Surplus Ratio will be updated once Council has finalised their LTFP projects and funding strategies.

Net Financials Liabilities Ratio (NFL)

A positive ratio means a level of debt, whilst a negative ratio means the Council has more financial assets than liabilities.

This ratio is calculated using the Council's total liabilities less financial assets as a percentage of total operating income.

The Council has a maximum of 100% in its Long-Term Financial Plan.

November 2023 Update

The Net Financial Liabilities Ratio will be updated once Council has finalised their LTFP projects and funding strategies.

Asset Renewal Funding Ratio (previously Asset Sustainability Ratio)

This ratio is calculated using the Council's expenditure on renewal/replacement of assets as a percentage of the renewal levels required in the Asset Management Plans.

A ratio of 100% means that the Council is fully funding its Asset Management Plans.

The Council's target is a range between 90% and 110%.

Council will remain within its Asset Renewal Funding Ratio provided it continues to complete Asset Renewal work as required in its Asset Management Plans.

RA

November 2023 Update - Council is currently revising all their LTFP projects and funding strategies. Until this work is complete it is not possible to determine the final financial KPIs with the Pool Project included. The depreciation and interest for the \$50m expected project costs will impact the Operating Surplus Ratio and the Net Financial Liabilities Ratio.

Risks

S48 (2) (h) requires that the Prudential Report address the risks associated with the Project and the steps that can be taken to manage, reduce or eliminate those risks (including the provision of periodic reports to the Chief Executive Officer and the Council).

Council's Risk Framework

The Council has a *Risk Management Policy and Procedure* to guide the identification, assessment and management of risks. The *Risk Management Procedure* describes project risk as the risks associated with Project Management that will affect milestones connected to delivering a specific project.

The Council's Risk Likelihood and Consequence tables are included in **Appendix C**. Likelihood and Consequence are applied to the following Risk Matrix to determine the level of risk.

	Catastrophic	Major	Moderate	Minor	Insignificant
Almost Certain	Extreme 1	Extreme 4	High 8	High 10	Substantial 15
Likely	Extreme 2	Extreme 5	High 9	Substantial 14	Medium 20
Possible	Extreme 3	High 7	Substantial 13	Medium 19	Low 23
Unlikely	High 6	Substantial 12	Medium 17	Low 21	Low 24
Very Unlikely	Substantial 11	Medium 16	Medium 18	Low 22	Low 25

The Council's Risk Tolerance is set out in the following table;

Level	Endorsing Authority	Tolerance
Extreme	CEO / Elected Members	Intolerable – Exposure to the risk would normally be immediately discontinued except in extreme circumstances. The decision to tolerate residual risk at this level must be made by the CEO and/or the elected members.
High	General Managers	Intolerable without treatment – The decision to tolerate residual risk at this level must be made by the relevant General Manager. Risk controls must be applied as part of a documented risk management plan that is continuously monitored and reviewed.
Substantial	Managers	Tolerable with continual review – Unnecessary exposure to the risk must be discontinued as soon as is reasonably practicable and long-term exposure would only be considered in exceptional circumstances. The decision to tolerate residual risk at this level must be made by the relevant Manager / Event Organiser
Medium	Supervisor / Team Leader	Tolerable with periodic review – Exposure to the risk may continue provided it has been appropriately assessed, controlled and is subject to periodic review to ensure the risk does not increase. The decision to tolerate residual risk at this level must be made by relevant Supervisor and/or Team Leader.
Low	Worker	Acceptable with Periodic Review – Exposure to the threat is acceptable for Team Members / Workers without additional risk controls but is subject to periodic review to ensure the risk does not increase.

Risk Assessments

The Project Risk Register is attached in **Appendix D**.

The risk identification, assessment and mitigating controls seem reasonable and aligns with the Council's Risk Framework.

With additional controls, all identified risks are within tolerable limits.

C	<p>S48 (2) (h) Note: The Risk Register was updated in November 2023</p> <p>The Project Risk Register is reasonable and aligns with the Council's Risk Framework. With additional controls noted, all identified risks are within tolerable limits.</p>
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Project Management

S48 (2) (i) requires that the Prudential Report address the most appropriate mechanisms or arrangements for carrying out the Project.

Council staff will be managing the Project. These staff have professional qualifications and experience in Architecture, Landscape Architecture, Planning and Project Management within Local Government.

The Project Milestones are shown below.

TASK:	COMPLETE BY:
Design Consultancy	May 2023
Tender	July 2023
Building Consent	July 2023
Development Approval	August 2023
Report to Council and Approval	August 2023
Award Contract	August 2023
Contractor mobilisation	September 2023
Construction	October 2023 to December 2024

C	S48 (2) (i) Note: The Project is being managed by Council staff who have professional qualifications and experience in Architecture, Landscape Architecture, Planning and Project Management within Local Government. There is a project plan in place.
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Sale or Disposition of Land.

S48 (2) (j) requires that the Prudential Report address the valuation of any land that will be sold or disposed of.

There is no sale of land involved in this Project.

C	S48 (2) (j) Note: There is no sale of land involved in this Project.
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Qualifications of Author

S48 (4) requires that the Prudential Report be prepared by a person whom the Council reasonably believes to be qualified to address the prudential issues of the Project.

UHY Haines Norton has been engaged to complete the Prudential Report with the lead author, Corinne Garrett, a firm employee.

Detailed information about UHY Haines Norton and the lead author can be found in **Appendix B**.

C	S48 (4) Note: The experience and qualifications of the lead author and associated firm are included in Appendix B.
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Independence of Author

S48 (4a) requires that the Prudential Report must not be prepared by a person who has an interest in the relevant Project.

S48 (6a), S48 (6b) and S48 (6c) detail what an interest would be.

Neither the lead author, Corinne Garrett, nor the firm UHY Haines Norton has any interest or conflict of interest in this Project.

C

S48 (4a), S48 (6a), S48 (6b) and S48 (6c) Note: The lead author and the firm UHY Haines Norton declare they have no interest or conflict of interest in the Project and are independent.

Council Consideration of the Report

S48 (4b) requires that the Council must give reasonable consideration to a Prudential Report and must not delegate the requirement to do so.

This report will be presented to the Council's Audit & Risk Committee in November 2023 and to the Council at a following meeting.

C

Updated November 2023

S48 (4b) Note:

This report will be presented to Council's Audit & Risk Committee in November 2023, and then to the Council at a following meeting

Public Inspection of the Report

S48 (6) allows the Council to protect its commercial value or avoid disclosing the financial affairs of a person by considering part or all of a Prudential Report in confidence and keeping associated documents in confidence.

This report will be available for inspection as part of the agendas of the Audit & Risk Committee and Council meetings.

C

S48 (6) Note: There is no reason to prevent disclosure of this report.

APPENDIX A – Legislation Detail

Section 48 – Prudential requirements for certain activities.

- (aa1) A council must develop and maintain prudential management policies, practices, and procedures for the assessment of projects to ensure that the Council –
- (a) Acts with due care, diligence, and foresight; and
 - (b) Identifies and manages risks associated with a project; and
 - (c) Makes informed decisions; and
 - (d) Is accountable for the use of Council and other public resources.
- (a1) The prudential management policies, practices and procedures developed by the Council for the purposes of subsection (aa1) must be consistent with any regulations made for the purpose of this section.
- (1) Without limiting subsection (aa1), a council must obtain and consider a report that addresses the prudential issues set out in subsection (2) before the Council –
- (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership, or other similar body) –
 - (i) where the expected operating expenses calculated on an accrual basis of the Council over the ensuing five years is likely to exceed 20 percent of the Council's average annual operating expenses over the previous five financial years (as shown in the Council's financial statements); or
 - (ii) where the expected capital cost of the Project over the ensuing five years is likely to exceed \$4,000,000 (indexed); or
 - (iii) where the Council considers that it is necessary or appropriate.
- (2) the following are prudential issues for the purposes of subsection (1);
- (a) The relationship between the Project and relevant strategic management plans;
 - (b) The objectives of the Development Plan in the area where the Project is to occur.
 - (c) The expected contribution of the Project to the economic development of the local area, the impact that the Project may have on businesses carried on in the proximity and, if appropriate, how the Project should be established in a way that ensures fair competition in the marketplace.
 - (d) The level of consultation within the local community, including contact with persons who may be affected by the Project and the representations that have been made by them, and the means by which the community can influence or contribute to the Project or its outcomes.
 - (e) If the Project is intended to produce revenue, revenue projections and potential financial risks.
 - (f) The recurrent and whole-of-life costs associated with the Project including any costs arising out of proposed financial arrangements.

- (g) The financial viability of the Project and the short and longer term estimated net effect of the Project on the financial position of the Council.
 - (h) Any risks associated with the Project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the Council)
 - (i) The most appropriate mechanisms or arrangements for carrying out the Project.
 - (j) If the Project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the *Land Valuers Act 1994*
- (2a) The fact that a project is to be undertaken in stages does not limit the operation of subsection (1)(b) in relation to the projects as a whole.
- (3) A report is not required under subsection (1) in relation to-
 - (a) road construction or maintenance; or
 - (b) drainage works.
- (4) A report under subsection (1) must be prepared by a person whom the Council reasonably believes to be qualified to address the prudential issues set out in subsection (2)
- (4a) A report under subsection (1) must not be prepared by a person who has an interest in the relevant Project (but may be prepared by a person who is an employee of the Council).
- (4b) A council must give reasonable consideration to a report under subsection (1) (and must not delegate the requirement to do so under this subsection)
- (6) However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the Council).
- (6a) For the purposes of subsection (4a) a person has an interest in a project if the person, or a person with whom the person is closely associated, would receive or have a reasonable expectation of receiving a direct or indirect pecuniary benefit or a non-pecuniary benefit or suffer or have a reasonable expectation of suffering a direct or indirect detriment or a non-pecuniary detriment if the Project were to proceed.
- (6b) A person is closely associated with another person (the relevant person)
 - (a) If that person is a body corporate of which the relevant person is a director or a member of the governing body; or
 - (b) If that person is a proprietary company in which the relevant person is a shareholder; or
 - (c) If that person is a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee; or
 - (d) If that person is a partner of the relevant person; or
 - (e) If that person is the employer or an employee of the relevant person; or
 - (f) if that person is a person for whom the relevant person has received or might reasonably be expected to receive a fee, commission, or other reward for providing professional or other services; or
 - (g) If that person is a relative of the relevant person.

- (6c) However a person or a person closely associated with another person will not be regarded as having an interest in a matter:
- (a) By virtue only of the fact that the person
 - (i) Is a ratepayer, elector, or resident in the area of the Council; or
 - (ii) is a member of a non-profit association, other than where the person is a member of the governing body of the association or organisations or
 - (b) In a prescribed circumstance.
- (6d) In this section, \$4,000,000 (indexed) means that that amount is to be adjusted for the purposes of this section on 1 January of each year, starting on 1 January 2011, by multiplying the amount by a proportion obtained by dividing the CPI for the September quarter of the immediately preceding year by the CPI for the September quarter 2009.
- (6e) In this section –
- Employee** of a council includes a person working for the Council on a temporary basis;
- Non-profit association** means a body (whether corporate or unincorporated) –
- (a) That does not have as its principal object or 1 of its principal objects the carrying on of a trade or the making of a profit; and
 - (b) That is so constituted that its profits (if any) must be applied towards the purposes for which it is established and may not be distributed to its members.
- (7) The provisions of this section extend to subsidiaries as if a subsidiary were a council subject to any modifications, exclusions or additions prescribed by the regulations.

APPENDIX B – UHY Haines Norton

UHY Haines Norton Adelaide is a respected firm of Chartered Accountants and Consultants. The antecedents have provided extensive professional services to clients in various industries, including Local Government, for nearly 70 years.

The firm is part of the Australasian UHY Haines Norton network. Across each of our independent offices, partners and staff provide various mainstream and specialist services to clients across many market segments in the public and private sectors. The network is structured to share experience and resources for the benefit of our clients.

The Adelaide firm has one managing partner and twenty staff who combine experience gained in Australia and overseas both within the firm and from employment with major international accounting firms. Our philosophy is to provide informed professional advice and practical services. We also aim to provide direct contact between the most senior members of our firm and the management groups of our clients.

The firm has extensive specialist skills in servicing Local Government entities in various areas, including financial management, financial reporting, governance, internal and external audit, risk management, due diligence, and prudential reports.

Our lead author for this report is Corinne Garrett, Local Government Consulting Manager. Corinne's qualifications and experience are detailed below.

Qualifications

- Master of Laws, Enterprise Governance – Bond University
- Graduate Certificate in Internal Auditing, -Institute of Internal Auditors
- Bachelor of Business (Financial Planning), RMIT
- Diploma AICD Company Directors Course, -Australian Institute Company Directors
- Executive Management Program, SA Local Government Managers Association
- Professional Management Program, the University of Adelaide, Graduate School of Business
- Auditing Occupational Health and Safety Management Systems, SAI Global
- Management Systems Auditing, SAI Global

Professional Memberships

- AICD Member, Australian Institute of Company Directors
- IIA Professional Member, The Institute of Internal Auditors Australia
- FIPA Fellow, Institute of Public Accountants
- RMIA Risk Management Institute of Australasia

Experience

Corinne has been with our firm since 2012, following an extensive career in Local Government spanning over 28 years. She has in-depth knowledge of financial management processes, procedures, and risk management.

Corinne oversees the Local Government Consulting division of UHY Haines Norton Adelaide. She has a wealth of experience in this sector, which provides her with a clear understanding of the legislative and compliance processes and requirements faced in the sector.

Corinne's experience spans governance, finance, administration, and strategic planning. Corinne has experience developing annual business plans, annual reports, and community consultation material. She has also worked closely with elected members of Local Government and Audit Committees, developing and implementing long-term financial plans, policies, and compliance measures.

Corinne also has a deep understanding of the vital role of internal and external audits in organisations and audit committees. She has had extensive involvement in working with audit committees and ensuring critical review areas are undertaken to assist the committee in discharging their obligations.

Corinne has undertaken an extensive range of projects in the Local Government, including:

- Section 48 Prudential Reviews
- Rating Procedures
- Rating Reviews
- Financial Management – Overview, mentoring, training, reporting, budgeting
- Analysis of Costs and Services
- Internal Financial Controls Reviews
- Internal Audits
- Development of Risk Management Framework and Business Continuity Plan
- Business Analyst Projects
- Assessment of financial risks, creation of workflows, procedure and financial reporting, Annual Business Plans and Budget Development
- Review of Information Technology Capacity
- Review of Long-Term Financial Plans
- Training Programs on Financial Management – LGA and Municipal Training
- Elected Member training in finance and budgeting for fifteen councils.

Corinne is a past member of the Revenue Professionals Board and an independent member of Audit Committees for the City of Onkaparinga and Highbury Landfill Authority, an Independent Chair of the Audit Committee for the City of Prospect, and a member and Vice Chair of the SA Chapter Committee of the Australian Institute of Internal Auditors. Corinne was a Board Member of Statewide Superannuation until its merger with Hostplus at the end of April 2022 and remains a member of the Transition Committee for Hostplus.

APPENDIX C – Council's Risk Tables

Risk Types

Risk Type	Description
Strategic	<p>Risks associated with high level strategic goals that align to the Council's Strategic, Annual and Business Plans. Strategic risks may affect the achievement of the Council's corporate objectives. They are key issues for the management and impinge on the whole business rather than a business unit. These risks can be triggered from within the business or externally.</p> <p>In other words, they may prevent the organisation from achieving its strategic goals.</p>
Operational	Risks associated with departmental functions and daily operations to deliver essential services. Often the risks are cost overruns, supply chain/logistic issues, employee issues, fraud, WHS, non-compliance to policies and procedures.
Project	Risks associated with Project Management that will affect milestones connected to delivering a specific project.

Risk Categories

Category	Description
People	Risks relating to personal safety, morale and workforce management. Includes payroll issues.
Financial	Risks associated with budgetary requirements, allocation and costs associated with maintenance / repair of plant, infrastructure and equipment
Services / Programs	Risks linked to the Council's ability to successfully deliver essential services and/or achieve objectives
Reputation	Risks associated with the delivery of State/Local Government legislation and meeting the Council's overall strategic goals
Environment	The risks arising from the management of the environment when applying the Council services and functions
Regulatory	Risks relating to compliance with legislative and policy framework

Risk Likelihood

Level	Probability	Description
Almost Certain	1 in 10	Is expected to occur in most circumstances. Frequent or regular occurrence
Likely	1 in 100	Will probably occur in most circumstances. Has occurred several times before
Possible	1 in 1000	Could occur at some time. Is sporadic but not uncommon
Unlikely	1 in 10,000	Not likely to occur during the event. Would require a combination of circumstances for it to occur
Very Unlikely	1 in 100,000	Would only occur in exceptional circumstances

Risk Consequences

Impact Category	Consequence (Impact) Level				
	Catastrophic	Major	Moderate	Minor	Insignificant
People	Incident resulting in death, permanent disability or Multiple Serious Personal Injury (SPI). High staff turn-over and/or loss of multiple senior staff members	Incident resulting in SPI and long-term disability (>30 days) Wide-spread morale issues Multiple staff vacancies throughout Team or loss of senior staff member	Incident resulting in SPI requiring immediate admission to hospital for treatment or short-term disability (<30 days) Staff vacancies from one area	Incident resulting in injury requiring follow-up medical treatment Localised poor moral Key staff absence >2 days	Incident resulting in MPI requiring First Aid Treatment only Short-term drop-in morale Short term staffing vacancy
Financial	Over \$1 Million or >35% of project budget	\$500k – \$1 Million or 25-35% of project budget	\$250k - \$500k or 15-24% of project budget	\$5k - \$250k or 5-14% of project budget	<\$5,000 or <5% project budget
Services / Programs	>90% service disruption Multiple community impacts	51-90% service disruption (between 1-2 days) Significant staff effort to resolve	11-50% service disruption Specific management effort / focus (< 1 day),	< 10% service disruption Management effort required to coordinate resolution	Minor disruption to service delivery (< 4 hours) Local Supervisor to control remediation
Reputation	Potential National Media attention. Major public outcry Irreparable damage to reputation	Regional or Statewide media / political attention Widespread public interest Significant complaints (11+)	Significant local media / political attention Local Community interest 5-10 complaints	Moderate local media attention. Community Concern – little adverse effect 3-5 complaints	Some local media interest 1-2 complaints
Environment	Major environmental impact Irrecoverable environmental damage	Environmental damage affecting portion of the City Long term issue	Environmental damage restricted to localised area Medium term issue	Minor environmental damage restricted to immediate area requiring coordinated response	Minor short-term environmental impact Response coordinated by local business units
Regulatory	Non-compliance results in exposing Council to severe penalties and litigation.	Non-compliance results in penalties being applied.	Medium term non-compliance Regulator involved; findings / penalties are possible	Some temporary minor non-compliance that can be rectified within 48 hours No penalties	Very minor regulatory or statutory breaches which can be quickly resolved internally

APPENDIX D – Project Risk Assessment



Department:	Infrastructure & Major Projects	Project Name:	Payneham Memorial Swimming Centre	Date Created:	28-Nov-22
Section / Unit:	City Projects	Project Description:	Demolition of existing Swimming Centre and construction of new building, indoor 25 metre and learner's pools, an outdoor 50 metre pool, water play area and water slides	Date Revised :	7-Nov-23
Location:	OG Road, Felixstow			Revised by	J Barnes & P Wollington
Project Manager:	Manager, City Projects			Budget:	\$24 million

Risk #	Risk Consequence (What, When & Why)	INHERENT CONTROLS & RISKS					ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)				
		Risk Consequence (Simple description - i.e. what the outcome will be?)	Existing Likelihood Controls	Existing Impact Controls	Likelihood (See definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See definitions)	Revised Impact Level (See Impact Definitions)		Residual Risk Level (Link to Risk Matrix)			
1	Tendered prices are in excess of the Council's existing budget	People	<ul style="list-style-type: none"> Prepare Prudential Management Report Procurement process, risk assessment identifying contingency needs Prepare detailed cost estimator Adjust the timing of tender in consultation with builders to maximise competition 		Almost Certain	People	<ul style="list-style-type: none"> Work with tenderers to identify cost savings Cost consultant to review tender prices Ensure clear and comprehensive reporting to Council with options to increase budget (e.g. additional borrowings, rate increase) or reduce and/or adjust the scope 	<ul style="list-style-type: none"> Increase budget Reduce or adjust scope 	Almost Certain	People		CEO				
		Financial				additional funding required				Catastrophic			Extreme 1	Financial	Minor	High 10
		Services				project aborted or delayed				Major			Extreme 4	Services	Minor	High 10
		Reputation				local / state media coverage				Major			Extreme 4	Reputation	Moderate	High 8
		Environment												Environment		
		Regulatory												Regulatory		
2	Design cannot achieve an acceptable Project outcome within the Council's existing budget	People	<ul style="list-style-type: none"> Prepare Prudential Management Report Procurement process, risk assessment identifying contingency needs Prepare detailed cost estimator Identify cost savings 		Almost Certain	People	<ul style="list-style-type: none"> Work with tenderers to identify cost savings Ensure clear and comprehensive reporting to Council with options to increase budget (e.g. additional borrowings, rate increase) or reduce and/or adjust the scope 	<ul style="list-style-type: none"> Increase budget Adjust scope 	Almost Certain	People		CEO				
		Financial											Extreme 4	Financial	Minor	High 10
		Services				project aborted or delayed / scope reductions				Major			Extreme 4	Services	Minor	High 10
		Reputation				local / state media coverage				Major			Extreme 4	Reputation	Minor	High 10
		Environment												Environment		
		Regulatory												Regulatory		
3	Conditions of state government grant funding not being met	People	<ul style="list-style-type: none"> Liaising with State Government re: program and providing regular updates 		Possible	People	<ul style="list-style-type: none"> Amend Grant with Minister's approval (required prior to contract execution) Utilise contractor's program to update realistic milestones Ensure funding deed requirements are included in the contract Maintain regular communications with State Government during works, including approval of project communications 		Unlikely	People		GM, Infrastructure & Major Projects				
		Financial				Council loses grant				Major			High 7	Financial	Major	Substantial 12
		Services				Project cannot proceed				Major			High 7	Services	Major	Substantial 12
		Reputation				local / state media coverage				Moderate			Substantial 13	Reputation	Moderate	Medium 17
		Environment												Environment		
		Regulatory												Regulatory		
4	Escalating costs / inflation in tender prices	People	<ul style="list-style-type: none"> Adjust the timing of tender in consultation with builders to maximise competition Lump sum tender procurement method 		Likely	People	<ul style="list-style-type: none"> Work with tenderers to identify escalation risks and controls Execute a Fixed Lump Sum Price contract that isn't subject to rise and fall Ensure early procurement of goods and materials by contractor 		Possible	People		Manager, City Projects				
		Financial				variations				Minor			Substantial 14	Financial	Minor	Medium 19
		Services												Services		
		Reputation												Reputation		
		Environment												Environment		
		Regulatory												Regulatory		

Risk #	Risk Consequence (What, When & Why)	INHERENT CONTROLS & RISKS					ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)	
		Existing Likelihood Controls	Existing Impact Controls	Likelihood (See definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See definitions)	Revised Impact Level (See Impact Definitions)	Residual Risk Level (Link to Risk Matrix)		
5	Non-compliance with Aquatic facility safety standards and operational requirements	People		Unlikely	People		<ul style="list-style-type: none"> obtain building certification engage suitable superintendent builder to get RLSSA check on D&C elements (e.g. slide) Ensure testing and commissioning, training and handover is undertaken in accordance with the contract 	Very Unlikely	People		Manager, City Projects		
		Financial	variations, increased operational costs		Financial	Minor			Low 21	Financial		Minor	Low 22
		Services	limitations on use		Services	Major			Substantial 12	Services		Major	Medium 16
		Reputation	local / state media coverage		Reputation	Moderate			Medium 17	Reputation		Moderate	Medium 18
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			
6	Prudential report recommends not to proceed with the project or spend additional unbudgeted funds	People		Possible	People		<ul style="list-style-type: none"> Prudential report to be presented to audit committee and Council Prudential report to be revised following tender Council to review LTFP and delivery of future projects 	Unlikely	People		CEO		
		Financial			Financial					Financial			
		Services	project doesn't proceed		Services	Major			High 7	Services		Major	Substantial 12
		Reputation	local / state media coverage		Reputation	Moderate			Substantial 13	Reputation		Moderate	Medium 17
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			
7	Shortage of staff resources to operate the PMSC post construction	People	staff vacancies	Likely	People	Moderate	High 3	Unlikely	People	Moderate	Medium 17	CEO	
		Financial			Financial				Financial				
		Services	limitations on facility use		Services	Major	Extreme 5		Services	Major	Substantial 12		
		Reputation	local / state media coverage		Reputation	Moderate	High 3		Reputation	Moderate	Medium 17		
		Environment			Environment				Environment				
		Regulatory			Regulatory				Regulatory				
8	Inadequate / Improper Asset Maintenance and Renewal	People		Possible	People		<ul style="list-style-type: none"> Maintenance and Operations Manuals to be provided by Contractor Assets to be registered and included in Council's annual maintenance program Confirm warranty items and periods for contract award Ensure warranties provided at PC match the contract requirements 	Unlikely	People		GM, Infrastructure & Major Projects		
		Financial	Increased operational / unplanned maintenance costs		Financial	Minor			Medium 13	Financial		Minor	Low 21
		Services	limitations on facility use		Services	Major			High 7	Services		Major	Substantial 12
		Reputation	local / state media coverage		Reputation	Moderate			Substantial 13	Reputation		Moderate	Medium 17
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			
9	Latent conditions and existing services not identified	People		Possible	People		<ul style="list-style-type: none"> Provide all reports to tenders for information Provide clear contract definitions and controls regarding latent conditions 	Possible	People		Manager, City Projects		
		Financial	variations increasing costs		Financial	Moderate			Substantial 13	Financial		Minor	Medium 13
		Services			Services					Services			
		Reputation			Reputation					Reputation			
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			

Risk #	Risk Consequence (What, When & Why)	INHERENT CONTROLS & RISKS					ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)		
		Risk Consequence (Simple description - i.e. what the outcome will be?)	Existing Likelihood Controls	Existing Impact Controls	Likelihood (See definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See definitions)	Revised Impact Level (See Impact Definitions)		Residual Risk Level (Link to Risk Matrix)	
10	Asbestos or contaminated materials found on site	People	human exposure	<ul style="list-style-type: none"> Identify asbestos from building register Undertake contamination testing Develop Construction Environmental Management Plan Undertake additional site investigations for asbestos pipes 	Likely	People	Minor	<ul style="list-style-type: none"> Implementation of Construction Environmental Management Plan required by the contract 	Likely	People	Insignificant	Medium 20	Manager, City Projects	
		Financial	variations increasing costs			Financial	Minor			Substantial 14	Financial	Insignificant		Medium 20
		Services				Services					Services			
		Reputation	local / state media coverage			Reputation	Moderate			High 9	Reputation	Insignificant		Medium 20
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			
11	Damage to a regulated tree	People		<ul style="list-style-type: none"> Obtain development approval Prepare tree protection plan 	Possible	People		<ul style="list-style-type: none"> requirements in contract docs to: Safeguard regulated tree to avoid damage caused by construction. Utilize arborist to supervise works near regulated trees 	Possible	People			Manager, City Projects	
		Financial	fine to Council or Contractor			Financial	Insignificant			Low 23	Financial	Insignificant		Low 23
		Services				Services					Services			
		Reputation	local community interest			Reputation	Moderate			Substantial 13	Reputation	Insignificant		Low 23
		Environment	Loss of habitat / canopy or death of tree			Environment	Moderate			Substantial 13	Environment	Insignificant		Low 23
		Regulatory				Regulatory					Regulatory			
12	Adverse environmental impacts on Patterson Reserve Precinct	People		<ul style="list-style-type: none"> Contractual requirements Assess environmental accreditation of contractors 	Possible	People		<ul style="list-style-type: none"> Superintendent to ensure dust, sediment, noise and other nuisances are kept within EPA guidelines during construction per contract requirements 	Possible	People			Manager, City Projects	
		Financial	variations			Financial	Minor			Medium 19	Financial	Insignificant		Low 23
		Services	Staff resources to control remediation			Services	Insignificant			Low 23	Services	Insignificant		Low 23
		Reputation	local community interest			Reputation	Moderate			Substantial 13	Reputation	Minor		Medium 19
		Environment	dust, sediment, noise affecting residents and businesses			Environment	Minor			Medium 19	Environment	Insignificant		Low 23
		Regulatory				Regulatory					Regulatory			
13	Incorrect / unrealistic public expectations	People		<ul style="list-style-type: none"> add project information to website install project information signage provide project information in Look East and other Council publications 	Likely	People		<ul style="list-style-type: none"> continue to update website and provide information in Council publications Letterbox residents in local area with regular updates Keep elected members informed via monthly updates Develop and implement a comprehensive project communications plan 	Possible	People			CEO	
		Financial				Financial					Financial			
		Services				Services					Services			
		Reputation	local community interest			Reputation	Moderate			High 9	Reputation	Moderate		Substantial 13
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			
14	Inadequate car parking for users following redevelopment	People		<ul style="list-style-type: none"> include additional car parking near Library in project scope discuss future car park use with adjacent landowner 	Likely	People		<ul style="list-style-type: none"> invest in providing additional parking (e.g. build a new multi-storey car park as proposed in the endorsed masterplan) 	Possible	People			CEO	
		Financial	loss of revenue due to limited use of facility			Financial	Moderate			High 9	Financial	Insignificant		Low 23
		Services				Services					Services			
		Reputation	widespread community interest			Reputation	Major			Extreme 5	Reputation	Moderate		Substantial 13
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			

Risk #	Risk Consequence (What, When & Why)	INHERENT CONTROLS & RISKS						ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)
		Risk Consequence (Simple description - i.e. what the outcome will be?)	Existing Likelihood Controls	Existing Impact Controls	Likelihood (See definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See definitions)	Revised Impact Level (See Impact Definitions)	Residual Risk Level (Link to Risk Matrix)	
15	Changes in scope of project are not reconsidered against planning consent which delays the granting of Development Approval	People	* Private Certifier review of Planning Approved Plans vs Building Approved Plans should identify changes requiring approval * Ensure amended planning application is lodged	Very Unlikely	People	Minor	Low 22	* Obtain Development Approval	Very Unlikely	People	Insignificant	Low 25	Manager, City Projects
		Financial			Financial					Financial			
		Services			Services					Services			
		Reputation			Reputation					Reputation			
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			
16	Conditions of Planning Consent (relating to approved plans, stormwater management and detention, tree protection use of driveways/carparks, landscaping plan) not adhered to	People	copy of conditions of Planning Consent with instructions to ensure sub consultants review and report back * Ensure amended planning application is lodged to deal with inconsistencies in conditions * Ensure landscape plan is prepared and lodged prior to DA	Unlikely	People	Minor	Low 21	* Provide DA to tenderers * Builder to obtain DA for D&C elements and to follow the conditions of the DA as part of the contract * Superintendent to administer the contract	Very Unlikely	People	Minor	Low 22	Manager, City Projects
		Financial			Financial					Financial			
		Services			Services					Services			
		Reputation			Reputation					Reputation			
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			
17	Contractual Issues with Head Contractor	People	* Engage experienced contract law solicitors and project management consultants to prepare the contract and tender documents * Engage experienced superintendent who can act independently as per the contract when required * Tender/Contract documents to include all relevant reports/information (i.e. prelim site report, asbestos report, subsequent testing results, CEMP, RMP etc)	Possible	People	Major	High 7	* Undertake due diligence (financial and performance) investigations on the contractors prior to appointment * Undertake robust tender assessment including team, program, methodology, risks, etc	Unlikely	People	Moderate	Medium 17	Manager, City Projects
		Financial			Financial					Financial			
		Services			Services					Services			
		Reputation			Reputation					Substantial 13			
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			
18	Contractor causes damage to surrounding properties - mainly Council owned i.e. Library building/carpark/trees, pool carpark and trees, footpaths, street trees/signage, stormwater infrastructure etc	People	cost of remediation/taking action/cost recovery	Possible	People	Minor	Medium 19	* regular on site inspections of surrounding council property to note any damages and raise ASAP with contractor * require contractor to undertake a dilapidation inspection and prepare a report to ensure the starting condition is identified	Unlikely	People	Minor	Low 21	Manager, City Projects
		Financial			Financial					Financial			
		Services			Services					Services			
		Reputation			Reputation					Insignificant			
		Environment			Environment					Environment			
		Regulatory			Regulatory					Regulatory			

Risk #	(What, When & Why)	INHERENT CONTROLS & RISKS					ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)		
		Risk Consequence (Simple description - i.e. what the outcome will be?)	Existing Likelihood Controls	Existing Impact Controls	Likelihood (See definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See definitions)	Revised Impact Level (See Impact Definitions)		Residual Risk Level (Link to Risk Matrix)	
20	Complaints about noise and truck traffic, etc (e.g. early morning concrete pours)	People			Likely	People		<ul style="list-style-type: none"> Ensure Contractor provides notices to surrounding properties and organizes trucks to be parked in areas where residents are less likely to be disturbed Council to include such details in the Communications Plan and post timely information on all available and relevant media Superintendent to administer contract 		Possible	People		Manager, City Projects	
		Financial		<ul style="list-style-type: none"> contract to stipulate standard working hours from 7am to 5pm on weekdays, and Saturdays 		Financial					Financial			
		Services				Services					Services			
		Reputation	community interest and resident complaints			Reputation	Minor				Reputation	Minor		Medium 19
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			
21	Activities on site affecting adjacent property tenant (DXC) who provides essential IT services for key/important State and Fed Government entities	People			Likely	People		<ul style="list-style-type: none"> Ensure the contract and specifications is clear on what is required of the contractor in regards to this matter. Liaise with DXC to undertake further vibration testing by contractor prior to Superintendent approving work method 		Possible	People		Manager, City Projects	
		Financial		<ul style="list-style-type: none"> Contractor required to adhere to EPA standards in relation to noise, dust and other environmental matters Undertake noise and vibration investigations to inform Council and DXC of the possible impacts. Engage with DXC to determine level of disturbance that may be created by site activities and then adjust work practices to suit. 		Financial					Financial			
		Services				Services					Services			
		Reputation	community interest and stakeholder complaint			Reputation	Minor				Reputation	Minor		Medium 19
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			
22	Negative sentiment in the community regarding the expenditure of funds and value for money and potential increase in project budget for the new swimming centre	People			Almost Certain	People		<ul style="list-style-type: none"> Development of strategic communications strategy to guide activities to occur at major milestones (including budget changes) Providing further information on the evolution of the project i.e., what happened after initial consultation on a possible refurbishment and Council's decision making process Promotion of new design and linkage to community feedback and market intelligence. 		Likely	People		CEO	
		Financial		Redevelopment announced via media release and information provided on the website.		Financial					Financial			
		Services				Services					Services			
		Reputation	Reduced reputation and potential media attention and ongoing enquiries			Reputation	Major				Reputation	Major		Extreme 5
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			
23	Increased community frustration at closure of pool pre-construction and during construction delivery due to both the PMSC and North Adelaide Aquatic Centre being closed at the same time.	People			Likely	People		<ul style="list-style-type: none"> Keeping the community informed on progress of redevelopment via a range of channels and potentially undertaking site tours at later stages Work with other community facility pools to promote other available sites. Keep informed regarding North Adelaide progress to assist in managing communications. 		Possible	People		CEO	
		Financial		Provide information on new redevelopment and promotion of the Norwood Swimming Centre.		Financial					Financial			
		Services				Services					Services			
		Reputation	Reduced reputation, ongoing complaints to Elected Members / Council			Reputation	Major				Reputation	Major		High 7
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			

Page 5

Risk #	What, When & Why	INHERENT CONTROLS & RISKS						ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)								
		Risk Consequence (Simple description - i.e. what the outcome will be?)	Existing Likelihood Controls	Existing Impact Controls	Likelihood (See definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See definitions)	Revised Impact Level (See Impact Definitions)	Residual Risk Level (Link to Risk Matrix)									
24	Redevelopment of the PMSC may highlight the Norwood Swimming Centre being outdated resulting in pressure from the community to upgrade.	People					People						Possible	People			Possible	People			CEO
		Financial	Increased pressure to invest and greater impact to longer term budget forecast.				Major	High 7						Financial	Minor	Medium 19					
		Services												Services							
		Reputation	Potential lobbying from community and negative media / ongoing complaints.			Possible	Moderate	Substantial 13						Reputation	Moderate	Substantial 13					
		Environment												Environment							
		Regulatory												Regulatory							
25	Cost for new PMSC impacts Council's long term financial position resulting in unacceptable constraints on services / capital works delivery.	People					People						Likely	People			Possible	People			CEO
		Financial	Impact to long term financial position.				Catastrophic	Extreme 2				Financial		Catastrophic	Extreme 3						
		Services										Services									
		Reputation	Council are criticised for expenditure and impact to other activities.			Possible	Major	Extreme 5				Reputation		Major	High 7						
		Environment										Environment									
		Regulatory										Regulatory									
26	Internal communications between project delivery and operations manager does not support efficient planning and preparation for 'go live' (operations phase).	People	Operations team lack timely information to plan for a seamless transition into operations.				People	Moderate	Substantial 13				Possible	People	Moderate	Medium 17	Unlikely	People	Moderate	Medium 17	Manager, City Projects
		Financial	The new PMSC is delayed in opening, resulting in reduced subsidy revenue.				Moderate	Substantial 13				Financial		Minor	Low 21						
		Services	Quality of service offering to the community is impacted negatively.			Possible	Moderate	Substantial 13				Services		Moderate	Medium 17						
		Reputation	Community expectations on service levels and preparedness to operate the new facility are not met to acceptable standard.			Possible	Major	High 7				Reputation		Moderate	Medium 17						
		Environment										Environment									
		Regulatory										Regulatory									
27	Build time for new PMSC exceeds expected program (from re-set baseline at Contract Award).	People					People						Possible	People			Unlikely	People			GM, Infrastructure & Major Projects
		Financial										Financial									
		Services										Services									
		Reputation	Community frustration and reduced confidence in Council to deliver major projects.			Possible	Major	High 7				Reputation		Major	Substantial 12						
		Environment										Environment									
		Regulatory										Regulatory									

Risk #	Risk Consequence (What, When & Why)	INHERENT CONTROLS & RISKS					ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) (Who is Responsible)
		Existing Likelihood Controls	Existing Impact Controls	Likelihood (See Definitions)	Impact Level (See Impact Definitions)	Inherent Risk Level (Link to Risk Matrix)	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood (See Definitions)	Revised Impact Level (See Impact Definitions)	Residual Risk Level (Link to Risk Matrix)	
28	Reduced community confidence in Council's delivery capability.	People	Existing communications regarding pool project progress.	Likely	Major	Extreme 5	<ul style="list-style-type: none"> Re-engaging with consultation respondents and provision of project update. Further information on the evolution of the project. Promotion of Contract Award - job is about to be delivered. Information being provided about the benefits at existing site in high visual capacity. Community information displays with updated design imagery (following Contract Award). 	Possible	People	Moderate	Substantial 13	CEO
		Financial										
		Services										
		Reputation										
		Environment										
		Regulatory										
29	Communications during tender period impacted by scope uncertainty / pending updated budget approval.	People	Existing communications regarding pool project progress.	Almost Certain	Moderate	High 8	<ul style="list-style-type: none"> Escalated for discussion with Steering Group to gain direction on strategic communications Progressive release of further detailed information (i.e., renders of updated design) 	Possible	People	Moderate	Substantial 13	CEO
		Financial										
		Services										
		Reputation										
		Environment										
		Regulatory										
30	Councillors are not provided with project information that supports timely and effective decision making.	People	<ul style="list-style-type: none"> Steering Group created for procurement phase that report to Councillors. Provision of key information to Councillors during procurement phase. 	Possible	Major	High 7	<ul style="list-style-type: none"> Communications with Councillors is aligned with milestones during procurement and delivery Requests for information that may result in changes to scope are carefully assessed and reported by project team. Prepare comprehensive tender evaluation report for Council decision making 	Unlikely	People	Moderate	Medium 17	GM, Infrastructure & Major Projects
		Financial										
		Services										
		Reputation										
		Environment										
		Regulatory										
31	Information or project messaging to community is inconsistent.	People	Web page information available including updated timeline.	Possible	Moderate	Substantial 13	<ul style="list-style-type: none"> Develop community and stakeholder engagement strategy including approved key messages Approval checkpoints to be identified for comms materials 	Unlikely	People	Moderate	Medium 17	Manager, Communications & Stakeholder Engagement
		Financial										
		Services										
		Reputation										
		Environment										
		Regulatory										

Risk #	What, When & Why	INHERENT CONTROLS & RISKS						ADDITIONAL CONTROLS NEEDED		RESIDUAL RISK			Risk Owner(s) <small>(Who is Responsible)</small>	
		Risk Consequence <small>(Simple description - i.e. what the outcome will be?)</small>	Existing Likelihood Controls	Existing Impact Controls	Likelihood <small>(See definitions)</small>	Impact Level <small>(See Impact Definitions)</small>	Inherent Risk Level <small>(Link to Risk Matrix)</small>	Additional Likelihood Controls	Additional Impact Controls	Revised Likelihood <small>(See definitions)</small>	Revised Impact Level <small>(See Impact Definitions)</small>	Residual Risk Level <small>(Link to Risk Matrix)</small>		
32	Stakeholder management during delivery is not actively managed	People	Consultation and ongoing communications with the Swimming Clubs		Possible	People	Minor	Medium 19		Unlikely	People	Minor	Low 21	Manager, Communications & Stakeholder Engagement
		Financial				Financial					Financial			
		Services				Services					Services			
		Reputation				Reputation					Reputation			
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			
33	Engagement and provision of information to library users is limited and does not provide early information on expected impacts to planned activities within the library.	People			Possible	People	Moderate	Substantial 13		Unlikely	People	Moderate	Medium 17	Manager, City Projects
		Financial				Financial					Financial			
		Services				Services					Services			
		Reputation				Reputation					Reputation			
		Environment				Environment					Environment			
		Regulatory				Regulatory					Regulatory			

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