11.1 Hallett Cove Seaside Pool - Concept Design & Community Consultation	
Report Reference	GC230613R11.1
Originating Officer	Project Manager Infrastructure – Alex Cortes
Corporate Manager	Manager City Activation – Charmaine Hughes
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

To provide Council with final concept design options for the Hallett Cove Seaside Pool and seek endorsement to proceed with community consultation.

REPORT HISTORY

Report Reference	Report Title
GC260612R02	Hallett Cove Coastal Management Study
GC120618R02	Hallett Cove Sea Pool
GC181127R16	Coastal Climate Change Adaptation Planning
GC190625R15	Hallett Cove Sea Pool Feasibility Study Report
GC190723R10	Coastal Climate Change Adaptation Plan - Stage 3 Monitoring Plan
GC201208M02	Hallett Cove Sea Pool
GC210727R11.5	Hallett Cove Beach – Coastal Protection & Outdoor Pool
GC230509R11.3	Additional Funding for Hallett Cove Sea Pool Concept Design

EXECUTIVE SUMMARY

The embankment at Heron Way Reserve at Hallett Cove Beach will require protection from coastal erosion in the future. This has been confirmed in several Council-funded studies (GC260612R02 and GC181127R16).

In 2019, following community interest in a Hallett Cove Sea Pool, Council partnered with the State Government on a Feasibility Study for a pool (GC190625R15). The study concluded that a recreational outdoor pool pumped with seawater could be incorporated into a future coastal protection structure at the base of Heron Way Reserve at Hallett Cove Beach.

The 2019 Feasibility Study only examined the project at a feasibility level and did not include concept design or formal community consultation. The lack of a concept plan was a disadvantage in a 2021 bid to fund construction of the project.

It was therefore decided to prepare a concept plan based on the design recommendations from the 2019 Feasibility Study. In July 2021 Council resolved to allocate up to $35,000 and apply for funding from the State Government's Coast Protection Board, (GC210727R11.5), as follows:

That Council:

1. *Part funds a concept plan and community consultation program for an outdoor pool at Hallett Cove Beach that includes:*

a. *allocation of up to $35,000 (i.e. up to 50% of the cost) from savings identified through the 2021/22 first budget review process*
b. *applying for funding from the state government's Coast Protection Fund for the remaining project costs (opens mid-2021)*
c. *referring the Hallett Cove outdoor pool back to Council's unfunded priorities list for future consideration if funding cannot be secured from the Coast Protection Fund in 2021/2022.*
d. *a community engagement process as part of the design process to inform the scope of the concept design.*
e. *a report back to Council with a draft concept plan and proposed approach for community consultation (subject to confirmation and timing of grant funding)*
f. *a report back to Council summarising results of community feedback and recommending next steps (subject to Council approval of the concept plan and approach for community consultation, and confirmation and timing of external funding).*

In February 2022 Council successfully secured funding for 50% ($35,000) of the estimated project costs from the State Government's Coast Protection Fund bringing the total project budget to $70,000, with the Grant agreement stipulating community engagement as part of the key deliverables.

In July 2022 Council staff undertook an initial public consultation on the Seaside Pool proposal designed to inform the concept design and understand community interest. Overall 445 responses were received, with 294 (66%) responses coming from Hallett Cove residents, and 70% of respondents to the survey agreeing that Hallett Cove has a need for a seaside pool. For the Initial Community Feedback Report, refer to **Attachment 1.**

Following a tender selection process in December 2022, NLD Consultants was engaged to develop a concept design based on the recommendations made in the *Feasibility Study for Hallett Cove Ocean Pool* analysis conducted by the University of New South Wales, Water Research Laboratory (GC190625R15). NLD and the team are renowned specialists on seaside pools – how they function, best practice maintenance, and how they can be designed to best serve the community. NLD consultants has expert knowledge for design excellence and extensive experience in coastal and maritime projects.

In April 2023 the design team provided an update of the preliminary concept design to the Mayor and Ward Members. Members sought an additional concept design for a 25 metre seaside pool as well as omitting certain elements of the original 50 metre pool option.

In May 2023 (GC230509R11.3), Council approved additional consultancy fees of $27,780 to develop the additional 25 metre pool concept option and provide an independent review in understanding the impact of exposure on our coastal climate for all concept proposals.

Incorporating feedback from Members on the preliminary concepts, the consultants finalised two concept options that include a comprehensive design report which covers:

- Project Summary Brief, parameters, and context
- Proposed Design Options (including images, pool plans and pool sections)
  - 1 - 50m Seaside Pool
  - 2 - 25m Seaside Pool
- Design Considerations

- Proposed pool design
- Materials
- Coastal Engineering
- Hydraulic Design and Water Management
- Landscape, Heritage, Geotechnical and Ecological Factors
- Standards, Codes and Safety
- Traffic Engineering

- Preliminary Cost Estimates (Capital and Operational)
- Maintenance and Ongoing Management

For the Hallett Cove Seaside Pool Concept Design Report, refer **Attachment 2.**

The project was discussed and noted at the Forum on 30 May 2023. The design team presented an update on the concept design options that included artist impressions, preliminary costings, and technical requirements.

This report summarises the work to date, presents the final concept design and costings, and seeks to determine next steps. A further report would be brought back after consultation to cover consultation feedback and project responsibility / funding opportunities.

It should be noted that the seaside pool is an unfunded construction project and is not in Council's four year plan.

RECOMMENDATION

That Council:

1. **Notes the report for the Hallett Cove Seaside Pool Concept Design (Attachment 2).**

2. **Endorses the Community Engagement Plan (Attachment 5) and supports community consultation on the concept design options:**
    a. **50 metre seaside pool including associated embankment protection**
    b. **25 metre seaside pool including associated embankment protection**

3. **Notes that a report will be presented at the General Council Meeting on 12 September 2023 summarising feedback results from the community consultation on the concept design options and to determine next steps.**

DISCUSSION

The embankment at Heron Way Reserve at Hallett Cove Beach will require protection from coastal erosion in the future. This has been confirmed in several Council-funded studies (GC260612R02 and GC181127R16).

With funding support from the State Government, Council manages a coastal monitoring program that includes regular assessments of coastal processes (wind, waves, currents, and sea levels) and changes to coastal terrain to assist with understanding climate change impacts and adaptation needs. The monitoring program has identified that whilst sea levels are rising, there has not yet been an acceleration in impacts to our coastline.

Following community interest in a Hallett Cove Sea Pool, Council partnered with the state government on a Feasibility Study for a pool (GC190625R15). The study concluded that a recreational outdoor pool pumped with seawater could be incorporated into a future coastal protection structure at the base of Heron Way Reserve at Hallett Cove Beach.

The 2019 Feasibility Study only examined the project at a feasibility level and did not include concept design or formal community consultation. In 2021 Council applied for funding under the Local Government Infrastructure Partnerships Program to build a $5.5 million Hallett Cove Sea Pool. This funding bid was unsuccessful, with the lack of a concept design being a disadvantage.

In July 2021 Council resolved to allocate up to $35,000 and apply for funding from the State Government's Coast Protection Board, (GC210727R11.5). In February 2022 Council successfully secured funding for 50% ($35,000) of the estimated project costs from the State Government's Coast Protection Fund bringing the total project budget to $70,000.

The Grant Funding Agreement between Council and Coast Protection Board includes a seaside pool concept and community consultation, providing the minimum information as below:

The concept plan:

- Site of pool in relation to the beach and embankment
- Construction materials for the pool and surrounding erosion protection
- Recreational features of the pool e.g., lap swimming, water play areas
- Pathways and access points
- Safety features including fencing
- Surrounding landscaping
- Infrastructure impacts surrounding the pool
- Basic operational features of the pool
- Estimated costs for construction and ongoing maintenance.

The consultation program:

- Communicate the risk of erosion to the Heron Way Embankment and feasible protection options
- Provide conceptual drawings of the pool indicating location, design and technical parameters
- Investigate community attitudes to a seawater outdoor pool at the proposed location
- Discuss the potential impact the structure may have on coastal processes in the area
- Document feedback from community and interest groups
- Incorporate community feedback into the design, construction and operation of the sea pool.

NLD Consultants was engaged to develop a concept design based on the recommendations made in the *Feasibility Study for Hallett Cove Ocean Pool* analysis conducted by the University of New South Wales, Water Research Laboratory (GC190625R15).

NLD and team are technical specialists in seaside pools and are renowned for their expert knowledge of design excellence and have extensive experience in coastal and maritime projects

including how seaside pools function, best practice maintenance, and how they can be designed to best serve the community.

In April 2023 the design team provided an update of the preliminary concept design to the Mayor and Ward Members. Members provided feedback on the original 50 metre pool option and sought an additional concept design for a 25 metre option.

In May 2023 (GC230509R11.3) Council approved additional consultancy fees of $27,780 to develop the additional 25 metre pool concept option. The additional consultancy fees included an independent review to understanding the impact of exposure on our coastal climate for all concept proposals.

The design team presented an update on the concept design options at the Forum on 30 May 2023 that included artist impressions, preliminary costings, and technical requirements.

PROPOSED DESIGN OPTIONS

The Hallett Cove Seaside Pool Concept Design report is included in Attachment 2. NLD Design has provided two concept designs for Option 1 – a 50 metre seaside pool and Option 2 – a 25 metre seaside pool.

Both options include a 90 metre length embankment protection behind the proposed pool. The concept includes some initial works which are associated with the pool including new beach access. Further embankment protection north and south of the pool is part of a broader, staged strategy for coastal protection works along the Hallett Cove beach.

The proposed designs provide an inclusive community salt-water swimming enclosure which protects and stabilises part of the embankment against coastal hazards and sea level rise. They provide protected swimming access whilst maintaining beach foreshore access. The designs celebrate the geological significance of Hallett Cove whilst protecting and enhancing the natural character of the beach and geological landscape and increasing intertidal habitat. Both options have been designed to minimise ongoing maintenance.

The principal difference between the two concept design options is the length of the lap pool. Surveys conducted in NSW indicate that generally 30% of ocean pool users swim laps at their local ocean pool. A 50 metre length is considered as a standard design, facilitating lap swimming and accommodating more swimmers comfortably within the lanes. A 25 metre pool presents a significantly smaller footprint and slightly reduced capital and ongoing costs.

DESIGN CONSIDERATIONS

The following sections set out several key considerations:

Proposed pool design

Central to both pool options is a lap pool with five lanes (50 metre and 25 metre respectively). This is a minimum allowance to provide a lane each for fast, medium, slow, recreational and accessible lap swimming.

The pool depth is 1.6 metres at the deep end and 1.3 metres at the shallow end to allow for comfortable lap swimming and facilitate good drainage of the pool.

The children's pool is a 20x20 metre wading pool with a maximum depth of 1 metre. It has zero grade entry and a 'live bottom' e.g., the bottom is founded on the rock platform and gently slopes downward into the water from the sand.

Bench seating is located along the side of the pool for passive surveillance and serves as a perch if swimmers are in distress.

Benched concrete seating, serving as 'sun scoops' which radiate heat and also function as wind buffers, is also provided both adjacent to the pool and in stepped benches across the embankment overlooking the proposed pool and beach. The seating will also create areas for recreation and congregation on the beach level, which is currently a challenge due to the boulders which scatter the beach.

The design will result in improved access to the beach with new stairs added to the south and a ramped driveway down to the beach which is DDA compliant for wheelchair and ambulant access. Either pool will protect the embankment and foreshore access behind, which remain above the high tide level in calm conditions.

Key coast issues

The concept design options have been reviewed within the context of Council's coastal climate change study and coastal monitoring program. This work is critical in understanding the exposure of this asset to coastal climate change and how it will support future adaptation of our coastline to changing coastal processes. An independent summary has been provided in Attachment 3 noting that coastal monitoring is ongoing, and conditions will change over time depending on future global carbon emissions and global changes to the climate. The summary has indicated the following:

As a general observation and based on our firsthand experience of the southern coastline from Marino to Sellicks Beach, Integrated Coasts views the proposed site as an optimal site for a seaside pool when considering coastal geomorphology and geology.

The concept for the seaside pool effectively provides hard protection to 90 metres of the embankment with a combination of stepped and curved concrete structures and rock walling which will assist in diffusing wave impact. The proposed height of 4.50m AHD for these structures in the backshore is suitable to manage projected sea level rise for the proposed life of the pool at 50 years. Furthermore, the height is likely suitable to manage sea level rise of 80-90 cm which correlates with the very high emissions scenario by Intergovernmental Panel on Climate Change for 2100. Considering that sea-storm events with the highest water levels usually coincide with winds from the west to south-west, the pool is also likely to provide a sheltering effect for a further 30-40 metres of embankment to the north of the proposed concrete structures adjacent the embankment in these events. The location of the pool will effectively protect one of the three areas that were impacted in the storm event of 9 May 2016.

Sea storm monitoring data suggests that the pool would overtop 1-2 times per month April to September, and that some of these storms would be likely to deposit rocks and seagrass wrack into the pool. However, overtopping is expected for a seaside pool which height must be set to satisfy its primary purpose to function as a seaside pool in warmer months, and therefore impacts of overtopping relate to maintenance and require management in the context of safety.

Hydraulic design and water management

As ocean pools are not common in South Australia, specific guidance for water quality management is not readily available, and so the concept design has been informed by the current *Australian*

Guidelines for Managing Risks in Recreational Water (NHMRC, 2008), *World Health Organisations Guidelines for safe recreational water environments (WHO, 2003)* and follows a preventative approach to the management of recreational water assets.

The SA EPA states that *'beaches in Adelaide are safe and healthy for 98% of the time*'. Studies show that Adelaide's coastal waters are safe for swimming three days after heavy rainfall events, therefore management of the proposed pools should include recommended exclusion periods following rain.

The location of the pool has been selected to ensure sufficient water turnover and minimal construction cost. The design allows for continuous water turnover within the pools, with water pumped from the ocean via a deep-water intake point in Gulf St Vincent, with a connecting pipeline concealed below the seabed.

It is expected that for around 4-6 hours on select days each month, the intake will not be submerged at low tide nor draw in water, however this has a minimal impact on the annual water turnover of the pool. The intake point would be screened to prevent marine life entrapment and to exclude debris from entering the system.

From a maintenance perspective, once drained, it is expected that the 50 metre pool could be refilled overnight within 4-6 hours to minimise the impact on daytime usage.

An existing stormwater outlet discharges to the beach in the proposed location of the 50 metre pool and south of the proposed 25 metre pool. An extension to the stormwater drainage line is proposed to pass below the pool deck and discharge at the water side of the pool structure to ensure that during rainfall, stormwater runoff does not flow directly into the pool. It also removes the outlet from direct line of sight, improving visual impact.

Ecological assessment

Impacts to the terrestrial ecology were previously assessed through the 2019 Feasibility Study. The impacts to ecology of the backshore (constructed embankment) are low.

Hooded Plovers (a nationally protected bird species) have historically been present south of this location at the Field River, however, have not been recorded nesting at this location. No other species of national significance are recorded at this location.

Construction impacts associated with the pipeline will occur in the intertidal zone. These will need to be further assessed through detailed design.

There will be minimal impact to ecology of intertidal zone from pool footprint once established. The Concept Design includes "living shorelines" options on the pool edges and within the children's pool that may increase habitat for certain species.

The intake point should be screened to prevent marine life entrapment and to exclude debris from entering the system.

The water outflow path is expected to benefit bird habitat and foraging in the local area – an improvement on the current storm-water outlet which attracts bird life. As water is proposed to be continuously supplied to the pool and turned over at a rate of 2.5 hours, the quality of return water is expected to be of minimal impact to surrounding marine ecology.

Geological assessment

Existing large glacial erratic boulders will be retained. This is important for maintaining geo-heritage values of the location. The potential for unintended crushing of beach shingle with heavy equipment during construction has not yet been assessed and would need further assessment at the detailed design phase.

Cultural Assessment

There is a registered cultural site around the Field River and an Integrated Heritage Services cultural study was conducted as part of the coastal walkway upgrades. This primarily looked at areas of Aboriginal heritage significance at Hallett Cove including the proposed seaside pool area. The beach area was not found to have a likelihood for previously unrecorded and buried Aboriginal heritage sites. Further investigation and consultation is recommended should the project proceed.

Standards, Codes and Safety

Ocean and seaside pools in Australia are generally seen as extensions of the coast and foreshore. Much like our beaches, there are periods where hazardous surf conditions require the closure of an ocean pool with signage to communicate this to beach goers.

Of the approximately sixty seaside pools in NSW, less than five have dedicated lifeguards and/or fencing. Those that do typically charge an entry fee. Most are otherwise accessible 24 hours per day, seven days per week.

Seaside pools are almost always safer than the neighbouring beach and rock shelves. A range of risk control measures are presented in NLD Design's report, with a full hazard and safety assessment recommended if the project is to progress further.

Generally, seaside pools follow an operational model which provides public, 24/7 access to the pool. Pools are generally unsupervised, and access is not restricted or fenced off (in part as this would undermine the landscape character of the beach). As a result, seaside pools are extremely efficient in comparison with municipal pools while offering a similar level of amenity. While no regulatory requirement exists for supervision, this would be further assessed in conjunction with a detailed risk and hazard assessment to understand whether provision is to be made for lifeguards.

Traffic Engineering

A Traffic Study and Parking Impact Assessment was undertaken during periods of high demand to understand the existing and required car parking capacity required in the area for both the 50 metre and 25 metre options, within a 250 metre and 450 metre radius of the proposed pool. This information was analysed in the context of the anticipated number of additional visitors expected to be drawn to the area by the proposed pool.

The study identified that there are a significant number of vacancies during peak periods over a 450 metre radius with over 80 vacant spaces available.

It is anticipated that the 50 metre pool option will increase parking demand by up to 30 car spaces and the 25 metre option by up to 20 spaces. This could be accommodated by existing vacant car spaces within a 450 metre radius, with up to 59 additional vacant spaces remaining. To increase parking availability in closer proximity to the pool, a further seven new spaces could be created on the eastern bend of Heron Way by changing to 90-degree parks (a change from 5 to 12).

Preliminary cost estimates (capital and operational)

Projected capital and operational costings for the concept designs are noted below.

Option 1 – 50 metre Seaside Pool + associated embankment protection	
Capital Expenditure	**Operating Expenditure**
Construction: $8.925M (including a 25% contingency) Professional fees: $1.338M (estimate of 15%) Total estimated construction cost: $10.3M (2023 costs)	$201,313 (mid-range) per annum

Option 2 – 25 metre Seaside Pool + associated embankment protection	
Capital Expenditure	**Operating Expenditure**
Construction: $7.820M (including a 25% contingency) Professional fees: $1.173M (estimate of 15%) Total estimated construction cost: $9.0M (2023 costs)	$176,519 (mid-range) per annum

Maintenance and ongoing management

Depending on local factors and seasons, most seaside pools are emptied and cleaned weekly, fortnightly or monthly. The NLD concept designs propose a continually flushed pool with high walls to prevent ingress of sand and sea wrack into the pool. The high turnover may allow for less frequent maintenance over time with monitoring of usage and seasonal changes in water quality.

Based on best practice from NSW pools of a similar nature, it is recommended that typical maintenance would be done weekly in summer and fortnightly in winter, consisting of removal of debris and emptying of the pool to replenish with fresh ocean water. Intermittent maintenance undertaken every 4-6 weeks in summer and every 6-8 weeks in winter would consist of removal of marine growth to trafficable areas, pressure clean of trafficable surfaces and maintenance on gates, pumps etc. Substantial maintenance would be done on an as-needs basis e.g., following heavy storms or rain events and could include sand, wrack and boulder removal from the pool (it should be noted that boulder movement and removal is to be expected with seaside pools), minor concrete patching and joint sealing, balustrade, pump and lighting maintenance.

Generally, ocean pools in NSW undergo significant capital upgrades every 20 years depending on their age and construction – most being over a century old. It is expected that a contemporary ocean pool would significantly outperform this and remain durable for a longer period.

Costings do not include maintenance costs for the existing stormwater outlet as this is covered under the Asset Management Plan.

Options appraisal

An analysis of the 50 metre and 25 metre options has been undertaken by NLD which sets out the advantages and considerations below:

Option 1 – 50 metre Seaside Pool	Option 2 – 25 metre Seaside Pool
Advantages: • Length more preferable by swimmers • Orientation allows pool to remain in use for a broader range of surf conditions and protects ramped entry • Cost-effective diversion of stormwater outlet	Advantages: • Lower project cost
Disadvantages: • Greater project cost	Disadvantages: • Length less preferrable by swimmers • Expensive diversion of stormwater outlet • North eastern corner of the pool more exposed to adverse swell and over-topping due to orientation

Land classification at locality of seaside pool

Legal advice received by Council regarding land classification in the proposed area is as follows:

Land tenure arrangements at this foreshore locality are complex. It is anticipated that works necessary for the construction of the seaside pool may well need to be undertaken on land owned variously by the Council in fee simple, either as local government reserve (community) land or public roads (noting the areas between the high-water mark and the western section boundaries along the coast in the Council's area are commonly public road under the Local Government Act 1999) and adjacent land under the Council's care and control as local government (community) land, but owned by the Minister for Infrastructure and Transport under the Harbors and Navigation Act 1993.' An indicative seaside pool locality plan is included in **Attachment 4.**

More specific tenure arrangements will be researched in consultation with the State Government, and a survey plan obtained setting out the precise tenure details for the site. Confirmation will also be obtained as to whether any works necessary to construct the seaside pool will need to be undertaken on land owned by the State below the low-water mark and therefore outside of the Council's western boundary. As part of this process, consideration will be given to whether the land necessary for the seaside pool ought to be brought within a single freehold parcel of land to be owned by the Council in fee simple, for any public roads within the proposed site to be closed and/or otherwise for a long-term lease to be obtained from the State for any land not presently owned by the Council.

Depending on the outcome of these matters, consideration will also need to be given in respect of the applicability of the community land provisions within the Local Government Act 1999 and the relevant community land management plan(s).

Insurance

Pending land classification outcomes (refer above), Council would need to work with the LGA LMS (Local Government Association –Mutual Liability Scheme) to understand how this type of asset could be covered and the level of Insurance cover required. LGA LMS has previously advised that the Scheme would need to know more about the detail design and operation.

Community Consultation

Community consultation would follow the same consultation plan as for the initial consultation. Consultation could commence on Monday 19 June 2023 for a period of four weeks, closing on Monday July 17. The consultation would be promoted locally via a direct mail letter to Hallett Cove residents, door knocking to residents in close proximity to the proposed seaside pool location, a social media campaign, signage along the esplanade, and a Making Marion email to project subscribers. Hard copy seaside pool concept plans would be made available for the local community. A community information (drop-in) session would be held in the middle of the consultation period (Sunday July 2), to give community members the ability to discuss the concept plans with key members of the project team.

The community engagement approach aims to maximise stakeholder participation by providing a variety of methods for engagement and provision of feedback. All feedback received from the community, both hardcopy and digital, would be analysed and provided as a report to the General Council on 12 September 2023. The Community Engagement Plan is included in **Attachment 5.**

ATTACHMENTS

1. Attachment 1 - Initial Community Feedback Report [**11.1.1** - 50 pages]
2. Attachment 2 - Hallett Cove Seaside Pool Concept Design Report [**11.1.2** - 56 pages]
3. Attachment 3 - Mark Weston Review [**11.1.3** - 2 pages]
4. Attachment 4 - Indicative Seaside Pool Locality Plan [**11.1.4** - 1 page]
5. Attachment 5 - Community Engagement Plan [**11.1.5** - 19 pages]

Community Feedback Report

September 2022

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1.0 Executive summary

1.1 Background



This initial public consultation on the Seaside Pool project opened on July 22, 2022, via letterbox drop (1,209 residences) and release of the community feedback survey on the Making Marion website. Consultation closed on August 15, 2022.

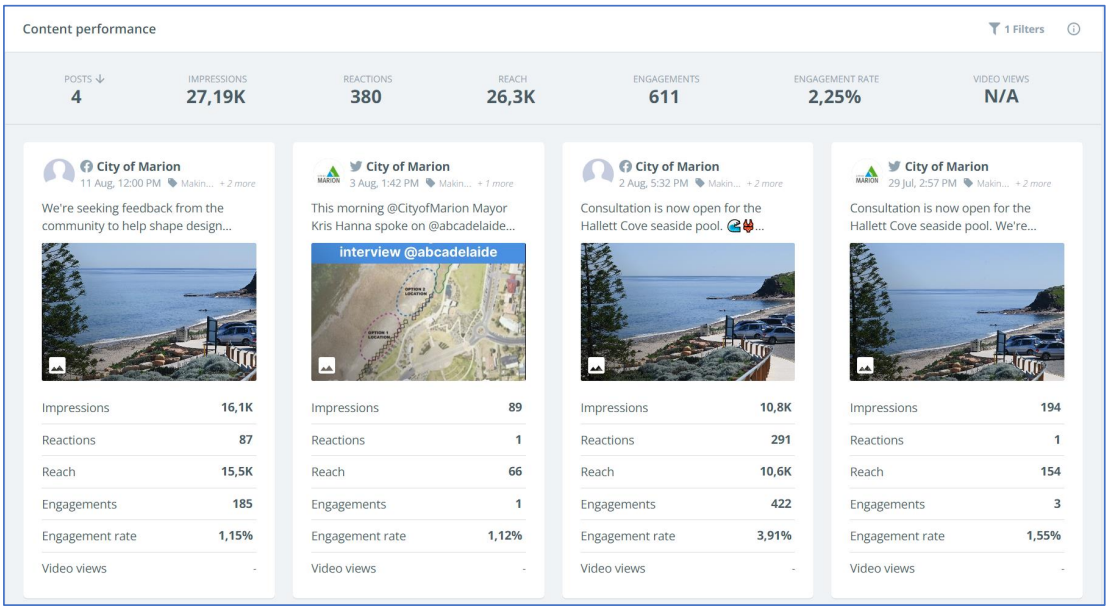
This initial consultation was designed to inform the scope of design and understand community interest in the proposed project.

A community drop-in session was held at the Boatshed Café, Hallett Cove from 10am – 12pm on August 12 to assist the community with submitting their feedback on the proposed project. Approximately 70 stakeholders attended to talk to the project team and discuss their thoughts on the proposal.

Overall, 445 responses were received, with 294 (66%) responses coming from residents of Hallett Cove.

1.2 Social media campaign

Twitter and Facebook were used to promote the consultation and provide the community with access to the feedback survey. Please see below for a summary of the post statistics.



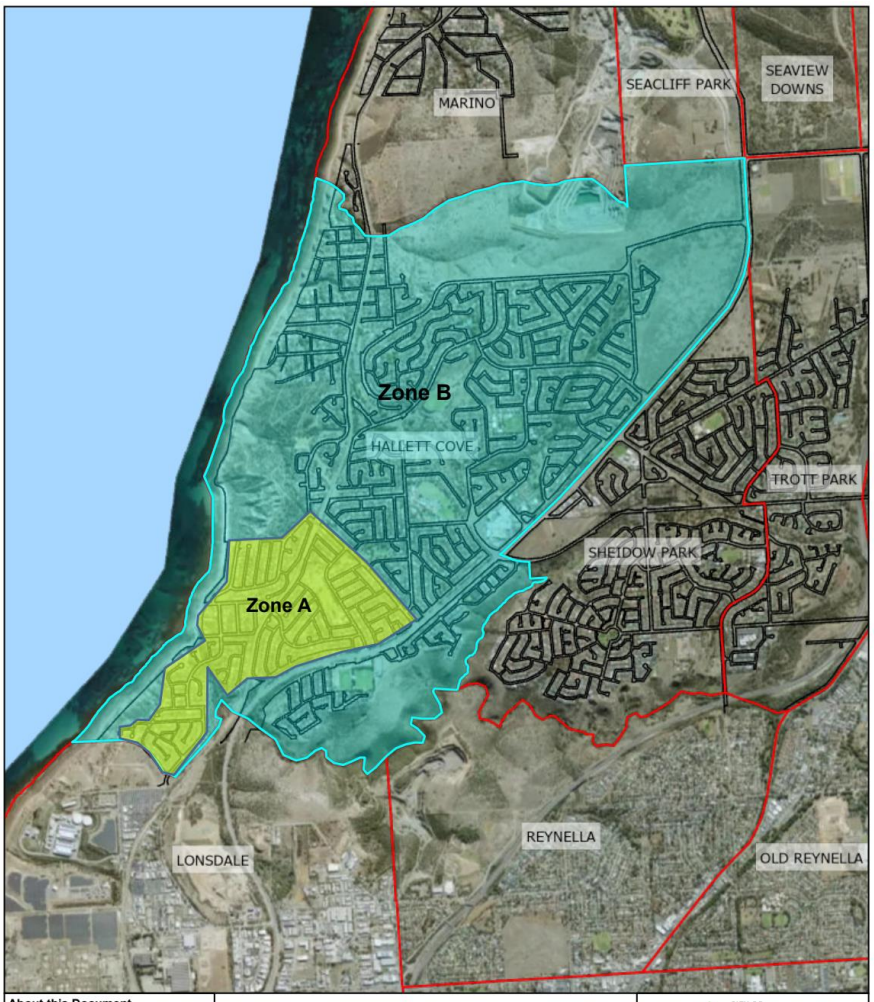
The following report provides an overview of the survey responses and includes an analysis of the comments received from the community.

1.3 Proposed site locations for the seaside pool



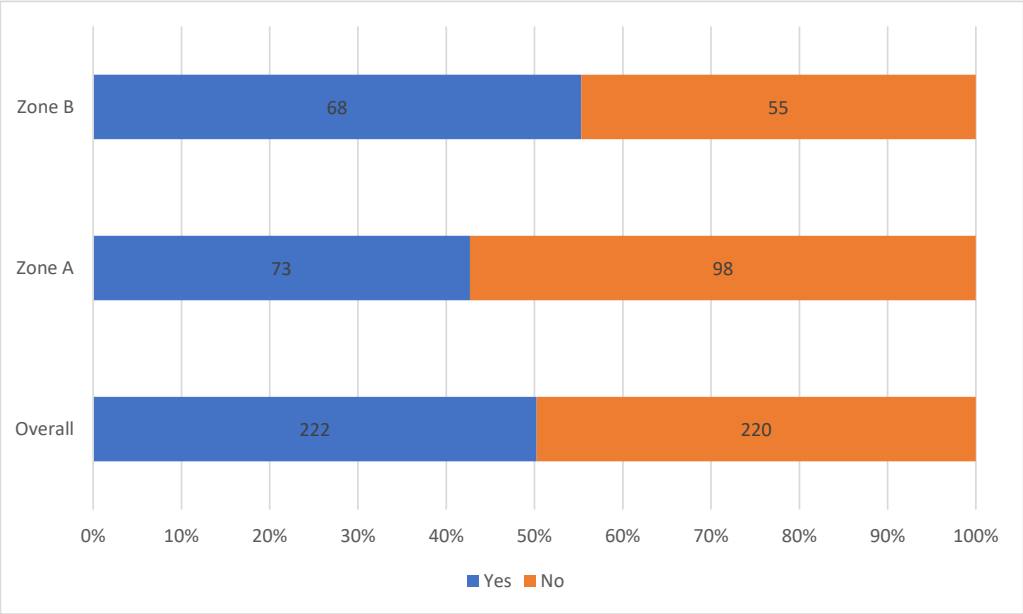
1.4 Hallett Cove – suburb breakdown

For the purposes of this report the direct mail catchment area is referred to as Zone A, and this lies mainly within 500m of the proposed project sites. The remaining area of the Hallett Cove suburb is referred to throughout the report as Zone B. Refer to the map below for details.

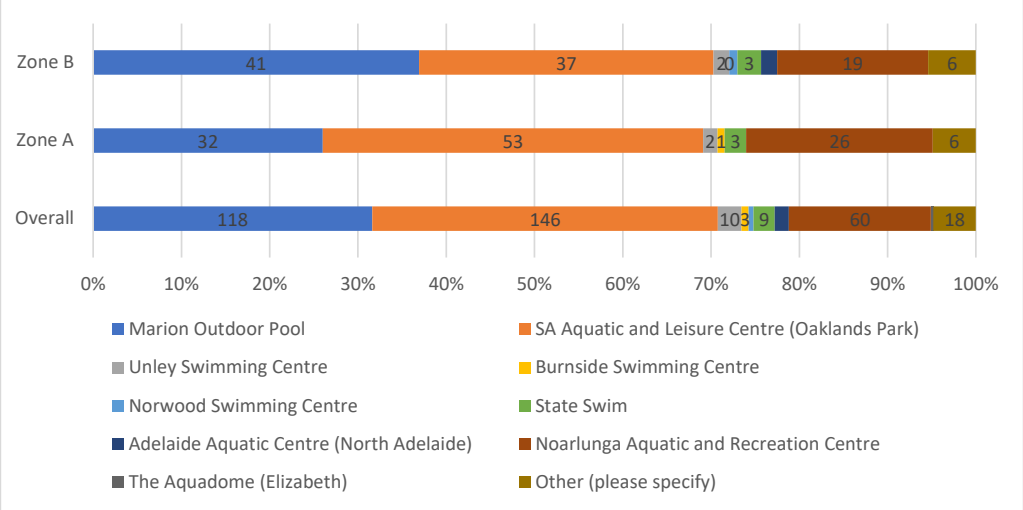


2.0 Survey responses

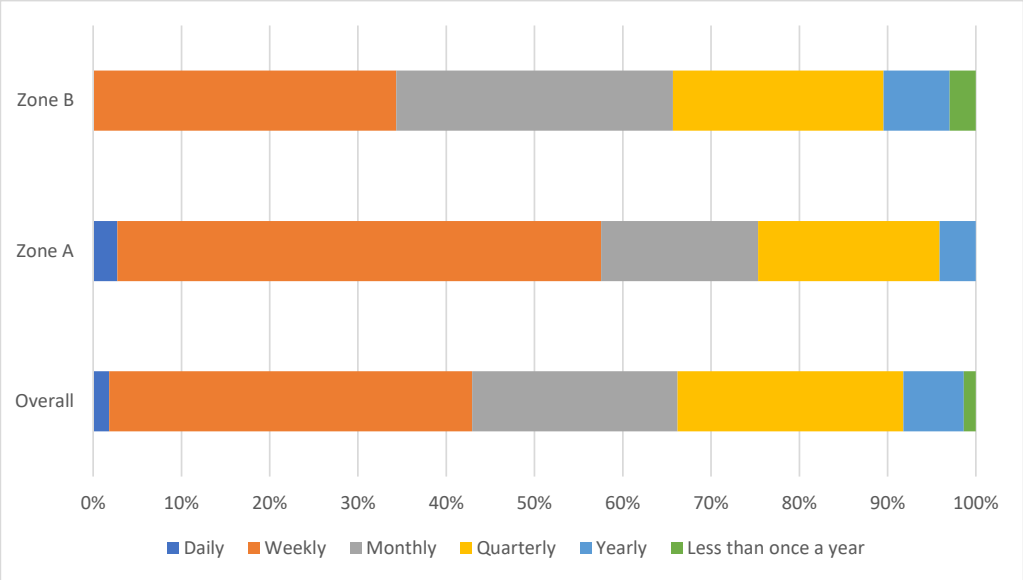
2.1 Do you currently use public pool in South Australia?



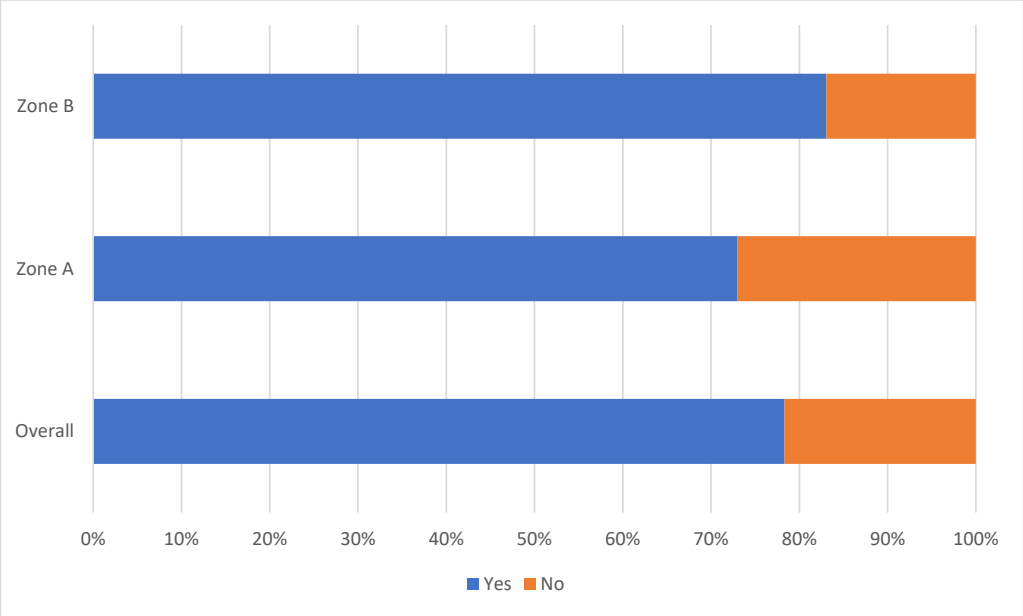
2.2 Which public swimming pool facility?



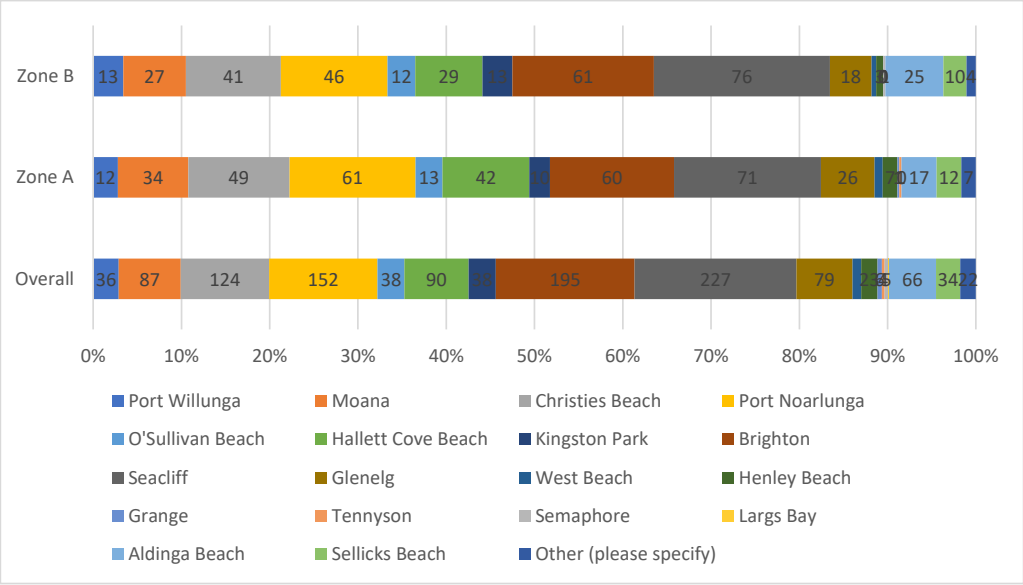
2.3 How often do you use a public swimming pool?



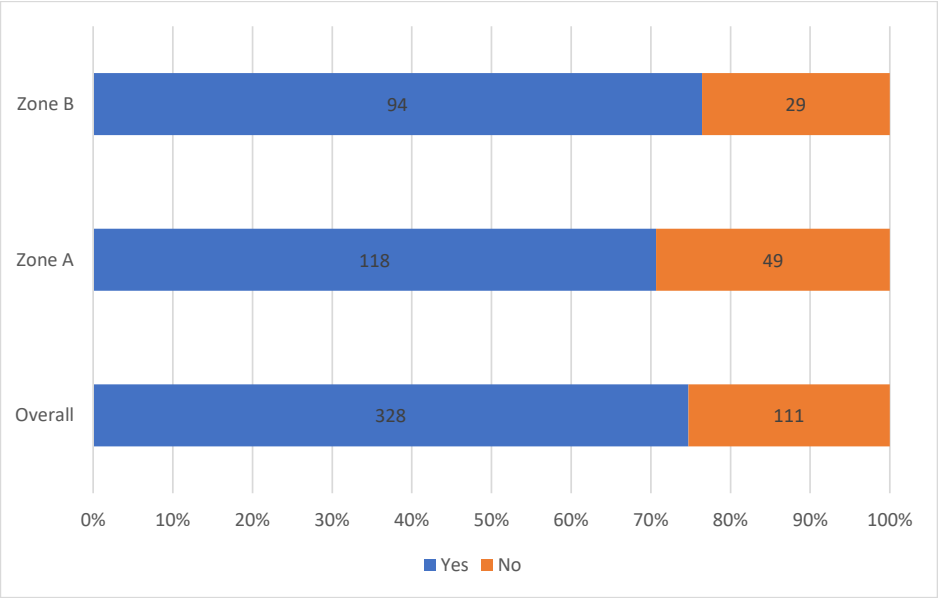
2.4 Do you swim at nearby beaches?



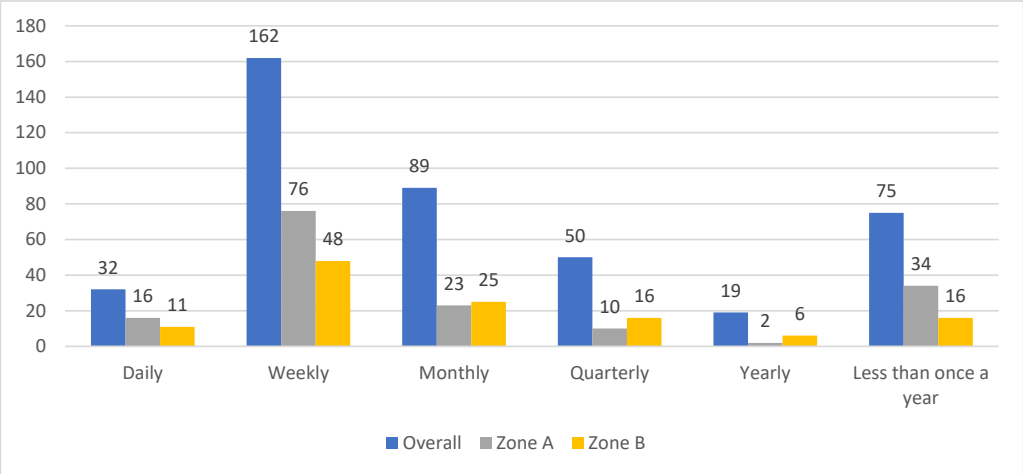
2.5 Which beaches?



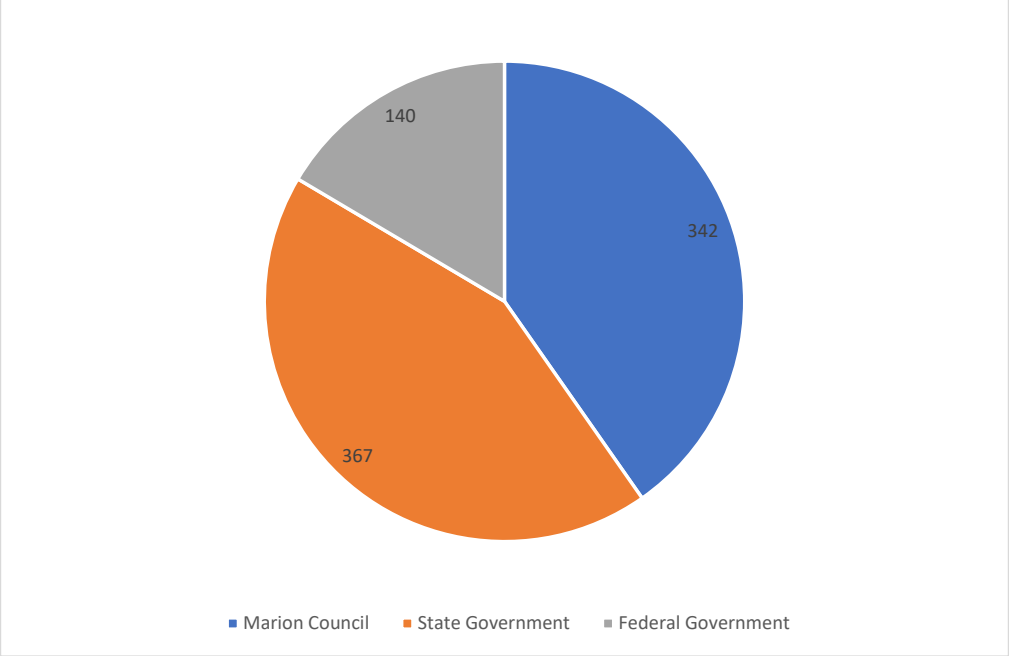
2.6 Would a seaside pool at Hallett Cove encourage you to swim more?



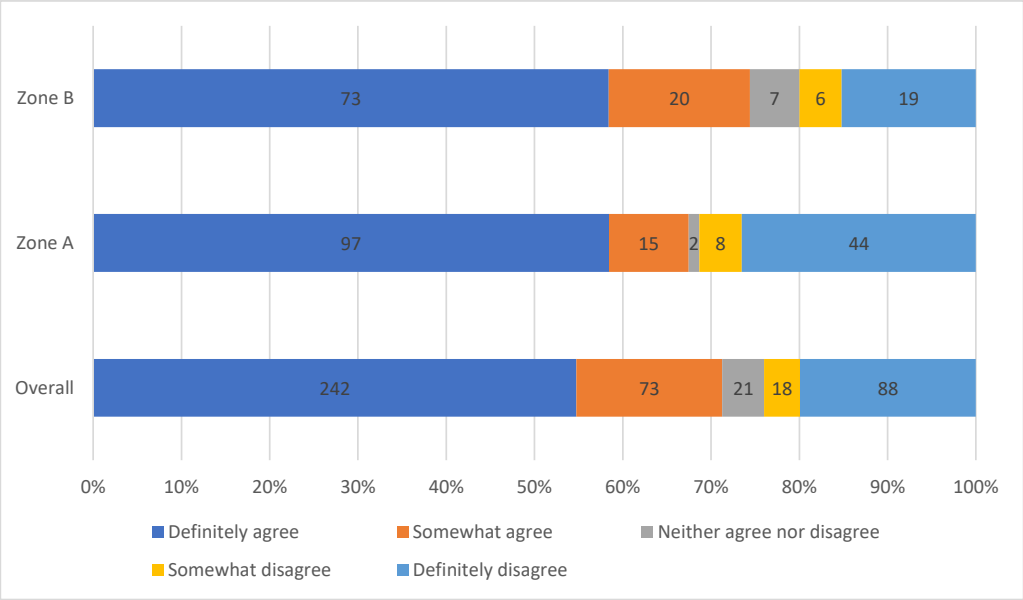
2.7 How often would you use a seaside pool in Hallett Cove



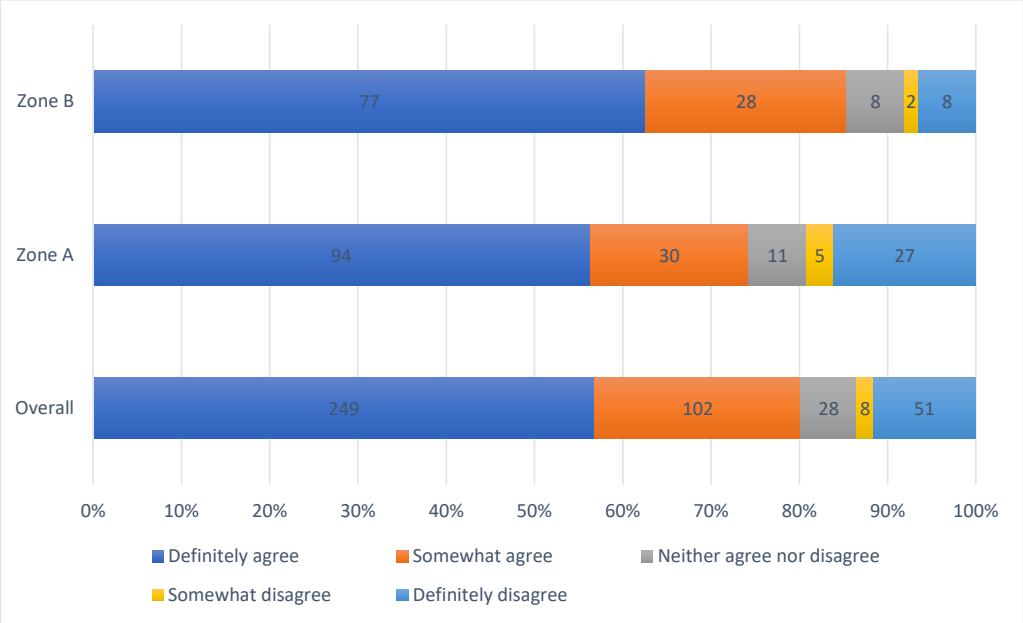
2.8 Which levels of government do you consider should fund a seaside pool at Hallett Cove?



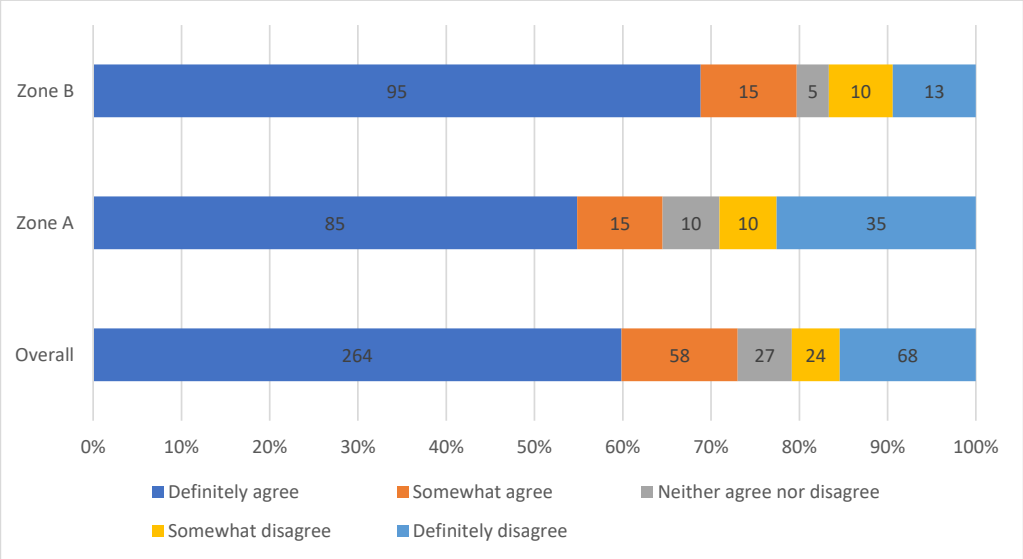
2.9 Hallett Cove has a need for a seaside pool



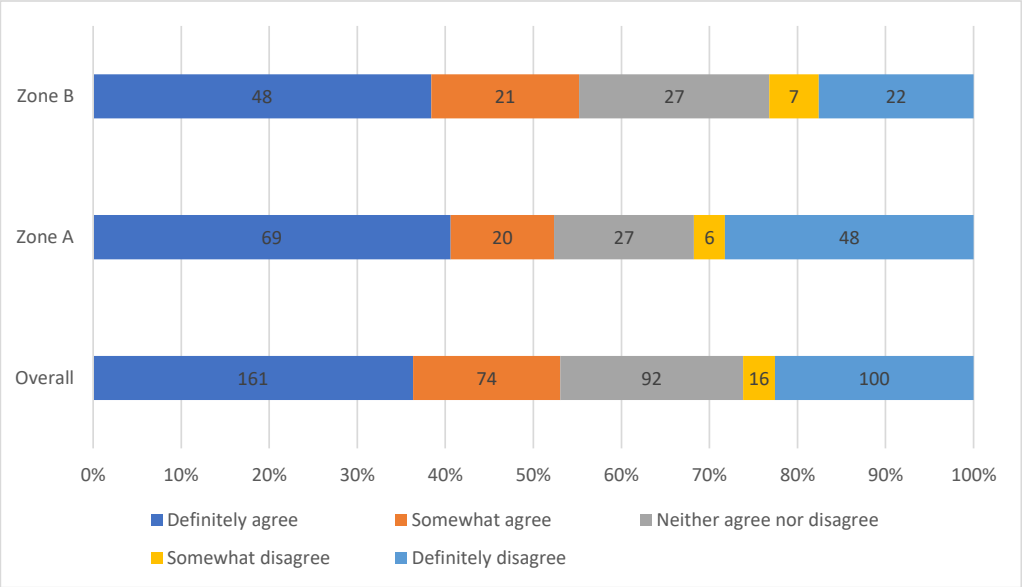
2.10 Should this project proceed, Council should maintain and operate the facility (includes maintenance, refurbishment and operation costs)



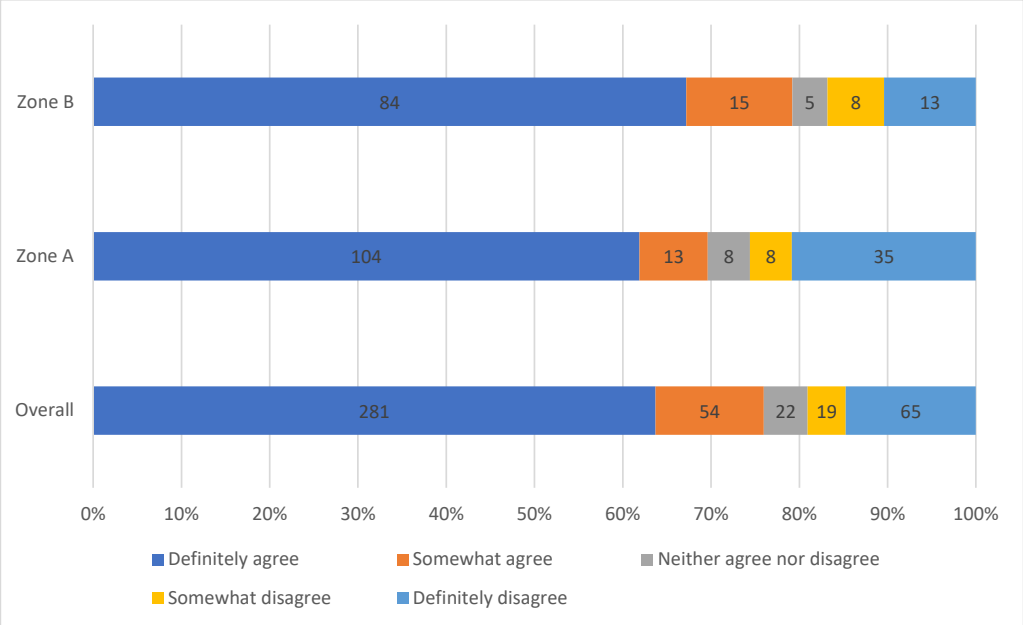
2.11 A seaside pool would deliver economic benefits to Hallett Cove



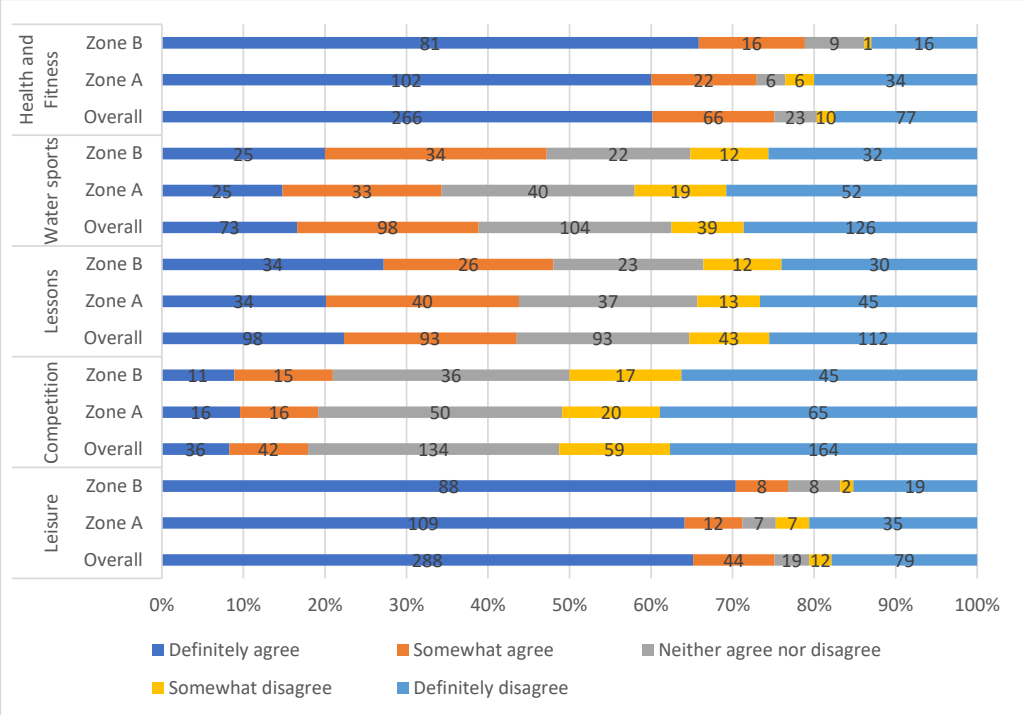
2.12 A seaside pool would have a positive environmental impact to the area



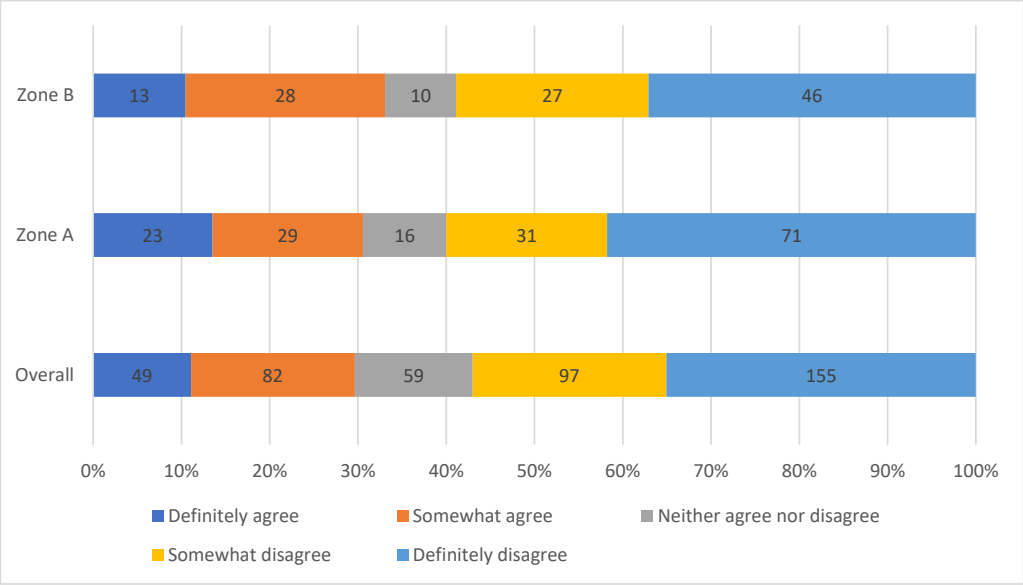
2.13 A seaside pool would have a positive social impact on the community



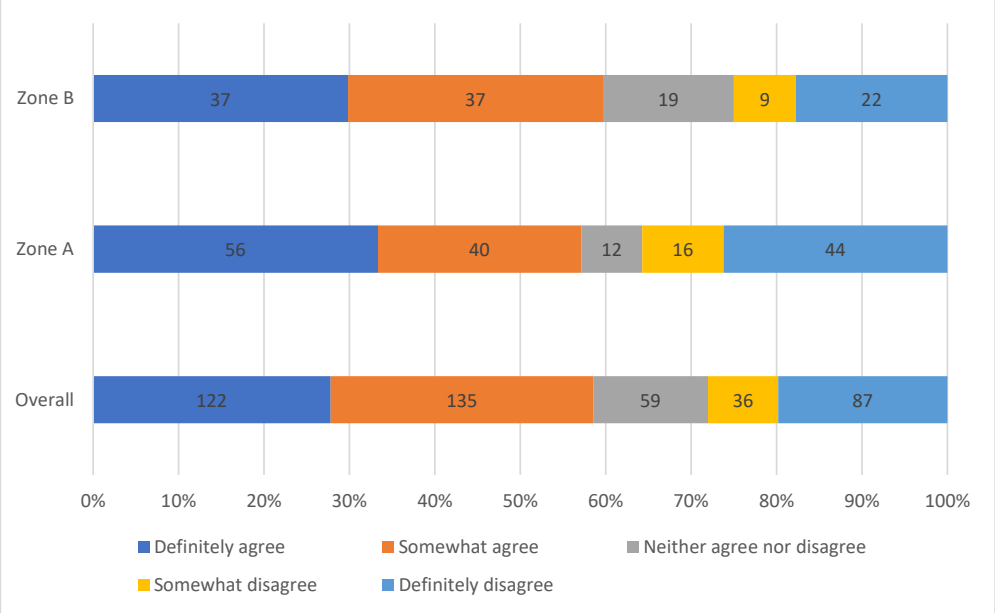
2.14 Preferred uses of the seaside pool



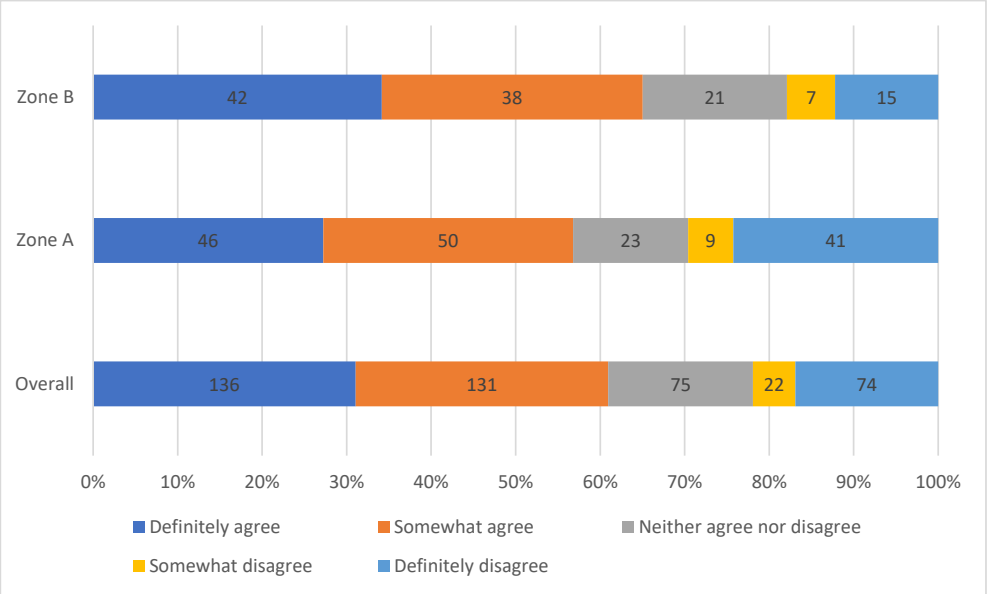
2.15 There is adequate space for car parking in the proposed project area



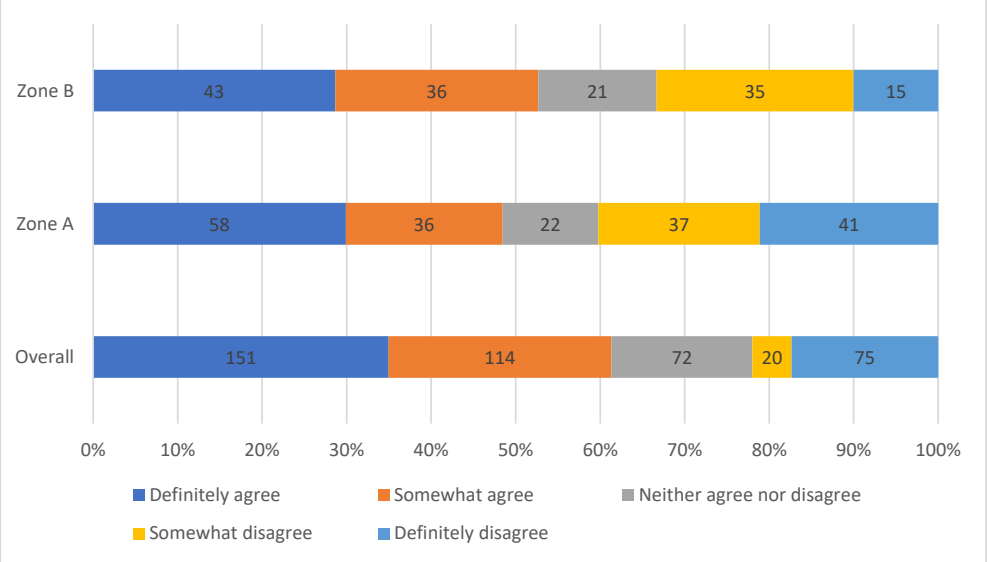
2.16 There is adequate access to the proposed project area



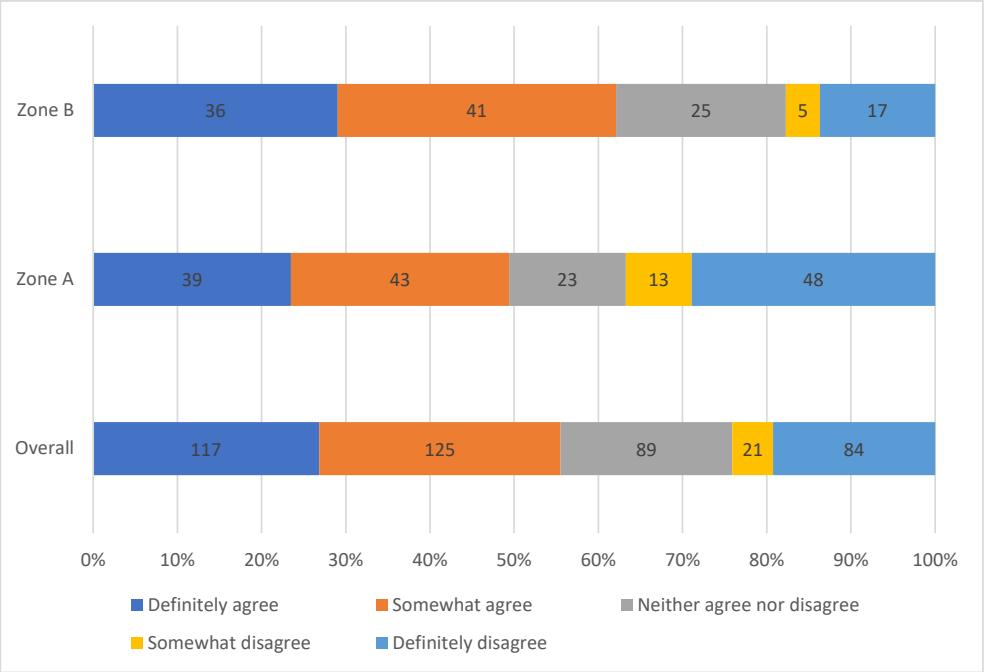
2.17 Car parking options should be increased along Dutchman Drive



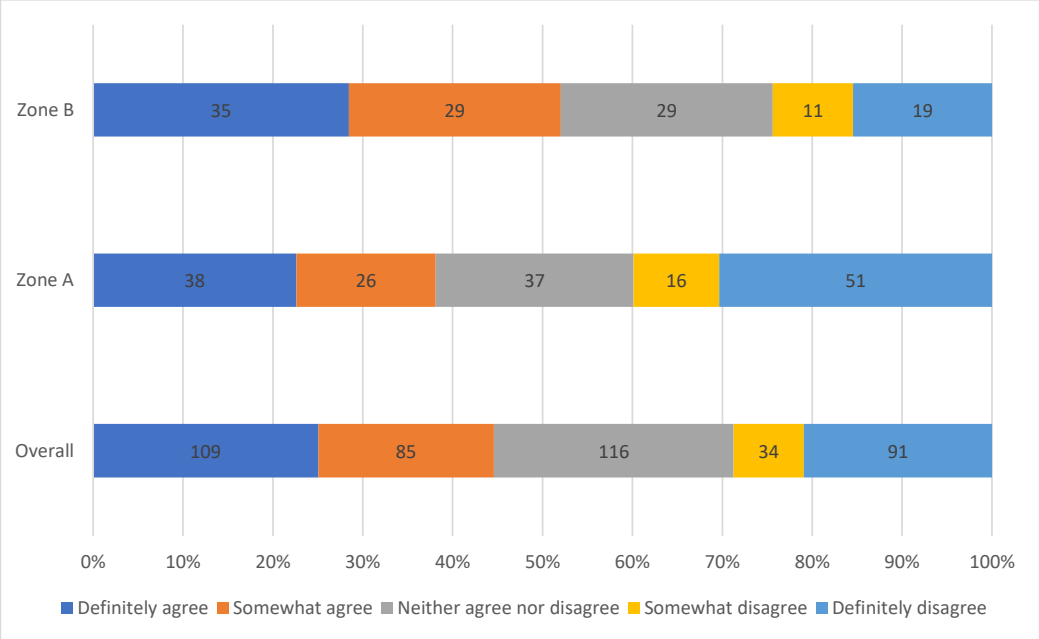
2.18 Car parking options should be increased along Heron Way



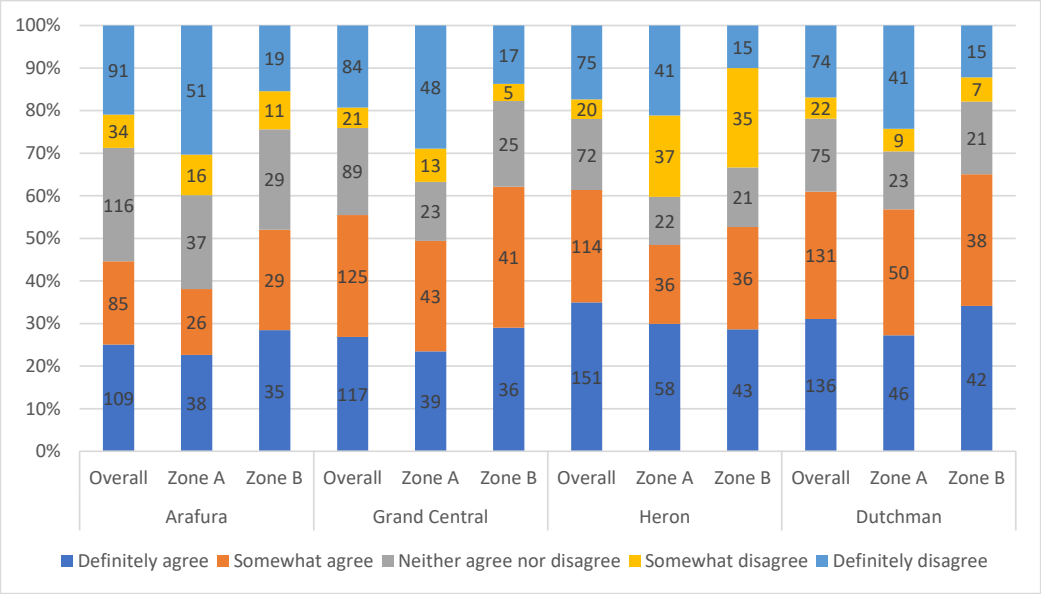
2.19 Car Parking options should be increased along Grand Central Avenue



2.20 Car parking should be increased along Arafura Court



2.21 Car parking comparison across options



3.0 Survey comments analysis

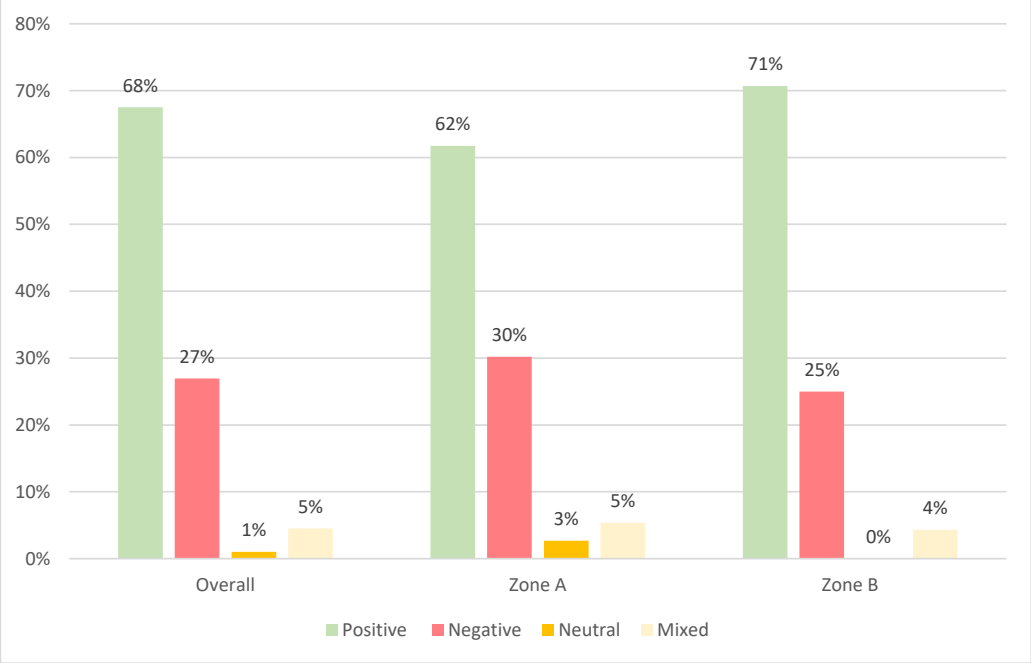
3.1 Assessing community sentiment

In section 3, community sentiment has been assigned the following shading dependant on feedback provided.

Negative
Mixed
Neutral
Positive

3.2 What impact would a seaside pool have on the local community

Comments relating to the impacts on the local community were varied (detailed breakdown in appendix 1). In zone A, 62 percent thought the impacts would be positive, compared to 71 percent in zone B. 30 percent of zone A respondents assessed the potential impacts as negative compared to 25 percent of respondents in zone B.



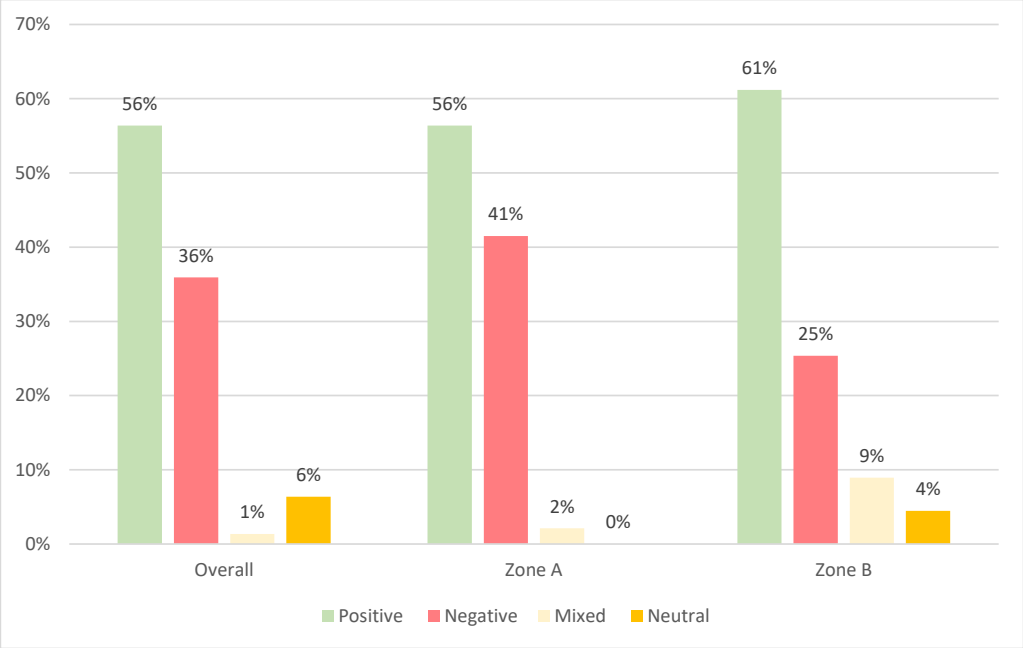
Overall word cloud analysis

As highlighted in the word cloud graphic below, key themes that emerged from the comments on the negative side included, lack of parking options, increased traffic, negative environmental impacts to the beach. On the positive side respondents highlighted the increased swimming potential, opportunities for local businesses, positive impacts on health outcomes.



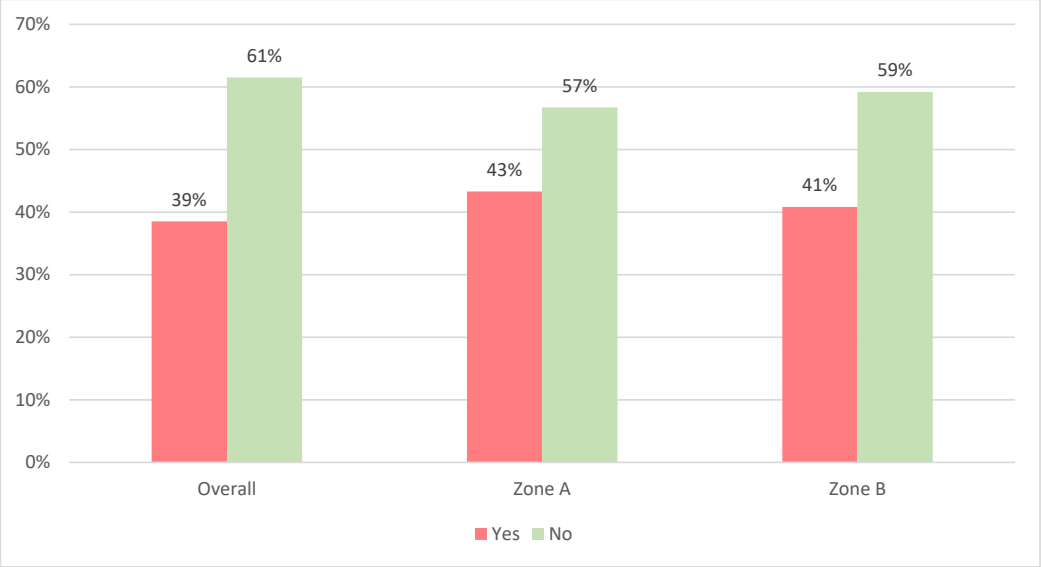
3.3 Hallett Cove has a need for a seaside pool, and it would have a positive impact to economic, environmental, and social factors

Comments relating to the impacts on economic, environmental, and social factors were again varied but followed a similar trend to 3.2 where residents living in closer proximity to the proposed project site responded more negatively (detailed breakdown in appendix 1). In zone A, 56 percent thought the impacts would be positive and 42 percent negative, compared to zone B residents where 61 percent consider the project as a positive for the local community, with 25 percent thinking it will have a negative impact. Overall, 36 percent rated the pool as having a potential negative impact, with 56 percent commenting positively on the proposal.



3.4 Do you have concerns about a seaside pool in Hallett Cove

Responses are relatively consistent across zone A and B for this question. Residents from zone A had slightly more concern at 43 percent compared to zone B at 41 percent.



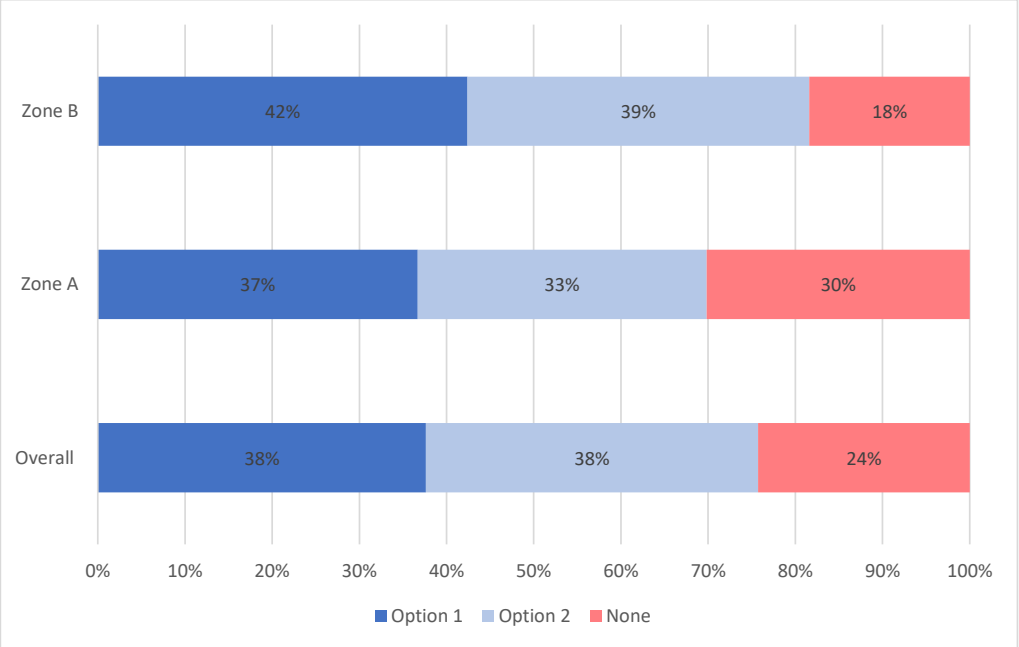
Word cloud analysis for respondents that have concerns

Key themes that emerged, highlighted by the word cloud graphic, included, environmental impact, impacts to the aesthetic of the coastline, parking concerns and lack of necessary infrastructure.



3.6 What is your preferred location for a seaside pool

Out of locations 1 and 2, the preferred option is evenly split between respondents. 30 percent of respondents from zone A didn't want any option to be considered, compared to 18 percent of residents living in zone B. 24 percent of overall respondents didn't want any option to be considered.


Zone B
42%
39%
18%
Zone A
37%
33%
30%
Overall
38%
38%
24%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Option 1
Option 2
None

4.0 Appendices

Appendix 1 – Question 6: What impact would a seaside pool have on the local community: Zone A – comments

Street name	Comments
Albatross Walk	Infrastructure is always good for everyone
Albatross Walk	Protection from coastal erosion e.g., seawall/pool. Provide safe swimming for local community where conditions at the moment are unappealing.
Arafura court	Would bring the community together
Arafura Court	It would increase traffic, but improve healthcare
Arafura Court	No need to travel to another beach to swim.
Ariel Street	It would provide a focus on the beach in the suburb, something that doesn't happen now due to the poor condition of the beach. The return of the beach to enhance the work done on the foreshore is long overdue.
Aurora Street	It would not only be a great feature for the Marion Council but also the residents in nearby suburbs. Hallett Cove beach is not as swim friendly due to the rocks but a rock pool would make all the difference. It would allow us as a family to not have to travel down to Seacliff or Brighton by car but instead walk down to the rock pool.
Aurora Street	Negative impact on the appeal of Hallett Cove. It would make the beach too crowded, and parking would be a nightmare. Maintenance costs born by residents would be awful.
Burlington Road	More community events, tourists, more to do for locals
Burlington Road	I would use the pool daily in summer to question number 8. The impact on the community would be great, increase house valuations, the ability to get some more cafes/restaurants down there as the boat shed cafe can become very busy, plus it would make the beach usable as currently its just rocks and we have to travel to christies or to seacliff, but if we had something more usable people would just go here.
Burlington road	It would improve the area greatly and an attraction of this scope would be a great benefit to hallett cove
Cherub	A positive impact if beach was 'user friendly ' particularly in summer months
Chivers street	Invite people to swim at Hallett cove beach.
Columbia Court.	A seaside pool would attract a lot of tourists and would create more business opportunities in the immediate area.
Columbia Crescent	As well as the lovely walking tracks. Would encourage more to be active with swimming an option. Would encourage community interaction.
Columbia Crescent	Greater recreational activities benefitting the wellbeing of the public.
Cormorant Dr.	Fitness and community engagement
Cormorant Drive	Provide a focal point for the community.
Cormorant Drive	It would improve the popularity of the area and would make going swimming more accessible.
Cormorant Drive	Massive impact. It would encourage families to spent more time together and business opportunities.
Cormorant drive	It would be great, kids would love it and it would be unique for the metro area
Cormorant Drive	overall positive impact for the community, environment and local businesses only negative will be increased traffic and car parking in the area close to the pool
Dutchman Drive	Improve usability of the Hallett cove area. Currently underused
Dutchman Drive	Foment people to enjoy the beach and nature
Dutchman Drive	Good exercise incentive for children to swim safe
Dutchman Drive	Sea Pool would have a very positive impact by improving community health and wellbeing, neighbourly interaction, encouraging people to interact with nature and have a greater appreciation of the sea and its benefits to community
Dutchman drive	The pool would encourage people to exercise more as you wouldn’t have far to travel to swim on those hot days after work 😊
Dutchman Drive	Encourage more visitors to the local area, thus feeding back to the local businesses within the area.
Dutchman drive	Great asset
Egret Court	I think this would be a great addition and as an active surf life saver, I and other I know of others who would love to volunteer to keep swimmers safe in what would be a fantastic attraction to Hallett Cove.
Egret Court	I believe this would be fantastic for the whole community as it would encourage locals to use as exercise facility and family recreation and be a stunning addition to the South Australian coastline. I do not like swimming in the sea but have visited areas such as Shell Harbour where I have loved using the seaside pool and have seen first hand how it brings community together at all ages and keeps may older residents active and social in this community.
Egret Court	better facilities in the area and a way to bring the community of all ages together. a way for people to make friends and also provided a form of exercise for all age groups.
Egret Crt	Bring tourism from within the council, outside the council and interstate. Positive impacts for local business and would increase business opportunities. Negative impacts on parking.

Street name	Comments
Egret Ct	Thé beach would be more user friendly and there would be a more vibrant atmosphere to the area. Large numbers of people picnic in the area on weekends. Ideally there would be more sheltered picnic tables and chairs.
Galatea	We need to encourage more families to visit our local beaches and this seaside pool would be a valuable asset to our community. Hallett Cove beach is very rocky and not suitable for swimming, especially for children, this seaside pool will rectify this problem.
Galatea	Would be perfect in the summer
Gannet Court	A wonderful resource, encourage locals to use resource for fitness/health, draw people to the area for family outings including bbq's using current facilities, increase customers for local restaurant/coffee shop, I am from NSW and there are seafront pools up and down the eastern coast that are greatly enjoyed by the locals and visors alike. I think a seaside pool will be a great community asset
Gannet Court	Improve property prices and recreational opportunities
Gannet Court	Attract a lot more people. Make the beach more usable...currently it's too rocky and not enjoyable. We rarely use this beach in summer as the children find the rocks too hard on their feet. Car parking may be a problem.
Gannet Court	Allow swimming at a beach that is not conducive to a lot of swimmers and families due to the amount of rocks on the beach and in the water. Give locals a better swimming opportunity instead of travelling to other more appealing beaches
Grand Central Avenue	GREAT benefits from a sea side pool if PROPERLY built and maintained. Benefits include: Increased Community health and wellness by enabling safe swimming, aqua aerobics, etc, on a beach that is and has been VERY difficult to swim on because of MILLIONS of rocks, from small to large sizes in the seawater waves, sea bottom and sandy/pebbly foreshore. Also, the smaller pebbles often move in the waves on the foreshore making it hard for swimmers entry and exit. The seaside pool will greatly increase community spirits, integration and engagement by providing a most enjoyable asset to enjoy together, get MORE healthy exercise, fun and recreation. Swimming training and abilities for locals will be greatly increased and a local pool and surf life saving club could be re-established. A snack food cafe would help facilitate community get togethers, etc. Well lighted areas at NIGHT at and near the pool in summer would encourage community events and discourage vandalism.
Gretel Cres	This would invite people into the are and help local businesses. It also means the Hallett Cove beach is useable
Gretel Crescent	Hallett Cove Beach isn't really swimable, I go for walks down there at least once a week, and it is lovely however a seaside pool would be a great addition. It would bring more people to the beach instead of going to other beaches, opening up more opportunity for other businesses such as more cafes. As there isn't a seaside pool in Adelaide, it would draw a lot of interest.
Gretel Crescent	I could see it as a nice addition to the already family orientated areas surrounding the beach for locals to recreate and for community growth
Gull	It would finally offer a user friendly safer swim zone area that Hallett Cove beach seriously lacks as a beachside community
Gull street	Allow kids in the area to swim in their local beach safely.
Gull Street	It would increase our enjoyment of the Beach area considerably and the Suburb as a whole. Living in such a nice Beach Side suburb, without the ability to swim locally is a major disappointment. I expect there would be increased traffic, both vehicle and pedestrian, which I don't like, but we live within walking distance so would not bother us too much.
Ibis Crescent	Create a unique attraction for South Australia, and encourage tourists and local community engagement.
Ibis crescent	I think having a seaside pool will have a positive impact to the local community. A seapool, our famous board walk, the current avail grass area and playground will attract ppl to spend the day enjoying the beauty of Hallett Cove as a suburb. We offer something different to Brighton and Glenelg. Hallett Cove is just as beautiful as Brighton and Glenelg and If ppl wanted to do something different, they can spend a day at Hallett Cove. I think it will bring more tourist to Hallett cove and hopefully it will bring more businesses to the area, our shopping centre needs more businesses, more traffic into the area hopefully will bring local businesses to trade in Hallett cove.
Ingleton Drive	It would help uplift the area and potentially benefit housing prices favourably. Hallett Cove Beach is a bit of an ugly beach where people don't always go because other breaches offer somethign more. I anticipate it will bring more locals to the beach. It would make HC Beach unique amongst others on the same coast.
Ingomar	It would create a wonderful place to hangout in the summer
INGOMAR COURT	THIS WOULD BE AN AMAZING ADDITION TO THE WATERFRONT AT HC AND ENCOURAGE MORE PEOPLE INTO SWIMMING
Ingomar Court	It would be fantastic. Very complementary of the scenery - and it would create much more of a gathering point for the community.
Ingomar Ct	Great safe swimming option (beach is not very swim-friendly) and a good local spot to invite friends from other areas. Would also boost business for local shops/cafes
Intrepid crescent	Hopefully bring in more cafes
intrepid crescent	it would bring the community together by socialisation. Kids would have somewhere safe to swim locally. Opportunities for local businesses. Increased foot traffic and exposure of the beautiful area and its significance. More family orientated activities. Investment into the local area. Jobs and growth opportunities.
Madeline Crescent	Increase use of the seaside area at Hallett Cove Beach
Marine	It would create a great place to swim and keep people in our beach and not out buying coffee or breakfast after a swim in another community
Marine Avenue	Bring people together, Improve the overall live worthiness in the area
MAYFLOWER	It would add to the amenity of Hallett Cove
Mayflower Crescent	Make it easier to access swimming facility. Less distance to travel.
Mayflower Crescent	It would be widely used and promote healthy living.
Moth Court	It would enhance the local community
Moth court	Make it a destination
Moth Ct, HALLETT COVE SA 5158	It would foster local community pride and communication. It would encourage the local community to swim and engage in recreation in their local area thereby promoting local businesses, community involvement, care and support for each other.

Street name	Comments
Osprey Court	Hallett Cove would be a jewel in the crown if we had a seaside pool. As a desirable public facility it would increase the value of all properties in Hallett Cove. It would only affect parking in the warmer months in school holidays and on weekends at other times the parking impact would be minimal. If NSW has 70 seaside pools why can't the Adelaide coastline have one!
Petrel Close	It would be an absolutely sensational addition to Hallett cove. I have amazing memories swimming at the wallaroo sea pool (netted) as a kid. I would love my son to have similar memories at Hallett cove. The foreshore is so lovely but you're at a beautiful beach but can't go for a swim! What an amazing solution. It could make Hallett cove like Adelaide's Bondi (sort of). Fantastic for families, great economic benefits (might help lease some of the empty shops at the shopping centre!), and would make one of Adelaide's most beautiful seaside locations so much more appealing. Let's get it done!
Petrel Close	It would be great
Petrel Close	Add to the areas beauty and compliment the coastal walk
Resolute crescent	It is a good thing which will affect local community in positive way
Resolute crescent	Encourage more people to do more outdoor activities,socialised in the community,increasing in the reputation of the suburb.
Resolute Crescent	Bring visitors to the area, Encourage better health &well being of the local community,
River Parade	Positive impact for community health, income and family activities.
River Pde	Great for young families, teenagers and tourists who pack the bbq areas on the weekend
Sandpiper Tce	What will happen if noise and traffic become issues? Will spending $5million and $1.9million per yr on maintance (inc refurbishment) increase the council rates by less than $24 per year perhouse hold. Will the cost blow out?
Sandpiper Terrace	Great addition to local park. Safe location for families to swim. Positive impact on local businesses.
Sandpiper Terrace	- It would bring a lot more people together - It would improve the health and wellbeing of community as a whole, especially children
Sandpiper terrace	Give people the opportunity to swim safely at Hallett Cove instead of having to go to other beaches
Sandpiper Terrace	An absolutely positive impact. The foreshore at Hallett Cove is a destination already and having a seaside pool will really enhance an already popular destination.
Shamrock road	Better
Shamrock Road	It would bring the community together and enhance the local area.
Sovereign street	Fitness
St Vincent's Avenue	Huge for tourism and therefore a big economic boost for the area
St Vincents Close	Attract more tourists, therefore attract more businesses, create a meeting place for locals, boost local cohesion. Hallett Cove desperately needs more businesses.
The Cove Rd	It would act as a draw card for lots of people. Very unique setting and would certainly showcase the area to all and sundry. Families would also re-engage with the environment and move away from TVs etc.
The Cove Road	As the community members in Hallett Cove do not have a beach they could swim and leisurely hang about at, this could bring our community members closer together. I live very close to where the pool is proposed to be and I greatly look forward to the opportunity to be able to swim in my neighbourhood rather than having to drive somewhere. Also, we have a large older population in Hallett Cove. Having an outdoor area to encourage people to walk to, swim and and enjoy the outdoors could greatly help improve the well being of residents. Lastly, it would encourage a vast range of people coming to visit the community for the pool and increase the popularity of our location. Therefore increasing property value and hopefully more shops in the centre and restaurants in surrounding areas.
The Cove Road	It would bring community together, families would get to meet each other and children play together.
The Cove Road	Bring the community together - is there anything better?
Tornado Ave	It wuld encourage families to spend time at the beach, exercising, exploring nature. It would give teenagers with an activity, a place to socialise and contribute to mental and physical wellbeing
Valkyrie St	Excellent resource for our children and their peers good way to spend time in nature in our local area
Valkyrie Street	Probably both positive by attracting more people to enjoy swimming at a safe location and to enjoy the surrounding attractions of the coastal trails but negative due to possible increased parking issues in nearby streets as already happens on fine days during the warmer months.
Valkyrie Street	Encouraging a more healthy lifestyle
Albatross Walk	As much as I understand the good will behind the idea, I feel that a seaside pool would disturb the natural landscape and undermine the traditional owners of the land. I believe there would need to be significantly more infrastructure required around the pool to support its operation (e.g., more parking, water safety messaging, access paths) that would also further disturb the natural beauty of the cove. Thank you for your consideration.
Albatross Walk	Not be good for local community as there is already too many people using the area, parking is overloaded on weekends. The pool would bring even more people to the area making not good for the local residents.
Albatross Walk	It would get busier and more people parking and walking through the beach area and surrounding streets.
Arafura Court	Totally opposed to a pool. No, No, No! There is not enough parking now on winter weekends with boatshed cafe etc. Never mind summer when there is mayhem on Heron Way, Arafura Court and Fireball Ave. As a resident and ratepayer, I should be able to back out of my driveway safely.

Street name	Comments
Arafura court	Change the quiet nature of our suburb
Arafura Court	It would have a negative impact especially in summer. Already now when the weather is nice our street is double parked leaving only one thoroughfare for vehicles to travel in because the car parking at Heron Way, Dutchman Drive and Grand Central have been exhausted. There is constant car door clapping and cars driving in and out of our street to park or to look for a carpark. David Speirs advised a neighbour that people could park at the railway station, a really out of touch comment. People, especially parents with kids, will always try to get as close to the reserve as possible because of all the stuff they carry with them. The pool will require maintenance which will have to be paid by us ratepayers. A lot of people in the area have their own pools which means we will pay for people out of the area to congest our streets and use the pool. If the pool is not heated (another expense) people might as well go swimming in the gulf. What happens to the pool in winter? Where are the change rooms and toilet block going to be located because at the moment there is only one public toilet apart from the toilet at the Boatshed Cafe.
Cormorant Drive	I believe it would have a negative impact on the local community due to increased traffic. I have experienced traffic jams at the roundabout due to people being unable to find parking on the weekend to visit the Hallett Cove Beach.
Cormorant Drive	The seaside pool would have a negative impact on the lives of residents as there is not adequate infrastructure at Hallett Cove beach to support an influx of new visitors. Traffic jams are frequent on Heron way as there are inadequate parking spaces for visitors to Hallett Cove beach. The seaside pool would also be a visual blight on Hallett Cove's natural landscape.
Cormorant Drive	I think it will have a negative impact on the natural beauty of Hallett Cove. I moved to Hallett Cove from Brighton as I love the current beach for snorkeling, swimming, canoeing and walking. Please don't destroy our natural landscape. There are plenty pools and sandy beaches elsewhere for those who prefer this type of swimming. I bring international guests to Hallett Cove for its natural landscape.
Corsair Court	Would create additional traffic and reduce foreshore parking opportunities.
Dutchman Drive	It would have a negative impact on local residents and the environment. You would be changing the natural habitat of Hallett Cove Beach, which seems silly when its in a conservation park. Hallett Cove Beach should be left as it is, it is nice and quiet and does not need an influx of people destroying the environment.
Dutchman Drive	It would add to the existing parking problems on Herron Way and other nearby streets.
Dutchman Drive	More traffic isn't needed on Dutchman Drive, it's already treated like a racetrack.
Dutchman Drive	I think the pool would ruin the natural environment and beauty of the area. We should be protecting these areas not making them tourist attractions. There are many beaches to swim, this is not necessary. Also local residents would be greatly affected by noise and traffic. There is not enough parking to cater for more visitors which would mean people park in streets. the area. More visitors would encourage destruction of this unique area.
Grand Central Ave	Traffic, noise, hinderance
grand central avenue	excessive traffic grand central ave is very dangerous and more parked cars residential parking would be non existent for residents
GRAND CENTRAL AVENUE	IT WOULD BE DETRIMENTAL TO THE AREA, THERE IS NO PARKING THERE NOW. GRAND CENTRAL AVENUE IS LIKE A HIGHWAY NOW AND SPEED IS BAD ENOUGH NOW WITHOUT MORE TRAFFIC.
Grand Central Avenue	We don't need to drive to Christies or seacliff beach. We can just walk to our local beach for swimming
Grand Central Court	Very little benefit. All sorts or issues with traffic and parking
Grand central court	It would be an additional expense to council and cause increased traffic and parking problems in the vicinity.
Gretel cres	Create parking and traffic issues at an already busy and well used coastal area
Gull st	Traffic congestion, noise, pollution, deprivation of serenity. It is hard enough for locals to drive to and from home on a weekends, or during the warmer months
Ibis Crescent	Destruction/detraction from natural beauty spot because of the following:
	Building and construction works and noise required
	Attraction of more cars in the area compounding the existing carpark issues particularly at the weekends and public holidays.
	Increased foot traffic
	Increased litter
	Increased ongoing noise levels
	Potential of future retail/entertaining venues/food vans being developed or allowed permits to trade
Ibis crescent	Negative impact on quiet and friendly neighbourhood
Ingomar Court	Make it busy hence more traffic and rubbish
Ingomar Crt	Very bad impact - Enviromental
	Social
	Visual
Ingomar ct	Higher car traffic, higher risk to children from traffic and people, congested playground
Inrepid Cres	A negative impact
Intrepid crs	Street congestion with not enough parking

Street name	Comments
Marine Ave	The location chosen may impact on current beach users including surfers, dog walkers. It will impact on Kaurna Tjilbruke Story lines. There will be significant environmental impacts including increased erosion similar to dune area adjacent field river mouth due to construction of a sea wall. The money would be better spent upgrading sports facilities at Hallett Cove eg. basketball stadium, football/ cricket ground.
Marine Ave	since redevelopment of beach in 2015, area is busier. the new pool proposal has insufficient additional car spaces. there are minimal free parks now and plans do not have significant more off-street parking which will cause issues in local streets. people I have spoken to, none will walk from Train Station parking and all want close parking. congestion and off-street parking needs to be addressed and project should not proceed if there is no funding for off-street parking without using train station parking.
Marine Avenue	If not properly maintained it will become an eyesore for the local community. If built in the northern proposed location (option 2) it would potentially hinder/destroy are great area for snorkelling in the shallows which has relatively easy access to the water at high tide from the end of the ramp (walking across minimal loose rocks) to the solid flatbed rocks. So, this proposal would discourage me and my family from using the beach area so I would swim less not more.
Marine avenue	Parking is already very difficult outside our house at the weekend. With a pool it would be completely impossible. Parking is the biggest issue with a seaside pool.
Mistral Court	There is not enough car parking or bins for the number of people who use the area now. Where are people going to park. Locals wont be able to walk dogs on the foreshore because there will be too many people and not enough car parking. Would need more bins and toilets. Bins would need to be emptied more often. Would need more shelters.
Mistral court	I believe it would not be used to its full advantage and certainly not enough to merit the huge expense and upheaval
Osprey Court	Beach and surrounding areas would be busier , parking difficult and impact residents peace and quiet
Osprey Court	More traffic and parking issues
Osprey court	I think it will make the area busier and the area does not have enough parking to accommodate and it will stop the drift of sand.
Sandpiper Terrace	traffic changes, maintenance costs, need for more infrastructure i.e. BBQ
Sovereign	Devastating for environment and local residents ie parking etc
The cove rd	The beach as it is now is been polluted enough. Everything I walk my dog there I come across rubbish and dog poop that people don't bother to pick up. It is a conservation park, we are having people ready flying drones on the area , scaring wild life and dogs. We need to look after our seaside, it's fine to swim there as it is. I don't see the need of a rock pool at all.
The Cove Rd	Overcrowding, car parking issues, traffic concerns with more cars in small streets impacting locals, children and visitors, ongoing maintenance costs, vandalism, toilets, life guards needed, damage to coastline and vegetation, destruction of a cultural area, unnecessary pool as there are already pools in the council, ongoing destruction of natural areas. It continually surprises me why areas have to be changed to suit a few and cause a big impact on the surrounds causing pollution, congestion, ongoing cost and maintenance. There are pools and beaches open to all already and it seems so unnecessary to develop a pool in a location that has limited space and will require new facilities. Hallett Cove is already a place people love to live and visit and does not require a pool. Use the money else where where it is necessary and needed. Please let some areas remain for families to relax and enjoy the nature and stop filling it with man made structures at significant cost. I disagree with this pool.
The Cove Road	None whatsoever.
The. Cove Road	It would be an eyesore and destroy our natural beach. Hallett Cove ibeach is swarming with people now. Infrastructure on the beach is unnecessary, a foolish waste of money and will scar the beach forever. It is perfectly swimmable . I am opposed to anymore development on the beach or seaside area. If you must build another pool place it on the land never on or near the beach. No public seaside pools have been built in decades because they destroy the natural environment.
	Tamper with the coastline and you always create problems. With rising sea levels a pool on the beach will need constant maintenance as nature will destroy it.
	Keep trucks crushing geological rocks off our beach. We do not need concrete walls, pump infrastructure, change rooms, safety fences cluttering up our natural beach.
Tornado Avenue	Too much traffic would ruin Hallett Cove foreshore
	Environmental concerns
	Terrible idea
Cherub St	Unknown. More concerned about impact on the geological uniqueness of the beach, glacial shelf & frontage.
Egret Court	Traffic and litter would need careful management
Gannet Court	It would require more parking
Grand central ave	Parking is a continuing problem
Columbia Crescent	parking could be an issue that negatively impacts the neighborhood but it would also bring more people to Hallett Cove - would strengthen the local community potentially create business opportunities in Hallett cove
Cormorant Drive	Make the area busier. Possible street congestion. Better beachside facilities.
Petrel Close	It would make Hallett Cove foreshore a lot busier. One of the main issues that will need to be considered from the practical point of view is parking. Already the carparks along the foreshore are full each day from the level of visitors that currently attend. People will end up having to park on the roads coming up from the foreshore (Central Avenue, Dutchman Drive etc). I (and I'm sure a lot of people living close to the foreshore) would be concerned about traffic congestion, parking, noise and litter issues. Is it intended that the pool will be supervised or patrolled by life guards (as with all other public pools)?
Petrel Close	Would need to check costs and parking Re accessibility but trains station nearby and mostly only in summer Minerva so a small portion of the year-new parking area not advised as take away from open space.
Sandpiper Terrace	In principle, the idea is a really good one (accepting I haven't yet delved into the environmental studies). But the reality is there genuinely isn't enough space to deliver parking or infrastructure to support this in Hallett Cove. Nothing can be done Re such without eating into the grassed area (which is on a significant slope). The new angle parking didn't add much. The new southern boardwalk has dramatically increased traffic, even in winter the parking can be horrendous, with cars backed up on all neighbouring streets and up to the station. We live very locally and parking for residents is already an issue. Safety for children playing in local streets could be compromised so consideration would need to be given to restrictions/yellow lines/permits for locals and visitors (for At least 2km as people are prepared to park and walk!)- This is a residential area. Beyond parking, amenities would be required for a pool- changing rooms, refreshments. Even if not initially, they'll be demanded eventually. It's just a tiny space without acquiring land to deliver what's needed. That said, we've had one event (maybe two) on the amphitheatre! We should be using that area more and bringing in local business, ideally, or changing it! This could be a parking or business front. I do wonder if Marion has to accept it doesn't have the seafront of other councils! Work with Onkaparinga!

Street name	Comments
The Cove Road	Seaside pool will see extensive use in the warmer months of the year with very limited use in the colder months. The cost benefit factor, including environmental impacts, need to be worked out considering the level of use. We have seen this with the seaside pool at Edithburgh when we visit
Tornado Ave	Add vitality, stimulate outdoor activity. But I am wary of car parking issues which are currently under stress during peak summer periods, or when events are held on the foreshore.
Tornado Ave	Parking and trash need to be controlled as does noise. Already people park all through our cul-de-sac when parking fills at the esplanade. The noise would need to be controlled. If our cul-de-sac was made for local resident parking only, or kerbside parking prohibited then we would be more positive. We would prefer a seaside pool to the spearfishing that goes on!

Appendix 2 – Question 6: What impact would a seaside pool have on the local community: Zone B comments

Street name	Comments
	Somewhere close to take the kids swimming in natural seawater rather than chlorine!
Admella Court	Having a local place for kids to swim would be fantastic for the health and well-being of our children now and for future generations. It would also add value to the properties close to the pool and give us older folk a place to swim rather than trying to navigate the pebbles on the beach to get to the water to cool down on those hot summer days and nights. I have a phobia for swimming in the ocean and do not have a local pool to cool down or exercise in. This would be a great addition to our amazing suburb as another place where families and friends can meet up and feel connected to the community.
Anna Court	Bring people together. Encourage people to stay in Hallett Cove
	Encourage outdoor activities
Anna court	Would give the locals something to do when they go down there. Apart from a cafe and the board walk the beautiful coastline has nothing to do
Antonia Cct	It will increase the number of people attending the beach which means the surrounding businesses will be more profitable as well as making it a more desirable place to live
Antonia Circuit	Allows for safe swimming at Hallet Cove, I come from NSW and have the best memories from ocean pools. Both as a kids and adult.
Apollo Drive	Bring tourists to the area, create jobs in local community, bring families to our beautiful suburb.
Apollo Drive	A positive impact because it would make the beach useful and not just something to look at
Arachne drive	Attract people to Hallett cove
Barossa Crescent	It would provide an excellent "healthy living" option for residents and visitors. It would also add a visually pleasing amenity to the Hallett Cove foreshore area.
Barossa Crescent	More people would use Hallett Cove beach if a pool enabled them to swim there.
Barossa crescent	It would bring more visitors to the area and allow things like the boat shed to open longer
Boonga	It would be a superb addition to the suburb. A real attraction, not like a bridge that no one wants or asked for
Brooklyn Drive	It would enable a greater attraction to visit Hallett Cove Beach and would encourage local business in the area.
Brooklyn Drive	Close place to have a swim and relax
Camille	Extremely positive, will improve the health and wellbeing of the community, will boost tourism to the area, and present opportunities for a small businesses to capitalise on the increased traffic and change in people's lifestyle. I really like the idea of making the most of opportunities, and if we're needing to build a sea wall in the near future (which can be quite ugly), the thought of utilising that capital project to build an extremely beneficial sea pool is really exciting and something I'd be really proud of as a Hallett cove resident.
Camille Street	I have friends here at Hallett Cove with young kids that would swim there, and hope to have my own in 5-10y.
Camille street	Bring more local businesses, increase property value, encourage more investment in the community
Capella Drive	It would provide a safe location for swimming at Hallett Cove beach. While also providing an attraction for tourists and visitors which would provide business opportunities to the local area. With the conservation park so close it would likely also encourage people to get out and explore the area.
Caswell Drive	Have a healthier community
Central Avenue	Positive
Central Avenue	It would add amenity to the foreshore area - which is already well patronised. However we have young grandchildren who love the water and a pool would add significantly to the attraction of the district
Coorabie crescent	Local focus for more community activity
Coorabie Crescent	A good amenity for local families and swimmers who have to travel to others beaches or pools at present - positive.
	Possible parking problems due to increase in the number of visitors - negative
Drugal Ct	Overwhelmingly positive. A sense of pride for locals and make HC a destination venue for others, unlocking the lesser known gems of the boardwalk, sugarloaf etc
Erebus Glen	Would make Hallett Cove Beach area an accessible area to swim
	Great for children especially as outdoor and indoor swimming and learning to swim has been limited with COVID
	We used to access Marion Indoor Pool for lessons and regular swims but since COVID have not been able to go as indoors

	My child has a disability so nearby outdoor pool would be great resource
Fairhill Street	*It would transform the Hallett Cove foreshore by providing a suitable swimming option.
	*It could service nearby schools as a suitable venue for school swim programs
	*Create further interest in Hallett Cove foreshore and surrounding area, possible job creation and uplift spend in the area.
glade crescent	Positive impact in allowing a much more accessible swimming pool than currently available in Marion council area, and with less need to travel or own a car to have access. Governments should support people's ability to exercise and be healthy.
Harvard Crt	It would positively impact the community in terms of health and wellness. Capital gains as well. Hallett Cove will be a known suburb and we do not need to travel far to swim. I would swim more frequently as i wont be afraid of any shark attack.
Harvard Crt	It will attract more businesses and will provide more activit8es for the community
Kalmia Court	Attracting visitors to the area. Encourage more use of the beach area. Only issue I can foresee is parking in the area which is already tight at the best of times.
Kalmia Court	Great local feature for community to be proud of, health benefits of an active, fresh air venue
Kanowna street	It would change the beach again, but can't be any worse when they put in o Sullivan's boat ramp ect, which stopped the sand flowing on to the beach. The beach already got ruined in my opinion, you can't use it because its so rocky. I've tried swimming at hallett cove beach and it hurts your feet trying to walk out. The people that surf on the point, wont be happy, as it may stop the waves they get. A pool will bring a lot more visitors to hallett cove, promoting growth in our area, and hopefully also supporting local businesses. We need to improve this suburb as it doesn't have a lot to offer, apart from the board walk. Parking shouldn't be that bad, as there is plenty of street parking. People from other areas, could catch the train or a bus. Edithburgh pool is beautiful, I know of a friends kids who use it daily in summer. We have also been there, and loved it. If a pool doesn't go ahead, I woukd live to see something like Mildura has got near the river. A water park, that kids play in, council keep it maintained and chlorinated. Its a big hit and a fantastic feature. Look it up, if you haven't seen it. I think adelaide needs something like this.
Karoola court	It would encourage health and fitness
Karoola Court	great to take my grandkids swimming
Koomooloo Crescent	Bring people to the area. Increase business for local business.
Kooraweera Street	Encourage more physical activity.
	More people at beach (it's eerily quiet at the moment), more energy and social engagement. More people also means less snakes!
Kurnabinna Terrace	Provide a safer swimming environment for the community.
	Parking problems.
	More swimmers
	More noise
	Another amenity for area
Kurnabinna Terrace	Provide a safe place for residents to swim at Hallett cove
Leith	The pool would create opportunities for community engagement and connection through fun and fitness. An excellent opportunity for all ages and abilities. We would be very proud and excited knowing we have a unique pool in Hallett Cove.
Lighthouse Drive	This venture would offer greater tourism to Hallett Cove assisting our small businesses and provide another avenue in close proximity for other sporting clubs to take advantage of such facilities.
Lucretia Way	House prices will rise, more people/families will enjoy the beach, regular swimming.
Manunda Way	A great place to hang out in summer and swim locally without having to get in the car.
Minnipa	Positive
Moora Street	I feel it would be a great place to exercise in a safe environment and in a lovely location
Moora street	As a long term resident and father of two generations, it would give me somewhere to take my grand children, especially on a hot day ....it is ridiculous living in a beachside suburb with the area and population of Hallett cove, Trott and Shiedow park and not have somewhere to cool down and have fun without having to travel to Seacliff or O'Sullivan's beach to do so !
	One of the other problems is having a beach that's unusable !

	I don't care if the pool is built in Pavana park really, but we need, at the very least, a sandy beach area for local kids.
	I have lived with this frustration for over 40 years ....do your job and create something !!
Nalimba St	Encourage more visitors, more dollars, more local businesses, more activities and health options for all ages
Narida Street	Hallett Cove Beach is a rocky beach. there is limited opportunity to swim as it is often difficult to navigate the rocks, especially for kids and the elderly. The development of a seaside pool would alleviate this concern for residents and visitors and provide an easily accessible facility. It would increase the visitor numbers to the area and in turn create additional commercial opportunities in the area. for example, if the visitors were to double, the flow on effect to the existing shopping centre and cafe's would be noticeable. If successful, this project would encourage further investment opportunities to further entice residents and visitors to the beach.
	A matter for particular assessment is the car parking required to adequately service the expected increase in visitors. Given the already excellent board walk, cafe and conservation park, the car parking during peak times is predominantly at capacity. Given the topography of the surrounding land the provision of car-parking would be limited. In addition, environmental sustainability, construction and ongoing maintenance would seem to be additional matters for consideration of the developer/operator.
	Increase health and fitness and provide a summer location for the suburb
Nungamoora	I think it will add to the health of the community and attract more people to the area.
Opala Court	increase community empowerment & pride. increase property value.
pennayoona	A positive impact as the beach at Hallett Cove is not ideal for swimming
Perry Barr Road	I don't swim at Hallett Cove beach much because it is quite rocky I don't find it as safe with my daughter. However with a pool I will be able to use the pool and enjoy my suburb more!
Perry Barr Road	Give Hallett Cove a safe sea side swimming area which it doesn't have.
Poralka Crescent	Would be great as a local to have such a fun facility for the kids so we could swim more locally, but worry about the negative impact as a local too many outsiders coming in and the lack of facilities/parking we have down at the beach
Quailo ave	I think it would be a great asset for the community and would bring a great vibe. Tho traffic and parking would probably be the biggest issue.
Quinvale Road	Somewhere to take kids to play
Ragamuffin Drive	It be a great space for families too enjoy the great outdoors and provide opportunities for new business to establish.
Ramrod	It will encourage people to swim in this beautiful bay
Reliance Road	Healthy environmen, boosting property values in the area and create more local jobs
Rodeo Court	Attract business to the area
Rogana Cr	Encourage healthy lifestyle kids and adults
	more local businesses
Rogana Crescent	tourism is also encouraged
	gives people young and old to do something like swimming
	attracts investors
	I think it's about time that we develop other suburbs such as Hallett Cove. Glenelg brighton and the city already have heaps of things to do
	It would give our community a sought after facility. It will attract tourism. And it will be fun!
	People brings vibes. Vibes bring business, business brings jobs, jobs brings money,
Sally Court	A great impact!
Sally court	I think it would have a very positive impact. The local community would have somewhere to swim safely all year round. Also would look fantastic.
Seaview	Make it a lot easier to swim at our rocky beach. Improve the aesthetics of the coastline
Seaview ave	It would be fantastic to swim outdoors in a safe area. Great for families
Seaview Ave	It would be fantastic to swim outdoors in a safe area. Great for families Enhance opportunity for healthy exercise and social interaction

Seaway Road	It would be fantastic to swim outdoors in a safe area. Great for families Enhance opportunity for healthy exercise and social interaction Would enhance the Hallett Cove foreshore precinct and provide a unique and attractive community facility for the area
Second St	Increased activity levels / exercise leading to improved physical and mental health.
Serica Street	Activities for children / young people such as swimming lessons improving young people's health and well being as well as water safety.
Skipper Close	This would be another great addition to our area. In addition to new boardwalks. New parks (Glenthrone)
	In summer families using park area may swim.
Skipper Close	Wading pool good idea
Slade Court	Hallett Cove beach is rocky, makes swimming and going into the sea very difficult. I think a lot of people will appreciate a pool there.
	Great idea for locals and visitors to get more out of the Hallett Cove beach area, currently the only beach around here that is all rocks and pebbles and which is dangerous to swim in the sea because of poor access and submerged rocks.
South Avenue	Positive due to its uniqueness
Stuart Court	Great place for summer
The Copse	It would create more community activity and tourism.
Thomas Way	The ability to access swimming closer to home in a protected family friendly environment
Tigress Drive	It would encourage local people to use it as a regular outlet for exercise. It would be great
Toby Court	It will give kids and adults a lot of pleasure using it as a local pool connected to our local beach which we love but unfortunately is not suitable for swimming.
Vennachar Drive	A positive impact, what a great opportunity to build something unique that blend's in with nature and the surroundings
Yarromie st	Parking of cars would be a problem
Yilki Court	Increase of visitors, traffic, need for more facilities. Decrease of natural environment at the foreshore, green space, shrubbery, walking paths.
Apollo Drive	Significant negative environmental impact on the coastline
	Increased parking and traffic concerns for local residents
Arachne	There is zero infrastructure for a seaside pool. Little parking which is already packed on nice days. It is unfair for surrounding street residents to have to suddenly have heaps of cars parked outside of their properties. There is only one cafe which will have the monopoly over all business and they can barely keep up with demand now. The playground park that was created is only suitable for very small kids, nothing to keep older ones entertained. There should have been massive slides built into the existing hillside and maximising the space. The amphitheatre was a complete waste of money and is unused due to the main road being between it and the beachside areas. It is a terrible idea. Give it to the City of Onkaparinga and build it by the Marina at Christies Beach.
	If it became popular traffic and parking could be an issue
Barossa Crescent	The car parking is terrible at the moment, with this added it would be a bigger isssue. I take my son to the park there regularly and adding this pool will be a distraction for the little kids making them want to go in it when it will be full of teenagers mucking about, there's so many beaches and pools nearby to use I don't think it's necessary
Barossa Cresent	Building anything on a beach with such geological significance is a terrible idea. Where will people park, (not at the train station which is way too far for parents with kids in the heat)?
Barramundi drive	The most of all, it would be significantly increased traffic and the number of visitors in the area.
Barramundi Drive	While the pool is good in concept, parking is already difficult near the Hallett Cove Beach foreshore. A pool would greatly exacerbate the parking problems.
Capella Drive	More people/ cars in Hallett cove
Capella Drive	Negative! Not good for our ocean, beaches and marine life. Not enough parking or road space, would cause congestion
Caswell drive	It would detract from the natural beauty of Hallett Cove Beach. This is unique beach, that is used by many for recreational purposes already. People swim there, if they don't want to use a rocky beach, there is ample provision for sandy beaches nearby. City of Marion should be protecting this piece of coastline not creating a structure that will do nothing to enhance the beauty they is already present. I have no issue with more visitors/ beach users to the area, but Hallett Cove does not need this
Fastnet Court	Increased traffic and parking requirements
Karoola Court	Adversely impact coastline.

Karoola Court	Waste of money	
Kooraweera St	Short term it will create a source of entertainment and fitness, a place to congregate. Long term it will destroy the natural beauty of Hallett Cove beach through over crowding, erosion, marine diversity and pollution.	
Kurnabinna Tce	I think it would be a detriment to everyone who lives there. More car traffic, spoiling the natural environment. Not only with the pool but with the infrastructure needed to support it (more car parking, more shops/convenience). A lot of cost for not much in return.	
Marie close	Too many visitors to an already crowded area in summer	
Neeangarra Crescent	Don't care about community impact, I care about it being an ugly eyesore and human interference to a natural landscape.	
Oakvale Way	I expect a seaside pool to have a negative impact on the local Hallett Cove community. As a daily user of Hallett Cove Beach (walking), I will be negatively impacted by the construction of this pool. The lack of road and parking infrastructure to support such a project will cause congestion in the local area, and impact on the quality of life enjoyed by local residents. The influx of visitors to the area poses a risk to the conservation park nearby and the beach itself, with increased vehicle and human traffic likely to cause higher levels of rubbish and pollution, and damage to the beach and conservation areas nearby. Given the conservation focus of the area, I suggest construction of an artificial pool structure to be incongruous with the conservation ethos espoused by Marion Council. Further, the structure will represent an eyesore to the natural wild beauty of the area.	
Perry Barr Road	I am concerned about where visitors would park, it is already extremely busy and no doubt a pool would be extremely popular bringing lots of visitors to the area. Cars will be parked in nearby streets causing problems for local residents.There would also need to be toilet facilities. I would be concerned if this pool was opened to the public and not a locked facility as it will have late night groups who would no doubt cause at unsociable hours	
Perry Barr Road	- The beachfront barely has enough car parks now, so residents would suffer constant traffic and parking issues in the surrounding streets	
Perry Barr Road	- the beach is a multi-faceted ecosystem, made up of much occupied rock pools, shallows that shelter the leafy sea dragon and other species of which find other beach environments too disturbed by human interaction. Adjacent to the beach is Hallett Cove Conservation Park, preserving the remains of an ice age glacier that passed through	
Quinvale	the cove, scoring rock paths and dropping boulders on the beach.	
	Increased human traffic would threaten this.	
	Schools and community groups like scouts and other nature appreciation groups frequent the beach to study their rock pools and their inhabitants. Increasing the human traffic would threaten this too.	
	- this is a small, community beach, one way in and out, that struggles with the traffic of major events such as the Anzac Day Dawn Service. Summer crowds mmmm	
	- a sea pool is superfluous to the needs of the area. Good alternatives for beach and public pool swimming at found within 5 -15 mins of the vulnerable Cove ecosystem	
	More people, more traffic and not enough parking spaces	
	It would create more issues with the lack of parking.	
Seaview Ave	Tragic consequences for the sea floor and existing protected rocks more crammed in cars ,destroying existing landscapes	
Seaview Ave		
Seaview Avenue	More visitors in the long term	
Thermopylae Court	Could potentially destroy the natural and peaceful ambience of Hallett Cove	
	Traffic in residential area	
	Increased traffic, less appealing to use the beach	
Tigress drive	It would great more rubbish, more parking issues, damage to the local environment.	
Warawee Place	I want the area to remain a	
Zwerner Drive	Conservation park with no man made interference with the sea and beach.	
Zwerner Drive	I'm in 2 minds about this. I am leaning heavily towards it being a bad idea as Hallett Cove is such a geographically unique part of the world. There's a number of tossers that walk all over the Sugar Loaf as it is (evidenced by foot prints).	
	I just feel this could be a form of environmental vandalism disguised as progress.	
Lighthouse Drive	Parking is going to be an enormous problem.	
	increase outdoor activity but likely cause local traffic & parking issues	
	Hard to say.	
manx	Positives	
Manx	Increased social connections, possibly increased levels of fitness in some people.	
	Negatives	
	Increased pressure on already scarce car parking.	
	Creation of an eyesore with maintenance costs.	
	An artificial structure may impact the integrity of this world-famous geological location.	
	If poorly maintained then could be a health risk.	

Thermopylae Crescent	Potential for more rubbish to end up in the sea. Positive benefits for great community pool - opportunity to improve the seafloor shape that improves the surf conditions at the beach	
Thomas Way	I believe it would increase visitors to the area, I think careful consideration would need to be given to ensure there is adequate parking in what is already a popular seaside area	

Appendix 3 – Question 9: Hallett Cove has a need for a seaside pool and it would have a positive impact to economic, environmental, and social factors: Zone A comments

Street name	Comments
Albatross Walk	Pool would support the many activities presently in the immediate area.
Ariel Street	The area was always known as Hallett Cove Beach and the beach was the focus of the establishment of the area. It was inhabited by shack dwellers who made the beach their holiday destination for the sandy beach and the clear waters - we've not had a useable beach for 50 years and it's about time this was redressed. The seaside pool would at least provide a facility that the whole area could use and would possibly trigger an effort to return the sand to the beach so it could also be used. Hallett Cove beach is unique as there is nowhere along the suburban coast that comes close to matching it for natural beauty and environmental significance and it's about time it was given some priority.
Burlington Road	It would be great to have a unique attraction to the Hallett cove area
Burlington Road	As already stated this is a great idea, opens up opportunities for small businesses to open some more cafes or restaurants down there. 1 just isn't enough the boat shed can get way too busy. Makes the beach usable because it's terrible at the moment (just a bunch of rocks). We personally will just go to Seacliff or Christies to use their beach but if this one had something done to it we would just go there. Will make the suburb more attractive and help increase the value of people's homes. (which for you as a council means higher rates haha) So really a no-brainer for you guys.
Burlington road	It is difficult to swim at hallett cove beach due to rocky nature of beach. We believe that a seaside pool would be a great benefit to the local area of hallett cove
Cherub	It's a wonderful idea. Great for those without private pools to be able to go for a dip in safety
Cherub Street	Although I believe it must also be a priority to replenish the sand on Hallett Cove Beach. The key factor in us not using a beach that is literally three minutes walk from home is the fact that Hallett Cove Beach is all rocks on the shore.
Columbia Court.	Seaside pool is a healthy and safe concept I cannot fine a negative issue with it. A seaside pool will be unique to the state. Being able to swim surrounded by a rugged and rocky coastline. Win Win project.
Columbia Crescent	we would need to make sure that the look of the coast line is not too negatively affected - but it sounds as if a sea wall is needed anyway - I would be keen to see some drafts of how this would look like. We definitely need to ensure its not an eyesore. As a local resident I love to take the dog for a walk on the beach, but would also love to swim, which is currently not possible. I would love a pool, but it really needs to blend in with the environment, given that we only have a small stretch of beach anyway. But I would love to walk to the pool and go for swims -
Cormorant Drive	No swimming beaches close by need a car to access. Pebble beach makes it hard to swim
Cormorant Drive	The young and the elderly would especially benefit from safe swimming facilities in the sea side pool. Would be a positive addition for the local community.
Cormorant Drive	We have lived close to a seaside pool before and very much enjoyed and appreciated the convenience
Cormorant Drive	Absolutely needs a pool.
Cormorant Drive	a seaside pool at Hallett cove will provide the missing piece for this beautiful area which is the ability to swim (for the people who don't like walking over rocks) it will reduce traffic and congestion at accessible beaches North and South (Seacliff & Christies beach etc) and will provide commercial opportunities for local business. the transformation of the Heron Way reserve by council has been amazing and has activated the beach area with large crowds attending on fine days over winter. a seaside pool will attract people to the area to swim as it will be a safe swimming zone. Car parking will need to be improved as it will be a popular destination for recreational swim training and families
Dutchman drive	Great initiative
Dutchman Drive	Would be a perfect combination of conservation and good use of a public beach

Street name	Comments
Dutchman Drive	Would also be a great education tool, much like the nearly geological conservation park, used to teach sea life, coastal dynamics, engineers, STEM, healthy community, etc.
Dutchman drive	Hallett cove deserves this pool I've lived here 18 years and it is a beautiful place on the coast it's a shame that it's not a swimming beach it would also benefit from a sea groin to make the beach sandy again
Dutchman drive	Currently underused beach, this would spread usage from sea cliff and Brighton
Egret Court	A seaside pool in Hallett Cove would make greater use of the beach area which is currently under utilised. The clearing of large rocks from the beach to facilitate walking should also occur as the amount of of rock on the beach means it is not user friendly. The foreshore area has been upgraded so it is now time to renovate the beach area.
Egret Court	As an area where the population are a little older, having somewhere accessible to enable them to undertake regular exercise as well as somewhere safe for the multiple visitors to Hallett Cove beach. Hallett Cove attracts a lot of visitors from different communities and this would encourage them to swim somewhere safe in a controlled environment.
Egret Court	It would be a great attraction for families holidaying in the area and boost the economy but also would be fantastic for the local community on a beach that is otherwise not swimmer friendly, I think it would not detract from the beauty of the area at all but enhance it if maintained.
Egret Court	I agree with all of the above. It would bring the community together and also be a great visitor attraction to South Australia
Freebairn Drive	A Seaside pool would mean people of all ages of Hallett Cove would be able to stay in the area to swim, it would be safer for the elderly as negotiating the current rocky beach is very difficult for the aged.
freebairn Drive Hallett Cove	Please can we have the seaside pool
Freebairn Drv	This development will be great of the residents of Hallett Cove and surrounding areas.
Gannet Court	I remember suggesting a seaside pool in the 2018 survey and am very happy to see that this suggestion was considered and acted upon. I really believe it would be beneficial to the community and would probably be something that other councils could consider in the future. Hallett Cove could be the trendsetter. I am not aware of other seaside pools on the southside. I hope council is able to identify and instigate a suitable model for Hallett Cove
Gannet Court	Very supportive of this idea.
Grand Central Avenue	Overall the sea side pool would bring great benefits to SA community. Tens of Thousands more tourists from near and far will visit the Hallett Cove sea pool each year, if done properly and maintained. It will be the first in Adelaide. Parking is an issue. We do not want the heavy car traffic on roads near the sea pool like most popular Adelaide beaches in summer. It is essential to increase car parks NEAR HALLETT COVE BEACH RAIL STATION . Plus AN ELECTRIC mini bus service from said station to the sea pool should run to and fro every 20 minutes or so in summer. IN SUMMER, PARKING IN FRONT OF HOMES WITHIN 200 METRES OF THE SEA POOL SHOULD BE RESTRICTED TO LOCAL RESIDENTS AND THEIR VISITORS (Visitors portable pass for Home OWNERS to give to their visitors). THE new Sea Pool WILL BE A UNIQUE TRAINING CHANCE FOR LEARN TO SWIM TRAINING ESP IN SALT WATER, (55,000 PPM salt), FOR ALL ADELAIDE RESIDENTS, MORE GOLD MEDALS. There needs to be a program to MINIMISE Vandalism and A SEA POOL management committee of locals and others (AT LEAST 2 MEMBERS SHOULD BE LOCALS who LIVE IN WALK DISTANCE (500 metres) from the sea pool and at least 2 Marion Council Staff and Other Funding Bodies Staff, etc. Nothing, beats a SWIM IN SEA WATER IN SUMMER, for fun and good health!
Grand Central Avenue	Hallett cove beach is useless at the moment, please proceed with this wonderful idea so we, as a resident with small children could have something to do on weekends
Gretel Crescent	I think it is a fantastic initiative on all fronts.
Ibis Crescent	As far as i am aware, South Australia does not have its own Seaside pool, this would be a wonderful resource for local south Australians and put Hallett cove on the map as a must see tourist destination. This would no doubt help improve the local economy.
Ibis crescent	Our seaside is beautiful but we can't swim in the water as the rocks will cut our feet, also in the water is dangerous as there are rocks under water that we don't see and due to the rips and currents. Having a seaside pool means we, adults and my children can still enjoy the sea in our loacl area and as we all know, it's too late to pump sand back on to our beaches.
Ingleton Drive	The pool would need to be accessible for all people, including those with mobility issues, parents with prams, etc.
INGOMAR COURT	IT WOULD BE A FANTASTIC ADDITION
Ingomar Ct	As locals we are very much in support of this idea! We have a number of friends who would consider moving into the area if the pool was built
intrepid crescent	Since the sand has left due to the construction of the boat ramp at osullivan beach, Hallett Cove has losts its beach appeal. Hallett Cove beach (the beach) is busier in winter than the summer months as its not swimmer friendly. It would be very advantageous for Hallett Cove, and the marion council, to lose the tag of "SA's most unswimmable beach). The pool would be a great opportunity for the council to demonstrate its willingness to restore the area to its formal glory, and upgrade the existing facilities with proactive and mindful concepts such as a seaside pool.
Marine	We have an amazing space and infrastructure at our coastline but swimming is hard and often not safe A sea pool would fix that and create a beautiful space for Hallett cove
Marine Ave	Please consider a splash park for kids near the foreshore playground instead, similar to Mosely Square Glenelg. Also consider a half court basketball court.
MAYFLOWER	Lets hope that it is constructed to provide an amenity that residents can use.
Moth Court	Fantastic idea

Street name	Comments
Petrel Close	This is one of the best ideas I've heard of in a long time. This would be a true asset to the community where all ages and demographics can come and enjoy. We spend money on bmx tracks and soccer fields which only a tiny proportion of the community benefit from. A pool however would benefit EVERYONE! Even if you don't want to swim, everyone loves sitting around a pool. Even the sick and elderly. Brilliant 👏 👏 👏
Petrel Close	Just build it asap
Resolute crescent	Looking forward to have seaside pool in hallett cove
Resolute crescent	Have a sea side pool will increase the economy,socialism,activities.
sandpiper	It would be great for kids
Sandpiper Terrace	This is an amazing opportunity which should proceed
Sandpiper Terrace	Kids in the area need to be encouraged to get outdoors and off the ipads. Council has a duty to local ratepayers to create leisure and exercise facilities that the community can use. As a resident of Hallett Cove living near the proposed location of the seaside pool, I completely support this initiative.
St Vincent's Avenue	Excited that this project could be coming to my area
St Vincents Close	It would be a walking distance from the train which would boost the use of public transport
The Cove Rd	The one in Sydney is iconic. Hallett Cove would mirror this and it could be tied in with the Boardwalk. The Boardwalk is already classified as one of the top 5 coastal walks in Aus. The pool would build onto this recognition.
The Cove Road	The economic and social impacts of this seaside pool could be astronomical. The idea of community events we could have down there with the beautiful sitting areas we already have with shade and BBQs. It could encourage a great sense of unity in our residents as well an pride. I have seen the positive effects of the Reserve Dog Park in Sheidow Park has had for community members in the way of bringing strangers together and people looking forward to seeing each other each day. These people that would have never known each other before if it wasn't for this shared community space the council created. These once strangers and now friends, have arranged times where they meet each other together at our shared community space. The Seaside Pool could have the opportunity to have this same positive social impact on our community members.
Valkyrie St	This is an excellent way to meet sea wall need and provide a wonderful community resource in a beautiful setting
Albatross Walk	We have already damaged the environmental coast at Hallett Cove lets not add to it by making this pool. The original Aboriginal owners would consider as defacing the land. Hallett cove foreshore is already at full capacity on weekends this development would make difficult for locals to enjoy due to over crowding.
Albatross Walk	I think it would disrupt the natural coastline and look like it doesn't belong. Would rather the council and government spend the money it on something that would help the environment/wildlife or community who are in need.
Arafura court	We worry about parking
Arafura Court	I refer to my previous comment. The problem is PARKING, PARKING, PARKING.
Arafura court	I strongly oppose a seaside pool at Hallett Cove as outlined before.
Cherub St	Why would you want to ruin such a unique glacial shelf beach - which has quite a shallow slope
Cormorant Drive	As a City of Marion rate payer I am already contributing to 2 swimming pools in the council area, and I don't want to fund another one. I don't have a problem swimming at Hallett Cove Beach as it is a wonderful area to snorkel. I have no reason to want to swim in a pool at any beach! The statement that Hallett Cove is "SA most un-swimmable beach" is completely wrong.
Cormorant Drive	I frequently snorkel at Hallett Cove beach, and I do not understand the need to build a swimming pool at the beach. As a City of Marion tax payer, I am already paying to maintain several swimming pools within the council area. I am strongly opposed to the idea of wasting tax payer money to build an eye sore of a swimming pool at a perfectly swimmable beach.
Cormorant Drive	Hallett Cove beach is unique in comparison to the rest of Adelaide's foreshore. It is a wonderful place to snorkel, swim, surf, canoe and explore. For those who don't like this natural environment, Council has 2 other pools they can use, and many sandy beaches along our coastline. I would be appalled as a rate payer if I had to pay for another pool which will have a significant impact on Hallett Coves natural environment. How many pools do we need, when we have so many other options for swimming?
DUTCHMAN DR	Put money into something else, like bettering the suburb as a whole, planting trees and making the environment more attractive. A seaside pool would be disruptive to the local community and impact the quality of life of close residents on Heron Way, Dutchman Drive and other close streets.
Dutchman Drive	It is likely that the majority of users of such a pool would be non Hallett Cove residents, but the disruption caused by visitors would be borne by the local residents/ratepayers.
Dutchman Drive	Would not want to see any high structures built along the foreshore impacting on residents views.
Dutchman Drive	How can this possibly have a positive effect on the area and environment? It is destroying a piece of natural beautiful coast land when there are pools and beaches to go everywhere. The cost of maintenance would be huge and who will pay for this? Local tax payers.

Street name	Comments
Freebairn Drive	I don't agree with desecrating our unique area with a structure which will be a money pit to maintain and a blight on the landscape. Enjoy the Cove's unspoiled beauty which is visited by overseas tourists and locals alike. A pool would be used maybe, two months a year and we would be stuck with looking at it for ten months. It behoves the council to maintain it as it's in the Marion area, but I don't want my rates to be paying for it, they are costly enough now.
freebairn drive	THIS SURVEY IS BIASED IN FAVOUR OF A POOL IN HALLETT COVE.
Freebairn Drive	I disagree, being a natural area makes Hallett Cove. With a pool you will need showers and toilets.
Gannet Court	My preference would be to bring sand back to the beach rather than a pool. This would make the beach usable all year round. So much sand has been dredged from nearby which has caused many more rocks to be exposed. Look at photos from the 50s and you can see how much more sand is present. (If a pool goes ahead, who funds lifeguards?)
Grand Central Ave	We are totally against it
grand central avenue	the herron way reserve in summer is allready packed with cars and people and there is no pool , bring a pool into the equation and the streets will become more dangerous to the pedestrian traffic and congest grand central ave with parked cars putting up signs eg no car parking certain times then also creates sign pollution
GRAND CENTRAL AVENUE	We have been in Hallett Cove for 40+ years, this idea is absolutely ridiculous, Grand central Avenue (our street) is like a highway now, speed is an issue (which we have complained about), put speed humps on Grand Central Avenue, there is NO parking in the area now when it is busy, Dutchman Drive cannot handle more parking. We pay an exorbitant amount in council rates now without having to pay for something like this that is going to make the whole area a bottle neck. THIS IS A TOTALLY WRONG IDEA, THERE IS NO ROOM FOR IT AND IT WILL DESTROY THE HERITAGE OF THE AREA'S ICONIC BEACH. BUILD A ROCK POOL IN PORT NOARLUNGA, THERE IS ROOM DOWN THERE.
Grand Central Court	The pool would have little benefit.
Gull st	I don’t want to have pool in my area, it will negatively affect not only our precious environment but also will have negative impact on its residents; noise pollution traffic congestion rubbish. Our Marion council rates are so high already I don’t want to pay more for someone else’s sick project. Hallett cove is not designed to host so many people like Glenelg or Brighton. Let it be the way how it is.
Ibis crescent	Pool is not needed and will spoil a beautiful area
Ingomar Court	We have a beautiful, natural beach why would you want to build an eyesore in the middle of it.
Inrepid Cres	Nothing is needed to add the uniqueness the Cove has already
Intrepid crs	The current road infrastructure does not accommodate for an increase in traffic and parking. Just look at the planning and coordination required for ANZAC day and any other events that are required, where blocking off streets and limited parking are available. The topography of the area does not accommodate parking where a long or difficult walk is required to and from the pool to be all-inclusive. The only economic gains would be for the Boat Shed Cafe and parking fine revenue raising. Hallett Cove beach has become too residential for anything like this unless a total rethink and redesign of the foreshore is undertaken. But you've only just completed the redevelopment anyway. A plan for the pool should have been included from the start, before the foreshore redevelopment.
Marine Ave	I have serious concerns with the minimal parking being built, with narrow streets and more children being about, there will be accidents.
Marine avenue	Parking is a huge issue. Can't see how it can be solved.
Mistral court	The area has only just been renovated and rejuvenated. The Anzac memorial area is respectful and engenders reflection, parking is barely adequate at the moment, there is a lovely open space for families and plenty of nearby beaches those wanting a swim can use. This is not needed and if it ain’t broke don’t fix it.
Osprey Court	A seaside pool would only be useful in summer unless it was heated . Currently there is only 3 -4 months of comfortable swimming sea temperatures in Adelaide . So don’t know whether it’s worth the expense . I am a regular swimmer so would love a pool nearby but our sea is very cold and I prefer warm water
Osprey court	I don’t think the area would cope with the influx of the people from other suburbs who would come to use it. I am also extremely concerned with the environmental impact it would have and also that our council rates will increase to help with the maintenance when I believe that the people who will use it the most will not even be from the area. The weekends here are extremely busy as it is.
Sandpiper Tce	More people walk than swim, so from an economic benifit, how about spend the money and finish the walking trail from Christies to Hallett Cove, past OS and the old Mobil refinery.
Sovereign	This unique environment needs to be protected . More visitors , more parking and changes to the beach will irreversibly damage the area.
The cove rd	Hallett cove conservation park and sea side it's beautiful as it is. The beach it's accessible for swimming, there is no need whatsoever for a pool.
The Cove Rd	A pool is not necessary to improve hallett Cove. The naturalness is the attraction. There are so many options to beach swim or pool swim why add another in an area where big swaths would be turned into toilets and car parks. It is not feasible for families with kids to walk up the hill to take the train in hot weather or for the elderly either. People will drive and the beach area and local streets will be overrun night and day by cars and people. Leave some places natural to enjoy.
The Cove Road	It is difficult to see what advantage this project would offer to the Marion apart from significant ongoing maintenance and staffing costs. Those who want a seaside pool may swim in the sea. I am not aware that other seaside communities have such pools and one at Hallett Cove would cause more traffic from other suburbs, creating more congestion and ongoing infrastructure maintenance. We moved to Hallett Cove many years ago because of it's peaceful environment.
The Cove Road	There are more pressing issue which require funding than installing a pool.
The. Cove Road	Leave our beautiful beach and coastline alone. Too much money has already been spent on this foolish idea promoted by those who do not appreciate natural beauty, cannot see the damage it will cause and will not buy themselves reef sandals and swim at our beautiful natural beach.
Tornado Ave	anti-social behaviour is part of our society so this may be a negative impact

Street name	Comments
Ariel St	There will be an influx of visitors and users from other areas. This will create the need for an appropriate parking area. At the side of the pool should be sufficient access points to drinking water and showers
Grand central ave	Hallett cove beach is not a swimmer friendly beach
Aurora Street	I'm unsure about the environmental impacts as I'm not sure what is required to build a pool like that but I'm assuming that this is something that has been considered.
Aurora Street	If it must go ahead, then charge non marion council residents to use it.
Columbia Crescent	If it was to go ahead it would have to be done properly. A half hearted attempt would be very disappointing and damaging to both the community environment.
Egret Ct	While many people could walk to the pool and there is street parking available in some streets, parking would need to be considered. Railway station car park could provide overflow car parking.
Fireball Ave	Need some details about size and design of pool to see how it would impact the natural environment. Also what areplans for extra car parking?
Fireball Avenue	I am all for positive progress in our neighbourhood. I am just concerned about parking and traffic- as it is , on warm weekends cars are parked in our street and we are 2 streets from the beach. Thanks for the opportunity to respond to this proposal.
Freya Avenue	Need to address parking. The seafront parking is always full as it is so more needs to be made available.
Gull Street	Would also need to consider parking requirements, and possibly the potential for an additional commercial space, eg. Cafe. Additional outdoor fresh water showers should be considered, as well as additional toilets.
Ingomar ct	This project ought to be funded and completed in partnership with local businesses in exchange for advertising rights at the pool and all operational profits ploughed back into the local area, such as offering improvements, community owned cafes, etc
Marine Avenue	Proposed location 2 is not good from a general beach/water usage prospective and hence detracts from the usability for the community of the area. Funding for maintenance should be from a state level if focus is bringing people from different areas to swim/use this specific facility. If not properly maintained or if water is sourced from too close to the existing storm water drain outlet then it could quickly become unsightly and smelly. If storm water is diverted north of its current location then this would impact on the existing ocean shallows snorkeling area. There is only 1 business within walking distance (not even adjacent) of the proposed pool so there would be limited economic impact as the majority of businesses are in the shopping centre at the top of the hill. This existing local business is already very busy during warmer months without a sea pool.
River Parade	I agree with the positive elements a pool should bring but the positive elements need to be underpinned with strong ranger presence and control of anti social behaviour, litter control, traffic management, etc. We have seen a huge increase in dog walking since the installation of the new boardwalk at Hallett Cove Beach but no controls put in place to manage increased dog fouling and uncontrolled dogs running off lead.
The Cove Road	Please factor in the environmental impacts, costs (capital and operating) and the level of usage before embarking on a significant project
Tornado Ave	The economic impact would be based on the cost/benefit study properly and objectively proposed and examined, resulting in a positive internal rate of return or positive net present vale. I would not like to see the project become a "white elephant" and become a blight on the foreshore. I would also like to ensure the car parking problems are properly addressed before any decision to proceed is made.
Tornado Ave	As a rate payer I want to be ensured my rates will not rise if this goes forward. What will happen to our home values?

Appendix 4 – Question 9: Hallett Cove has a need for a seaside pool and it would have a positive impact to economic, environmental, and social factors: Zone B comments

Street name	**Comments**
Anna Court	This would be amazing for the community.
Antonia Cct	I have seen what seaside pools bring to a community in other countries, It will be a place for social gatherings and to meet your local neighbours as well as increase the local business profits
Apollo Drive	The re-sanding option in my opion has not been properly assessed.
Apollo Drive	The beach is something for all ages to enjoy and why not use technology to enhance our lifestyle
Apollo Drive	Sooner the better
Arachne	There are no businesses nearby that need economic support, the area is busy enough to support the cafe nearby. Car parking is already a nightmare. There are swimmable beaches within 5 minutes drive and beautiful pools in 10, this pool is unnecessary and would have a massive environment impact on a beautiful and unique natural environment

Street name	Comments
Barossa Crescent	WORST idea EVER! Leave Hallett Cove beach alone!
Barossa Crescent	An excellent idea and long overdue. Hallett Cove Beach is not currently appropriate for swimming, and this would allow residents to have a seaside swim without needing to travel long distances to other metro beaches.
Barossa Cresent	The Hallett Cove beach has become usless for the local community and a sea pool be of benifit to many. Also it would compliment the park investment that council has made on the foreshore
Camille	As previously stated, the social, health and economic benefits are huge - the project would have little environmental impact as a wall is needed there anyway.
Camille street	Amazing opportunity to promote our amazing beach and the history of the amphitheatre
Capella Drive	If, with through environmental impact study, the proposed pool would pose a small impact on the local environment (especially wild life), I think I would support.
Capella Drive	If the environmental impact is carefully considered and an appropriate design minimizing and potential negative outcomes on the local eco-system and conservation park, then a seaside pool would have significant benefits to the area!
Central Avenue	I strongly support the new pool subject to environmental considerations including the impact on sand and further impacts on the coast
Coorabie Crescent	It could certainly be a bit of a meeting place for local residents who like to swim. Usual issues of litter generation etc to manage but should not be too hard. Would benefit the Boatshed Cafe, and maybe a kiosk could be incorporated within the pool as well?
Erebus Glen	Great idea
glade crescent	A local pool improves access to exercise and social activity for people, with less need for car transport. It also provides a public service in a facility to teach water safety and learn to swim for everyone. Governments at all levels should encourage and support people to engage with exercise to improve health - things such as swimming pools should be considered a preventive health measure whose costs are offsetting cost associated with chronic illness.
Harvard Crt	Please make this happen. This is such a great project.
Harvard Crt	It will be exciting
Karoola court	This would increase local tourism and social and community engagement plus you could run sporting events from the pool and run substituted swimming lessons for the community
Karoola Court	The seaside pool at Edithburgh attracts many tourists
Kooraweera Street	The area has limited use at the moment and not many people. Something unique would be a boost to area.
Kurnabinna Terrace	Puts icing on the cake for local community
Leith	The pool would be fantastic. I am a resident of Hallett Cove (home owner) and believe it would be a wonderful asset to Hallett Coves community and my family. There is lots of parking at the train station it would be very easy for people to park their cars and walk down to the pool just as many people do on Anzac day.
Lighthouse Drive	As per previous comment re increased tourism and usage by other sporting clubs
Nalimba St	I and my family strongly support the development of the pool
Nungamoor a	Definitely a massive social impact on the suburb which typically gets neglected due to having so many rocks on the beach
Quinvale Road	The Cove is a special place and a pool would enhance that. Given the area is already frequented by people from other areas (I believe), the State government should also have some responsibility, not just local rate payers.
Rogana Crescent	I hope it wont get blocked again similar to what happened on the planned underground tunnel upgrade for the South Road
Sally court	Hallett Cove is out of the way. It needs something to draw people in! It has so much to offer and people in Adelaide have no idea. With the new national park and this we can make the Southern beaches a destination place.
Seaview ave	I think it a perfect location for a sea side pool . It's made for it . I also think there is a need for this type of project in this area.
Seaview Ave	If we need to put in erosion control. This is a win win to incorporate the sea pool

Street name	Comments
Serica Street	It is currently nearly impossible to swim at Hallett Cove beach because of the rocky foreshore and coastline. It is a very nice coastal park area , but swimming is too difficult, so the community has to go elsewhere to swim. A seaside pool would be a great addition to the community facilities in the area. Many beach suburbs in places like Sydney have sea side pools . They are a great attraction and used and appreciated by their communities (even Edithburgh on the York peninsula has a good one!!)
Skipper Close	Likely to be well used with positive community benefits, environmental benefits if incorporated into a coastline protection system and minimal or no plausible negative effects.
Skipper Close	Ready for summer? ;)
South Avenue	A seaside pool will attract more people to the beach, will be a good entertainment for people. I think the council can also rent spots for food/drink carts to support the council economically in that area.
Stuart Court	If the beach as it stands requires work to prevent further erosion then incorporating a sea pool would be a great enhancement for Hallett Cove
Toby Court	Hallett Cove Beach is an amazing under utilised stretch of coastline due to rockiness and not conducive with a swimming beach. A seaside pool would be a safe and unique place for locals to swim, a tourist attraction and opportunity to run learn to swim programs in summer. Works well in Edithburgh, Yorke Peninsula
Vennachar Drive	This is a great idea and would be a huge attraction for families to move into the area.
Yarromie st	Everybody in Hallett cove are exited about this idea will love it
Yilki Court	stop talking and start doing...it's an awesome opportunity to create something unique not just for the community but for SA
	Cost to establish and maintain could be prohibitive. Impact on natural environment could be detrimental. Increase of visitors from outside the local community could have negative impact.
Capella Drive	Hallett Cove Beach used to be a swimming beach with lots of sand. Unfortunately, the consequences of developments further up the coastline did not consider the impact of these on the Hallett Cove environment. It would be better if the beach itself could be restored. A manufactured pool does little to improve the ambience of the area and detracts from the magnificent war memorial and surrounding play and family entertainment areas developed by the Council. Parking is a huge issue that must be adequately considered before such an undertaking especially as parking is often very limited in the area, affecting access to the Conservation Park and the Boatshed Cafe.
Fastnet Court	No seaside pool. Go to a nearby beach if you want to swim
Oakvale Way	The proposed area is already too busy in summer. There are great swimming beaches nearby. Money much better spent on local environmental issues. Skewed question in this survey- how often would I use pool? No option to select ‘never’.
Karoola Court	We do not need this pool. See previous comments. Leave the beauty alone
Kurnabinna Tce	Not interested in having to pay for the pool in our council rates, or use the pool when there’s a beautiful beach available for free!
Lighthouse Drive	I just can't help feel this is going to be an ill thought out eye sore in the name of progress with significant environmental impacts. It was saved from housing development back in the day and I can't help but think those acknowledged by the plaque at the beginning of the board walk would be rolling in their graves. It is a really unique and special place and I don't like where it's going in the name of "progress". (And I've moved into this community, I'm not some born and bread anti developer!)
Lucretia Way	Employee locals to service the area, or volunteers. Enjoy the beauty of the conservation park.
Marie close	Economically there is no need for a tidal pool. There is only one business down at Hallett Cove beach, which does amazingly without any other ‘attractions’. The memorial is an important site to remain for ANZAC days and, at current, there isn’t enough parking space for what Hallett Cove Beach has to offer already. I believe the money should be spent to upgrade the board walk and informative signage along this walk.
Perry Barr Road	Worst idea in the history of Hallett Cove
Perry Barr Road	As a local resident and daily user of Hallett Cove Beach (walking), I am strongly opposed to this proposal. The local infrastructure cannot support the increase in visitor numbers this proposal would cause, and the increase of people and cars would impact the amenity of the area and negatively impact the lives of local residents. An artificial pool is also incongruous with the environmental and conservation ethos of the area. Further, litter is already a problem on the beach (I pick up rubbish daily during my walks) and this will only be exacerbated by this project, should it proceed. Additionally, people taking their dogs into the conservation park already occurs, despite signs warning this is not allowed, and I suggest this will only get worse with people visiting from outside the area. This would have a negative impact on the wildlife in the conservation park.
Perry Barr Road	I would be very concerned if this pool does not have lifeguards present. It will definitely attract young children and without lifeguards present could be an accident waiting to happen
Quinvale	Please don’t entertain this folly. Hallett Cove is already a unique assert to the community- introducing more human traffic to its ecosystem is the last thing it needs and the marine biologists I know agree. At a time when recent reports put Australia at crisis point with the environment, the concept of a sea pool is reckless
Seaview Ave	There needs to be a more local assessment of the environment and due diligence needs to be done about alternatives. As this whole project is based on the case that council is making to combat erosion.
	We are a gulf not an Eastern coast, we have many km of sandy beaches north and south of Hallett Cove

Street name	Comments
Seaview Avenue	Existing are I thought was protected as an important geological significance
Zwerner Drive	Government & council money should be spent on completing the section of the Hallett Cove boardwalk still closed & waiting to be fixed & completed.
Zwerner Drive	No swimming at Hallett Cove beach.
Kalmia Court	As mentioned, I think parking in the area will be an issue unless addressed as part of the project.
Narida Street	Given the existing Marion outdoor pool, it is considered that a similar operational model could be adopted. Environmental sensitivity of design could provide positive environmental benefits, however, without a detailed design provided these measures need to be explored. Certainly social benefits, however, given the topography of the locality DDA compliance may require additional design to ensure accessibility for all.
pennayoona	consideration for increased car parking would need to be considered.
Seaway Road	Needs to be adequate parking. Currently it's very difficult to get a car park spot just to use the park at Hallett cove
Slade Court	use in summer could be postitive - if it was apassive facility perhaps upkeep feasible.
Thermopyla e Crescent	any measures to reduce the potential for rubbish ending up in the sea should be considered - fines, education, limit products available for sale
Kanowna street	What ever the income is, it needs more promotion to use our beach and get people in the area. Even a little shed with paddle boarding, kayaking, snorkel hire would be great, for the people that wants to go in there, and doesn't mind the rocks.
Moora Street	Maintenance could also be assisted by State Govt funding
Moora street	I am a bit tired of Hallett cove, being on the fringes of the council footprint being the poor cousin to 'down the hill' ...compare if you will the areas community and new soccer clubs and then compare them with Marion club ! You have built a new soccer club (I am a founder/life member) that doesn't meet the demands of all of its members and is useless for any kind of sports presentation nights of social functions because of its size ! I am available for comment if required, John 0401814561

Appendix 5 – Question 13: Adequate access to the proposed site and car parking options - Zone A comments

Street name	Comments
Albatross walk	Ideal choice is to better utilize the grassed area.
Albatross Walk	Parking for pool will affect the local residents. it should not go ahead.
Albatross Walk	Don't want this suburban area to become any busier than it already is
Arafura Court	Car parking options should be increased in Heron Way, Dutchman Drive, Grand Central Avenue and Arafura Court? What car parking options? We are not talking about four lane streets. As I said before our street is already congested with cars parked on both sides. Is the option to park in the middle as well?
Ariel Street	Car parking is an issue already but does not affect me as I walk to and from the beach, and I can see that it would impact the nearby residents. Nevertheless, it should not be a barrier as people wanting to use the facility will quickly work out how to access it.
Burlington Road	In regards to parking, I would say just optimise what you have down there better. If it becomes really popular then look at side street options. Really it will be summer that has the parking issue
Cherub	There are plenty of car park options. It doesn't seem an issue on ANZAC morning. It's not like crowds of car drivers would attend once the novelty has worn off. Most will drive by to either Seacliff or Christine's. The school children walk and the train is a great option. Not many beaches South have public transport access
Chivers street	Parking would need improvement for the seaside pool as it is often difficult to park at the moment on a good day
Columbia Court.	Car parking will be tight, more shuttle buses from Hallett cove railway station could be a option.
Columbia Crescent	I think some of the roads mentioned could be made one way and thereby create more parking spaces (eg Grand central avenue and Dutchman Drive could be a one way loop)
Columbia Crescent	At first there would be an increased interest by those needing cars to use it but think mostly locals on foot would be the winners/users.
Cormorant Drive	Car parking already available on these streets no additional parking required.
Cormorant Drive	There is plenty of free on road parking throughout the suburb, people only need to walk a short distance.

Street name	Comments
Cormorant Drive	Current parking options are inadequate to support the proposed swimming pool.
Cormorant Drive	somewhat agree
Cormorant Drive	Car Parking will be the greatest challenge i'm not sure how you can solve it
Cormorant Drive	Per my earlier comments, we don't need a pool, and should not build one which will impact on the natural beauty of Hallett Cove.
Cove Rd	The suggestion of all these extra car parking places is an indication that the beach is not suitable for a beach side pool as the area is not suitable to accommodate the extra car traffic. It is a safety risk and a pollutant and so unnecessary to ruin a natural location.
DUTCHMAN DR	There is not enough parking and to create more would impact the environment negatively.
Dutchman Drive	This site is totally inappropriate for any development which would attract large numbers of visitors due to the inadequacy of existing car parking. Unless additional off street car parking is provided no additional development of any kind should be approved in this location. On any fine day the existing car parking is already totally inadequate.
Dutchman Drive	Improve and widen the footpath from the Train Station to the beach. Important you make it accessible for all modes of transport - not just cars. Ensure charging stations for ebikes, escooters etc
Dutchman drive	Parking would be ok in my opinion people will always find a way people will find it hard first time and car share on other visits
Dutchman Drive	With increased car parking spaces, there should be time limits on the parking spaces with monitoring in peak periods to avoid people parking all day, as this would greatly impact on the residents within the local area.
Dutchman Drive	Just leave it all alone. It's been the same for 40 years and it's just a part of the coast that doesn't need to be touched nor to residents need cars out the front of their homes all the time.
Egret Court	Car parking is and issue. Some parking on existing lawned areas adjacent to Heron Way and Osprey Court may need to be considered on weekends and public holidays during summer.
Egret Court	Parking can be an issue at weekends but not so much in the weekend as a local resident. Many will come via public transport.
Egret Court	We have a train service that many visitors to the area could use
Egret Court	The train will be a good form of transport for visitors to the area
Egret Crt	Additional parking should not interfere with through traffic for local residents
Egret Ct	Implementation ASAP would be great.
Fireball Ave	Car parking is a major issue
Fireball Avenue	Really don't know how the parking can be increased on Dutchman Drive except removing those ugly and unsafe protuberances the Council installed years ago. With the planting they make it very difficult to see oncoming traffic when coming out of our street (Fireball Ave). Arafura is a side street no way can extra parking be proposed! Extra parking was already made for Heron Way with the foreshore redevelopment- again unsure how any more parks can be added?
Freebairn Drive	Parking is full now in these areas during good weather
freebairn drive	NO ADDITIONAL CAR PARKING SHOULD BE CONSTRUCTED WITH OR WITHOUT A POOL.
Freebairn Drive	As a resident quite often i cannot get local parking near the beach.
Gannet Court	Car parking is something that would need to be considered as the car park adjacent to the restaurant is probably inadequate
Gannet Court	The train station is not far away and should be considered as a parking option, the car park is largely empty on weekends. I feel these questions above are overly negative and not solutions-oriented.
Gannet Court	I know this would be expensive, but can a multi-story carpark be installed next to 1 Heron Way, across from the Boat Shed? Or (maybe a little too advanced) can a cable car or similar be installed from the Hallett Cove train station to the beach on weekends?
Gannet Court	Arafura Court, Hallett Cove is a residential street and am sure the local residents would not favour additional traffic to their street
Grand Central Avenue	ESSENTIAL to DIVERT MOST CAR TRAFFIC TO CAR PARKS NEAR HALLETT COVE BEACH RAIL STATION , AND EXPAND SPACES THERE; NOT THE BEACH. TRAFFIC AT THE BEACH WOULD CREATE " GLENELG, JETTY ROAD ", SUMMER TRAFFIC JAMS AND POLLUTION. ALSO NEED ELECTRIC MINI BUS SERVICE EVERY 20 MINS FROM HCB STATION TO THE SEAPOOL, TO DIVERT CARS FROM THE CURRENTLY SERENE HALLETT COVE BEACH AREA.
GRAND CENTRAL AVENUE	THERE IS NO WHERE TO INCREASE PARKING AS IS IT IS! THE WHOLE CONCEPT IS A COMPLETE ANDS UTTER WASTE OF MY RATE PAYERS MONEY, THERE ARE OTHER AREAS WITHIN THE COUNCIL THAT NEED MONEY SPENT ON
Grand Central Avenue	Do not add more car park on Grand Central Avenue Hallett Cove Grand Central Avenue is already extremely busy with so much traffic even on off peak time!
Grand Central Court	Car parking is obviously a huge issue. Any increase in car parking is most of the streets would be very expensive to create
Grand central court	All the above roads are already used for parking at busy times by people using the foreshore and beach
Gretel Cres	I think there is as much parking at Hallett Cove v each as there is at any other local beach
Ibis Crescent	Likely will need more parking if the pool gets the go ahead, as car parks are already full especially late afternoons with people sitting and watching the sunset in their cars, tends to be very popular.
Ibis crescent	There's not enough carpark on the weekend around sunsets now. Ppl love coming to hallett cove for walks and sunset.
INGOMAR COURT	CAR PARKING PROVISION IS THE DEFINITE CHALLENGE HERE.
Ingomar Court	Car parking is a bit of an issue along all the popular beaches in the Adelaide area. I think car parking are as good, if not better, in Hallett Cove than comparable beaches. Besides, public transportation is excellent i.e. train and bus.

Street name	Comments
Ingomar ct	Car parking ought to remain as is in order to encourage use of public transport. There is both train and bus access, and the walk is brilliant. Marion ought to stand firm on its sustainability goals and find another option, which means offering deals for transport users, such as cheaper entry.
Inrepid Cres	The topography of the foreshore isnt conjucive to comfortably pitching for any long spells
Intrepid crs	Definitely do not increase parking in Arafura Court, which is a quiet residential street! Herron Way doesn't have much room left and should have been double the parking area to begin with. You should have utilised part of the Grand Central Ave reserve as a parking area, but hindsight is 20/20 isn't it? All this thought of redesigning to accommodate parking just after completing the foreshore redevelopment is ludicrous!
Marine	I feel just adding a few on street parking options will be enough and will hopefully slow some of the traffic down on those streets
Marine Ave	There is enough traffic now!
Marine Avenue	A regular bus service should be provided to the area to avoid the need for parking near the foreshore. Eg a service that runs every 30mins from the shopping centre past the train station to the foreshore area. The existing bus service which during the middle of the day runs only every 2 hours is not sufficient. This could be adjusted for holidays/seasonal changes in demand.
Marine avenue	Let the residents of the mentioned streets put their hanbsds up for more parking if the want to do that.
Osprey Court	Need to look at parking
Osprey Court	There is no option but to lose some green space for parking if this project was to go ahead .. street parking is inadequate and impact residents negatively
Resolute crescent	There is many streets where people can park their cars
Resolute crescent	Hallett cove beach had plenty of parking options along the beach,as well as around the streets of the beach.
Resolute Crescent	Nothing further to add.
River Parade	Car parking (including reservation for busses) on the scrubland adjacent to Heron Way is the ideal location and could include an additional bus stop as required and litter management infrastructure. Might be a good idea to include picnic facilities, BBQ's and seating.
sandpiper	Parking would be a problem as there is not enough car parking near the beach
Sandpiper Tce	The rate payers (marion council) have spent a lot of money on the park. It would be very wasteful to turn more of the parks into car parking spaces.
Sandpiper Terrace	Parking just is super limited! End of the Arafura court is an option but heading to the National park and just wow if you lived there- how awful! Not fair or just! Heron way is technically an option but would spoil the amenity. Dutchman drive is already heaving on a weekend!
Sandpiper Terrace	Look at other transport options rather than parking solutions on the main streets. Buses already have difficulties negotiating roundabouts/corners
Sandpiper Terrace	Yes, some extra carparks will help, however, the carports on sunny summer days are already full. Even if another 30 parks are created, it will still be a "first in best dressed" situation like it is at all the seapool locations on the east coast.
Sovereign	This survey is appalling . It assumes that the pool is happening and skews responses accordingly. Parking is an issue in the area , the environment is fragile …. Therefore the number of visitors should not increase
The Cove Road	These questions appear to indicate that the project will proceed. The congestion is increasing exponentially with the current facilities. It would be helpful if a proper traffic management study were to be undertaken in the area, including traffic volume on The Cove Road and other significant roads .
The. Cove Road	Don't turn my neighbourhood into a carpark.
Tornado Ave	Are there other car parking options such as the Hallett Cove Beach Railway Station carpark expansion?
Tornado Ave	The streets on the weekend are already filled as it is! People leave their trash on the street. Last week a visitor allowed their dog to defecate on the road and refused to pick it up when pointed politely out, and just drove off! We do not need or want more traffic on our streets.
Tornado Ave	in summer the local streets are beginning to fill with cars near Heron Way and Dutchman Drive etc. Parking may be an issue if the pool proves popular.
Valkyrie St	On warm days parking is difficult so if you introduced a seaside pool more parking would be required.

Appendix 6 – Question 13: Adequate access to the proposed site and car parking options - Zone B comments

Street name	Comments
	Increasing parking options along these local streets is not going to solve inadequate parking provision at the pool site and could cause congestion for residents.
Apollo Drive	All car parking to be increased
Apollo Drive	South of Grand Central Avenue
Barossa Crescent	Seriously! WORST idea EVER! No residents of any of those streets want people constantly parking outside of their properties. GO AWAY DAVID SPIERS!
Barossa Crescent	Additional parking options would be an advantage, as the area already attracts a number of visitors to the cafe, picnic areas and playground.
Camille	I think parking is the key barrier to the establishment of the pool (other than funding and building the pool of course), but this isn't a large hurdle.

Street name	Comments
Capella Drive	As it was mentioned in the Q & A section, I think it is crucial to create ample parking in the area, as well as shuttle bus option to and from the swimming pool, and a bike path. The current parking in the Hallett Cove beach, even without the swimming pool, is not enough during weekend and a warm weather day. Without the good transport/parking plan, visitors would start parking in nearby residential street and will result in residents' resentment.
Capella Drive	Car parking options along these streets will affect the amenity to local residents. People do not seem to like walking great distances, and close parks servicing the Boatshed and the Conservation Park will be taken up by pool users, meaning that these facilities and the foreshore facilities currently used by numerous family groups will be less accessible/available.
Coorabie Crescent	May need to run a shuttle bus from the car park at Hallett Cove Beach railway station during peak times?
Drugal Ct	Not familiar with all of those roads but trust council to make informed choices
Fastnet Court	No seaside pool
glade crescent	Could the need for additional car parking be offset by having a bus service that runs locally, and from the train station, in the busier summer months?
Kanowna street	A bus service that runs from the shopping centre to the beach only in summer, in peak times would also work.
Karoola Court	An alteration to foreshore master plan so soon after completion? I park at the beach every day, apart from a very odd occasion, I can park on heron way without issue
Karoola court	Increased car parking will be needed
Karoola Court	parking needs to be increased at Hallett Cove
Kurnabinna Tce	No pool, no extra parking required
Lighthouse Drive	The parking situation is pretty woeful as it currently stands.
Lucretia Way	There’s plenty of options for increasing car spaces
Marie close	Car parking should be re-created where Heron Way meets Grand Central Ave.
Moora street	Surely there is room south of the new playground for parking so as not to inconvenience local residents?
Nalimba St	Not fussed where the parks are but there definitely needs to be more
Narida Street	All efforts to explore the expansion of car parking will be important for the success of this project. Additionally, linkages to Hallett Cove Beach train station via community bus over peak times should also be seriously considered.
Oakvale Way	This is a local suburb not a tourist attraction.
Perry Barr Road	Focus on restoring natural beauty, this is such a short sighted proposal.
Perry Barr Road	The current road and parking infrastructure would not be adequate for this project. Should Council elect to proceed, additional parking options would be required. The cost to Council for increasing parking for this project is not something that I, as a local ratepayer, support.
Perry Barr Road	If this goes ahead it would have a massive impact on local residents. Noise pollution, vehicle pollution and litter would increase significantly
Poralka Crescent	Residents should be protected from unwanted persons that are not genuine swimmers, hikers or genuine tourists/visitors after dark. Residential housing is too close for increased parking to be considered.
Quailo ave	Don't see how you can increase parking on dutchman, street parking is already there and busy on hot days. Parking too far away won't work as it's too hilly. Hard walk back from the beach.
Quinvale	No. Just no.
Sally court	Car parking is a pain no matter what. A community bus from the shopping Center on weekends and public holidays would also be a good option. It would be a shame to change the shore front with boring car parks! We don’t want to pave paradise to put up a parking lot!
Seaview ave	Make it happen please
Seaview Ave	These are heavily housed areas. If anyone has ever been to hallett cove for a dawn service they would roll their eyes at these options. They are not even options really. This is essentially saying there are streets you can park on them
Seaview Avenue	I think that this project is unnecessary for the environment and the community
Slade Court	Most of the year would be very little used Disability access even if nominal not very amenable Would lifegaurds be monitoring? council liability If fenced loses its appeal, if not especially in summer nights if an accident/injury should occur
Thermopylae Crescent	serious consideration should be given to parking and traffic flow - providing more bins - reduce potential environmental damage
Toby Court	Consideration needs to be given to local residents and access to their properties etc. High volume of visitors will be in summer months
Vennachar Drive	Carparking needs to be expanded to encourage people to use all of our current and future infrustructure
Yarromie st	I’m sure they will think of something
Zwerner Drive	Keep the area a conservation park.

Appendix 7 – Question 14: Do you have concerns about a seaside pool in Hallett Cove – if yes why? Zone A Comments

Street name	Comments
Albatross Walk	As much as I understand the good will behind the idea, I feel that a seaside pool would disturb the natural landscape and undermine the traditional owners of the land. I believe there would need to be significantly more infrastructure required around the pool to support its operation (e.g. more parking, water safety messaging, access paths) that would also further disturb the natural beauty of the cove. Thank you for your consideration.
Albatross Walk	Environmental, we have damaged our coast enough, lets not add to it. No room for parking will be detrimental to local residents, already too many people in the area on weekends.
Albatross Walk	Concern that it will look ugly and take away the view of the two parts of the conservation park. Don't want construction to destroy environment.
Arafura court	Parking needs to be explained
Arafura Court	Please read previous.
Arafura court	Enviromental concerns Forming a sandy beach which would attract more users putting more pressure in area Litter etc Parking Operating hours
Aurora Street	See above. Keep the national park pristine. The pool would lead to pollution and overcrowding.
Cherub St	The likely negative impact on the glacial shelf nature of the Hallett Cove BeaCH
Columbia Crescent	the parking and access issue needs to be well considered. maybe a train ticket could give reduced entry fees ?
Cormorant Drive	The beauty of Hallett Cove Beach is the natural environment. This includes the landscape, ocean, native flora and fauna, and the rocks on the beach. We shouldn't spoil the unique environment by install a swimming pool for people who don't like to enter the sea or walk on rocks to get to the water. Adelaide has plenty of swimming pools and sandy beaches for the folks that don't want to swim at Hallett Cove Beach.
Cormorant Drive	A seaside pool is an unnecessary waste of taxpayer funds, and would be an eye-sore for local residents.
Cormorant Drive	Any pool construction must not interfere with the recognised Hallett Cove surf break if it is built away form the coastal reef and nestled into a seawall with piped sea water that will deliver the best outcome for all
Cormorant Drive	Per my earlier comments, Hallett Cove has a unique world renown natural environment which is quite different to the rest of Adelaide's foreshore. We should not destroy this environment when there are so many other options for those who don't like to swim in this wonderful area. This includes 2 pools in the Marion Council area, and the rest of Adelaide's coastline, which is sandy.
Corsair Court	The impact of additional traffic and reduced parking opportunities. I can't see how additional parking opportunities can be created. Also the ongoing cost of operating and maintaining a pool are of concern.
Cove Rd	Cost, environmental impact, noise, safety, facilities, rubbish, maintenance are all areas that would need ongoing work cost and management. It is not a community need and there is so much genuine need the money should be used elsewhere and not on a pool when swimming options are widely available in locations close by.
DUTCHMAN DR	It would have a hugely negative impact on the environment and residents. The area is meant to be a conservation park area, increasing tourists will increase pollution, litter, noise and affect the natural environment due to more foot traffic.
Dutchman Drive	More cars, more people, the pool not maintained. The one at Edithburgh is disgusting and old and better off swimming in the ocean. Just leave that part of Hallett Cove alone. The tide doesn't even come high enough for it to be feasible. If you've lived in Hallett Cove for 40 years you would know this.
Dutchman Drive	I am concerned about the area being ruined and the fact that many people could come from further away with no care for the area and destroy it. Concerned the environmental impact of destroying a natural beach.
Egret Court	The pool location should have minimal visual impact from Heron Way. So it could be hidden by the cliff face and trees/shrubs. The pool should be in Location Option 1. The area covered by Option 2 needs to be cleared of large rocks to improve access to the beach from the steps.
Fireball Ave	Possible negative impact on the environment, both visually and sand flow. Car parking is inadequate and should not be imposed on neighouring streets
Fireball Avenue	Traffic and parking
Freebairn Drive	It would destroy a unique area which is known for its natural beauty
freebairn drive	BRING INCREASED VEHICLE TRAFFIC, POLLUTION AND SPOIL THE TRANQUIL NATURE OF THE ENVIRONMENT.
Freebairn Drv	The lack of carparking could be an issue.
Freya Avenue	Only parking. I feel this would attract alot of new people to the area and we need to have adequate parking. Also maybe more toilet facilties.
Gannet Court	Car parking
Grand central ave	The proposed area should not affect the well used surf break which is known by the surfing fraternity as "dunnies" (reference to previous toilet block at the end of Grand Central Ave)
Grand Central Ave	Leave it as it is - modicate the seawall only
Grand Central Avenue	DO NOT WANT HEAVTY CAR TRAFFIC NEAR THE BEACH. IT WILL SPOIL THE EXPERIENCE FOR ALL AND OUR LIFESTYLE OF LOCALS. CARS SHOULD BE DIVERTED TO EXPANDED CAR PARKS NEAR THE RAIL STATION AND LOCAL PARKS. THEY CAN DROP GEAR OFF AT 5 MINUTE LOAD ZONES PARKS NEAR THE BEACH.
grand central avenue	excessive traffic . excessive noise . we already have had to phone sapol many times last summer due to parties drinking cars parked on the footpath in front of the war memorial and the grassed areas near the bbqs if the pool goes ahead it will be a disaster for the residence who actually live here

Street name	Comments
GRAND CENTRAL AVENUE	I HAVE MADE MYSELF PERFECTLY CLEAR, IT IS A COMPLETE WASTE OF OF MY MONEY, TRAFFIC CONGESTION AND SPEEDING ON GRAND CENTRAL AVENUE (IT IS BAD ENOUGH NOW), WORK WITH THE NOARLUNGA COUNCIL AND BUILD IT ELESWHERE. WE AS A HOUSEHOLD DO NOT WANT THIS PROJECT TO PROCEED ANY FURTHER
Grand Central Court	Marion is adequately served with pools and also good beaches. The proposed seaside pool would be a huge drain on council resources.
Grand central court	It may reduce access to the beach and detract from the beauty of this natural asset. It would cause increased traffic and be an expense to ratepayers. This money would be better spent on other projects within the council which would be of use to all residents of Marion.
Gretel cres	Environmental impact on the area and increased visitors having a negative impact on local residents
Gull st	It will have negative effect on residents living close by:the traffic will be horrendous as already is during the summer and special events, weekends, public holidays etc I can also predict that it will be more traffic going through my street Cormorant drive as I can imagine people will be coming down to the pool from all directions. This street is already crazy busy during the weekends.
Ibis Crescent	As listed previously - the area is already a perfect area to be able to appreciate NATURAL BEAUTY and has enough foot and car traffic. Less is more ! Why do we want to keep diminishing these areas and turn them into 'attractions'. It is a residential area that does not need to be turned into another Brighton or Glenelg. There is already an aquatic centre available to anyone who wants to swim which is a much safer option.
Ibis crescent	See previous comments. Will spoil a quite and friendly area.
Ingomar Court	Lovely quiet suburb and beach why ruin it
Ingomar Crt	Complete waste of money
Inrepid Cres	Not particulary concerned as i believe it will not see fruition, only concern is dashed hopes.
Marine Ave	Environmental impacts, Kaurna heritage concerns, traffic concerns. Surfing zone impacts, beach walking impacts. The cost of construction.
Marine Ave	insufficient off street parking.
Marine Avenue	That it would be an ugly concrete box on an otherwise scenic coast line. The facility would not be maintained properly and become smelly and more unsightly. The placement of the construction would impact the snorkeling (and crabbing) area at the end of the existing ramp on the south side of the beach (particularly proposal 2) . The proposed facility would decrease the amount of swimming I would do in the area due to poor placement of proposed facility of poor management of storm water run off. The cost would increase the council rates I would need to pay without the benefit of providing a facility I would be unlikely to use.
Marine avenue	There will be between 1000 and 1500 pool visitors a week. I think mostly at the weekend. There is no parking solution that I can see without a huge impact on local residents. What about drowning risk to children when unattended?
Marine Avenue	General safety should be considered during planning
Mistral Court	Too many people, not enough car parking, not enough services.
Mistral court	I believe my reasons are given above.
Osprey Court	Parking and noise
Osprey Court	Parking , environmental impact on nearby conservation park and the storm water outlet is too close to the proposed pool .. yuk !
Osprey Court	Parking issues, and trouble makers
Petrel Close	Carparking, congestion, noise, litter issues - why turn what is a lovely, relaxing, pretty foreshore into a tourist hub? Also safety issues - would the pool have coastguards supervising? Danger for children and people swimming at night.
River Parade	My concern relates to the overall management of the facilities and infrastructure to ensure we maintain a positive community environment.
sandpiper	Parking
Sandpiper Tce	Noise, trafic, cost, insurance. Noise: If the pool is used at night (lets say during a hot summer) noise travels across water and this could have an effect on residents nearby. Traffic : extra traffic will come at a cost. Cost: Who pays? how much do they pay?
Sandpiper Terrace	See earlier comments- no need to repeat- parking, community safety and reducing the current residential community feel. This is a local area for locals to wander, enjoy. We love visitors who enjoy the space peacefully but this could open other too big a door/s!
Sandpiper Terrace	There is a huge problem with rubbish. See Hallett Cove Field River Facebook "Adopt a spot scheme". Please fix drains re. rubbish into the Field River.
Sandpiper Terrace	proposed sites seem to be in water flows that will make keeping the water clean v difficult (run off, e coli). Pet restrictions may be needed.
Shamrock road	Kids hanging around being a nuisance
Sovereign	The report was vague abt the need for a sea wall then seemed to use the need to justify a pool. Research is biased. Leave this amazing area alone
St Vincents Close	The geology in the region is very unique. Would the sea wall impact the remains of the glacier?
The cove rd	Because I believe that pollution will increase, noise will increase, and nothing good will come out of it. Hallett cove it's beautiful as it is, everyone enjoys the beauty. Why spoil it with crowds and pollution. Ask yourselves...how many swimming pools does our state have? How many seaside conservation parks with thousands of years old rocks do we have? Answer those questions and think.

Street name	Comments
The Cove Road	Cost and environmental impact weighted against the level of usage. Operations costs are likely to be high
The Cove Road	As already stated, there has been a significant increase in traffic and speeding in the area, with a large number of recreational vehicles also now visiting the signposted geological area, the improved surf lifesaving facilities and café as well as the upgraded foreshore facilities, including the ANSAC Memorial. Having been involved in the development of a pool in the past, it was found that they can be an enormous drain on scarce financial resources. There are very significant building cost increases being seen now and predicted for the future.
The Cove Road	This project is a white elephant. Hallett Conservation Park is an internationally recognised site of geological importance and natural beauty. There are multiple facilities and beaches across the state and local area for swimming, including the Marion outdoor pool and state aquatic centre, Port Noarlunga Beach and Seacliff Beach.
The. Cove Road	It will destroy our beautiful beach. Geological features will be destroyed. The whole coastline is a world recognised geological wonder. It is colossal waste of money. A seaside pool is crazy in these times of climate change, sea level rise and more extreme weather events. The necessary infrastructure will clutter our already developed foreshore. No more development.
Tornado Ave	Not sure there is space for adequate infrastructure (car parking, changerooms, toilets, maintenance facility etc). And I'm not convinced it is economically viable.
Tornado Ave	Environmental concerns. Noise concerns. Traffic and parking concerns. Degradation of the beach and the experience visiting the beach. It turns an amazing and pristine beach and reserve area to a mass-visited area for the warm months of the year. Why not just swim in the sea or at Marion or another public swimming pool?
Tornado Avenue	In case it goes ahead
Valkyrie Street	only relating to parking as covered above

Appendix 8 – Question 14: Do you have concerns about a seaside pool in Hallett Cove – if yes why? Zone B Comments

Street name	Comments
	Inadequate access, parking, space for ancillary facilities like toilets, change rooms etc. Also creating a negative footprint on open space, natural environment and the generally peaceful nature of the Hallett Cove Foreshore.
	Need more access road's. Potential for a bridge across the railway line further north to allow access from other roads.
Apollo Drive	The option of bringing in sand say from say the Murray River Basin has not been comprehensively evaluated,
Apollo Drive	when?
Barossa Crescent	Already stated. No space for parking, no other businesses to cater - only the Boatshed. No residents of any of the earmarked streets for parking, want people constantly parking outside their house. It is a stupid stupid idea!
Barramundi drive	Car parking
Barramundi Drive	The environmental impact and the lack of parking are main concerns. How will it bring economic growth to the area? There is only 1 business at the beach, which does pretty well anyway. The lack of infrastructure, space and the unique natural beauty of the beach and surroundings make this a terrible idea
Capella Drive	Again, my main concern is how to provide ample parking/transport options for a significantly increased number of visitors to the area. Without it, I believe the project will create a lot of issues.
Capella Drive	Loss of amenity to residents, reduced access to existing facilities for families who need to park closely, see previous comments re parking.
Caswell drive	Environmental issues
Central Avenue	Impact on the immediate environment for example the drift of sand
Coorabie crescent	Coastal erosion must be minimised
Coorabie Crescent	Need to resolve the potential parking and traffic congestion issues properly. Otherwise sounds like an enterprising idea.
glade crescent	I would want it to be big enough to have lap swimming, not just be a recreational swimming area.
Karoola Court	Cost, environmental impact, long term upkeep - cleaning, maintenance etc, loss of current beach use, poorly thought-out plan by previous environmental minister, ample opportunity to swim nearby at beach or swimming pools.
Koomooloo Crescent	Parking and infrastructure around. Need more options for small businesses to set up there. Make it a destination for all.
Kurnabinna Tce	Complete waste of money. Council run pools must have life guards, who will find and provide those all year round, who will maintain the pool and area around the pool?
Kurnabinna Terrace	Adequate parking and general upkeep, maintenance and security
Lighthouse Drive	See comments throughout. Haven't had a chance to read the report, but has anyone consulted with first nation persons of this area? Look, it's all a hard no from me

Street name	Comments
manx	may increase damage to conservation park
Manx	See the Negatives comments in earlier part of response. IE potential eyesore with maintenance burden for ratepayers when this money could be better spent on ecological and green initiatives. Overall negative economic impact on the community. People who really want to swim can already do so at HCB and elsewhere. One of the attractions of Hallett Cove Beach is the lack of people.
Marie close	I am concerned of the cost creating and maintaining this tidal pool will be. Considering there is already infrastructure (board walk, car park) at Hallett Cove that needs fixing. I am concerned for the natural environment, both land and marine that will be negatively effected by this development. I am concerned this development will bring more people to Hallett cove beach not for its natural beauty but for a man-made pool and will disrespect the natural surroundings.
Nalimba St	Mild environmental concerns re erosion and flora/fauna habitation, but I expect these can be adequately managed if they are given sufficient attention and funding
Narida Street	Previously Mentioned.
Neeangarra Crescent	As previously mentioned… more car parks, more shops, ruining the natural environment… it is a nice natural beach that has the conservation park to walk in. Why not build it at Kingston or seacliff where the infrastructure is already in place to support the extra traffic.
Oakvale Way	Ongoing cost to the community. Influx of people in summer. Many locals have backyard fresh water pools anyway. Impact on the local environment.
Perry Barr Road	Impact from high tide during storm conditions
Perry Barr Road	Learn from mistakes of the past and realise that any human interference to coast line is bad. The maintenance of this thing will cost so much. Marion Council already has an Olympic size swimming pool and an outdoor swimming pool, there are already beaches nearby suitable for swimming. Leave Hallett Cove beach as it is. My biggest question is not why not to install a swimming pool, my biggest question is WHY install the swimming pool? What is it achieving that can't already be achieved within a 10 min drive? Is Council really going to pay for all the upkeep and maintenance? Hallett Cove beach is perfect as it is and this monstrosity would be such a shame and ruin the landscape.
Perry Barr Road	For all the reasons already outlined in my submission: there is insufficient road and parking infrastructure to support this proposal and the cost to address this is not something I would support Council funding; the increase in visitor numbers to the area would cause congestion and negatively impact on the quality of life currently enjoyed by local resident and the recreational pursuits already carried out in the area; the idea of an artificial pool within the area, which has an environmental and conservation bent, is incongruous with a conservation ethos; an artificial structure will be unsightly and not in keeping with the wild nature of the beach and conservation park; the increase in numbers of people and cars will increase rubbish, pollution and the risk of damage to the beach and conservation park. I am vehemently against a seaside pool at Hallett Cove Beach.
Perry Barr Road	Because of the impact on the environment, to the beach. The noise pollution. The lack of facilities in the area. Lack of ca parking. The impact on local residents. Increase in litter. Increase in antisocial behaviour. Safety concerns if the pool does not have lifeguards.
Pindee Street	Parking is already impossible for locals - this would increase with the addition of a seaside pool
Quailo ave	As previously mentioned. On nice days it's already sometimes not possible to park down there. I'm local but live too far to walk.
Quinvale	Environment, ecosystem, parking, disturbance to residents, insufficient supportive infrastructure, excessiveness surplus to need, blight on the landscape…all previously explained
Quinvale Road	Overcrowding of The Cove precinct and parking.
Reliance Road	I'm a bit concerned about the environmental impact of this project, it would be great to consult it with marine biologist
Sally court	Care and security after hours! Kids will be kids!
Seaview Ave	This is not the best way to combat erosion as this is the statement of the council as to why they are entertaining this proposal. Other erosion techniques would be better suited. This will lead to increased sand build up which will become a problem.
Seaview Avenue	Destruction of existing sea bed systems and protection of existing rocks, installing pumps and infrastructure will destroy the existing calming nature of Hallett Cove rocky cove
Seaway Road	My only concern is the lack of parking given I've gone to different playgrounds in the past because I've gone to the one on Hallett cove and couldn't get a car park space
Slade Court	Liability and injury
The Copse	As long as it does not attract unwanted people that could cause damage or trouble
Thermopylae Court	Possible environmental impact
Thermopylae Crescent	Environmental damage to the seafloor - affecting surfable waves
Thomas Way	There are limited facilities in the area as it is - a seaside pool could put stress on these already somewhat limited resources
Tigress drive	Will there be a life guard? Will it be free? Will it be secured to deter after hours use or vandals?
Warawee Place	Increased traffic, pedestrian and vehicle. Hallett Cove beach is peaceful and I would like it to stay that way
Zwerner Drive	I have serious concerns on the impact on the environment.
Zwerner Drive	The beach and ocean should not be interfered with.

Appendix 9: Survey questions

Registration details: Name……
Address……
Postcode…….

Questions

Which suburb do you live in?

If in Hallett Cove – Which Street?

Do you currently use a public pool in South Australia?

Y/N

If Yes – Which Facility?

How often? – Daily, Weekly, Monthly, Quarterly, One a year, less than once a year

Do you currently swim at nearby beaches?

Y/N

If Yes – Which beaches?

How often? – Daily, Weekly, Monthly, Quarterly, One a year, less than once a year.

Would a seaside pool encourage you to swim more?

How often would you use a seaside pool in Hallett Cove?

Daily, Weekly, Monthly, Quarterly, Yearly, less than once a year.

What impact would a seaside pool have on the local community?

Which levels of government do you consider should fund a seaside pool at Hallett Cove (Tick all that apply)

Which levels of government do you consider should fund a seaside pool at Hallett Cove (Tick all that apply)

Marion Council
State Government
Federal Government

Please indicate your response to the following statements - (Likert – Completely Agree, Agree, Neutral, Disagree, Completely disagree, Not applicable)

Hallett Cove has a need for a seaside pool

Should this project proceed, Council should maintain and operate the facility (Including maintenance, refurbishment, and operation costs.)

A seaside pool in Hallett Cove would have a positive economic impact on the community.

A seaside pool in Hallett Cove would have a positive environmental impact on the area.

A seaside pool in Hallett Cove would have a positive social impact on the community.

Comment_____

Please indicate your response to the following statements - (Likert – Completely Agree, Agree, Neutral, Disagree, Completely disagree, Not applicable)

I am interested in a seaside pool for leisure swimming

I am interested in a seaside pool for competition swimming

I am interested in a seaside pool for swimming lessons

I am interested in a seaside pool for water sports

I am interested in a seaside pool for health and fitness

Comment _____

Please indicate your response to the following statements - *(Like – Completely Agree, Agree, Neutral, Disagree, Completely disagree, Not applicable)*

There is adequate space for car parking in the proposed project area

There is adequate access to the proposed project area

Car parking options should be increased along Dutchman Drive, Hallett Cove

Car parking options should be increased along Arafura Street, Hallett Cove

Car Parking options should be increased along Grand Boulevarde, Hallett Cove

Comment_____

Do you have any concerns about a seaside pool in Hallett Cove?

Yes/No

Comment_____

In consideration of the location options shown in the attached map (link to map) please select your preferred location for a seaside pool in Hallett Cove.

1 – None – I do not wish for any option to be considered
2 – Location Option 1
3 – Location Option 2



HALLETT COVE SEA-SIDE POOL

CONCEPT DESIGN REPORT | 26TH MAY 2023



City of Marion
Hallett Cove Sea-side pool Concept Design
Cover Image | Proposed 50m Sea-side Pool
26th May 2023

CITY OF MARION

goeldner
Civille
Water Research Laboratory UNSW
QW
NICOLE LARKIN DESIGN ARCHITECTURE

Contents

'We live by the sea because of the two mysteries the sea is more forthcoming. There is more bounty, more possibility for us in a vista that moves, rolls, surges, twists, rears up and changes from minute to minute. The innate human feeling is that if you look out to sea long enough, something will turn up...'

Tim Winton, Land's Edge

	PART A DESIGN REPORT		PART B APPENDIX
01	Project Summary		Artist Impressions
02	Proposed Design		Plan Drawings 1:500
	Option 1 50m Sea-side Pool		Traffic Report
	Option 2 25m Sea-side Pool		QS Report
03	Concept Design - Summary of Options		Hydraulic Report
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	Proposed Pool Design		Beach Access and Embankment Protection
	Materials		Team Profile
	Coastal Engineering		
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	Landscape,Heritage, Geotechnical and Ecological Factors		
	Standards, Codes and Safety		
	Traffic Engineering		
05	Preliminary Cost Estimate		
	Estimated Capital and Operational Costs		
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07	Recommended Next Steps		

Hallett Sea-Side Pool Concept Design
Option 2 - 25m Pool | Artist Impression

CITY OF MARION

01 Project Summary



Option 1 - 50m Sea-side Pool | Artist Impression



Option 2 - 50m Sea-side Pool | Artist Impression

Hallett Cove Sea-side pool | Project History
The initiative to develop a Sea-side pool at Hallett Cove originated from a community campaign during 2017 and 2018 which attracted 4,925 'supporters' and significant attention in the local media. Following this, federal MP David Speirs wrote to City of Marion (COM) in his capacity as Minister for Environment and Water with a proposal to collaborate on a study to investigate the feasibility of developing a sea-side pool at Hallett Cove.

Due to the high level of community enthusiasm for the idea, and to gain further understanding of the potential benefits of proposal, the City of Marion and the Department for Environment and Water jointly funded a feasibility study for the project. The City of Marion concurrently had undertaken a master-plan for Hallett Cove beach. All stages of the master-plan were completed apart from the embankment protection, as coastal monitoring indicated that stabilisation works to this area could be staged over time.

The initial feasibility study found that a sea-side pool had the potential to be constructed as both a means to stabilise and protect part of the embankment from future coastal erosion, along with providing a recreational asset for the community.

Proposal | 50m and 25m Options
Early in 2023, the City of Marion engaged a specialist team to develop a concept design for a proposed Sea-side pool at Hallett Cove. Two options have been prepared for the Council and Community and are presented in this report as follows;

- Option 1 - 50m Sea-side pool
- Option 2 - 25m Sea-side pool

Both options also include works to undertake some initial stages of embankment protection directly behind the proposed pool. Further embankment protection north and south of the pool is part of a broader, staged strategy for coastal protection works along Hallett Cove beach. This concept includes some initial works which are associated with the pool including new beach access.

Site Context | Hallett Cove Beach
Hallett Cove Beach is located 25kms south of Adelaide City Centre and is part of the COM local government area. To the north of the beach is Hallett Cove Conservation Park which is a site of high geological, cultural and aboriginal significance and is a protected area under South Australia legislation. Erratic granite boulders are scattered across the beach which were deposited by a glacier that moved through the area over 200 million years ago.

Hallett Cove Beach has also been a site of legacy development. A spate of beach shacks located along the original dunes to the beach were demolished following the 1970's. The original surf club which overlooks the beach has since been converted into The Boast-shed Cafe. Hallett Cove Beach is also part of a well established coastal walk. The Marion Coastal Walking Trail extends 7.2 km from Marino in the north, to the Hallett Headland Reserve at Hallett Cove in the south.

Natural coastal processes varies the amount of sand which accumulates and dissipates on Hallett Cove Beach, which otherwise comprises of large boulders along the foreshore. As such the beach at times can be difficult to navigate, particularly in order to gain access to the open ocean.

Concept Design | Project Brief
The brief provided by COM for the design of Sea-side pool at Hallett Cove is as follows;

Proposed Design | Option 01 - 50m Sea-side Pool
- 50m Lap Pool and associated pathways/seating (Max 1.6m depth)
- Childrens Pool (Max 1.0m depth)
- Intertidal habitat regeneration
- Amenities block and Parking
- Stepped concrete stabilisation (90m length of embankment)
- Beach Access
- Beach Hard-scaping for recreation and leisure

Proposed Design | Option 2 - 25m Sea-side Pool
- 25m Lap Pool and associated pathways/seating (Max 1.6m depth)
- Intertidal habitat regeneration
- Childrens Pool (Max 1.0m depth)
- Amenities block and Parking
- Stepped concrete stabilisation (90m length of embankment)
- Beach Access
- Beach Hard-scaping for recreation and leisure

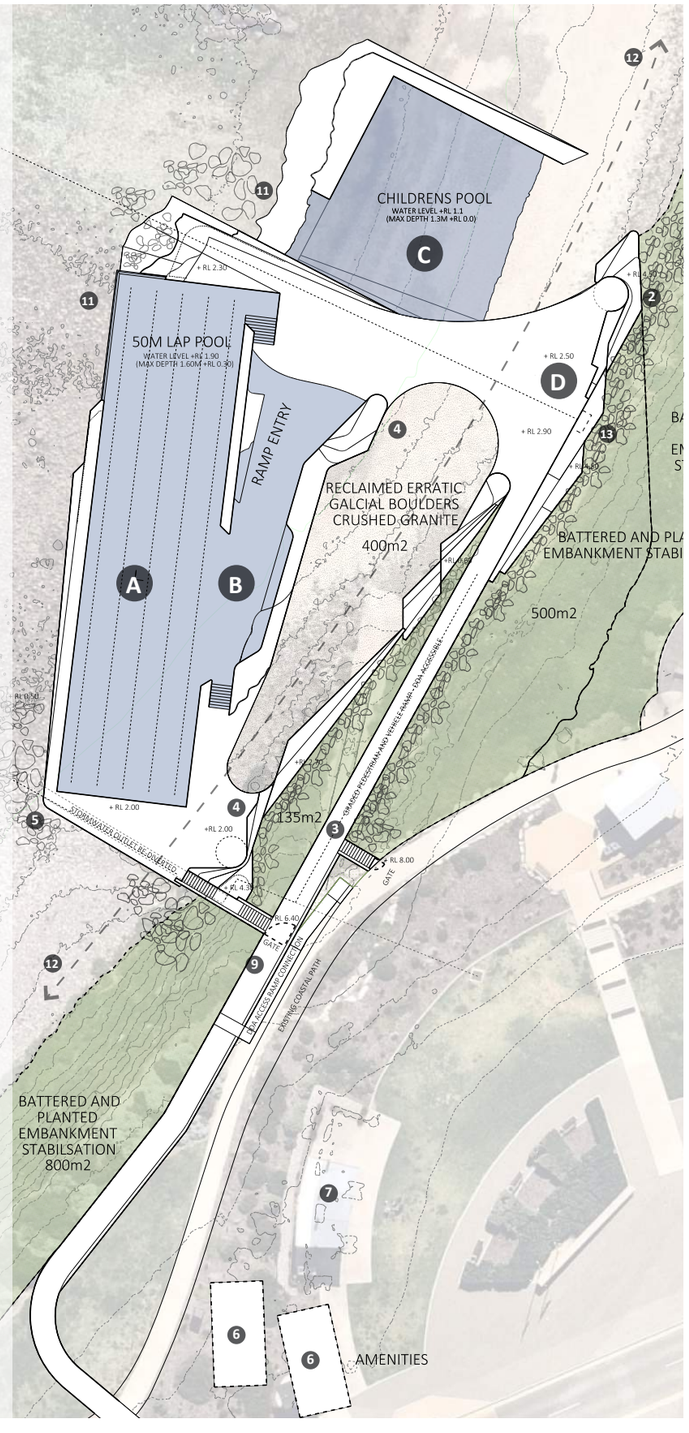
Proposed Location of the Pool
The southern area of Hallett Cove beach has been flagged for coastal protection works and stabilisation of the existing pathway beach access. As such, this area was identified as a preferred location for a new pool in the 2019 feasibility study. This area has also had recent upgrades to the reserve behind the beach including landscaping, a childrens playground, accessible pathways and BBQ/picnic pavilions. It is also in closest in proximity to public transport via bus stops and the train station. To the north and south of the proposed site are sites of geological, cultural and aboriginal significance, including Hallett Cove Conservation Park to the north and the mouth of the Field River to the south. The pool is located away from these areas to conserve both areas and avoid adverse impacts on their significance.

Pool Footprint
The proposed footprint of the pool in both options sits forward of the existing embankment. Ocean water is continuously pumped through the pool and circulates out over the top of the pool wall closest to the ocean known as a 'wet edge'. To permit this circulation, a section of the pool extends into the tidal zone. As the pool is detached from the embankment, this ensures visitors can continue to walk along the beach unrestricted at low and high tide.

Proposed Design | Key Moves
- Provide a community salt-water swimming enclosure
- Protect and stabilise part of the embankment against coastal hazards and sea level rise
- Provide protected swimming access
- Maintain beach foreshore access
- Increase intertidal habitat
- Minimise ongoing maintenance
- Protect and enhance the natural character of the beach and geological landscape
- Create inclusive beach access
- Frame key views and aspect towards the coastline
- Celebrate the geological significance of Hallett Cove

Landscape Character
The concept design options have been developed to frame the coastline of Hallett Cove and its iconic natural beauty. The pools are understated and simple concrete structures. The location of access paths, seating and the pools themselves frame key views towards the Headland, Hallett Cove Conservation Park and the coastline north and south. The concrete of the pool is proposed to be mixed through with a granite aggregate similar to the distinct erratic granite boulders which scatter the beach. The following report details features of the pool and how the design intent celebrates spectacular natural assets and geological significance of the area.

02 Option 01
50m Sea-side Pool



ZONING

The ocean pool is designed with four primary zones;

A A 50m lap pool with five lanes, to allow for fast, medium, slow and recreation/water jogging accessed stairs or a ramp entry. This has a shallow (1.3m) and deep end (1.6m) and sloping bottom which permits drainage and maintenance.

B A ramped, graded entry ramp sloping at 1:14, suitable for wheelchairs and people of all ability levels. The ramp also allows access for service vehicles such as bobcats for the clean-out and servicing of the pool. Either side of the ramp has benched seats at various heights for rehabilitation exercise and or recreation/leisure.

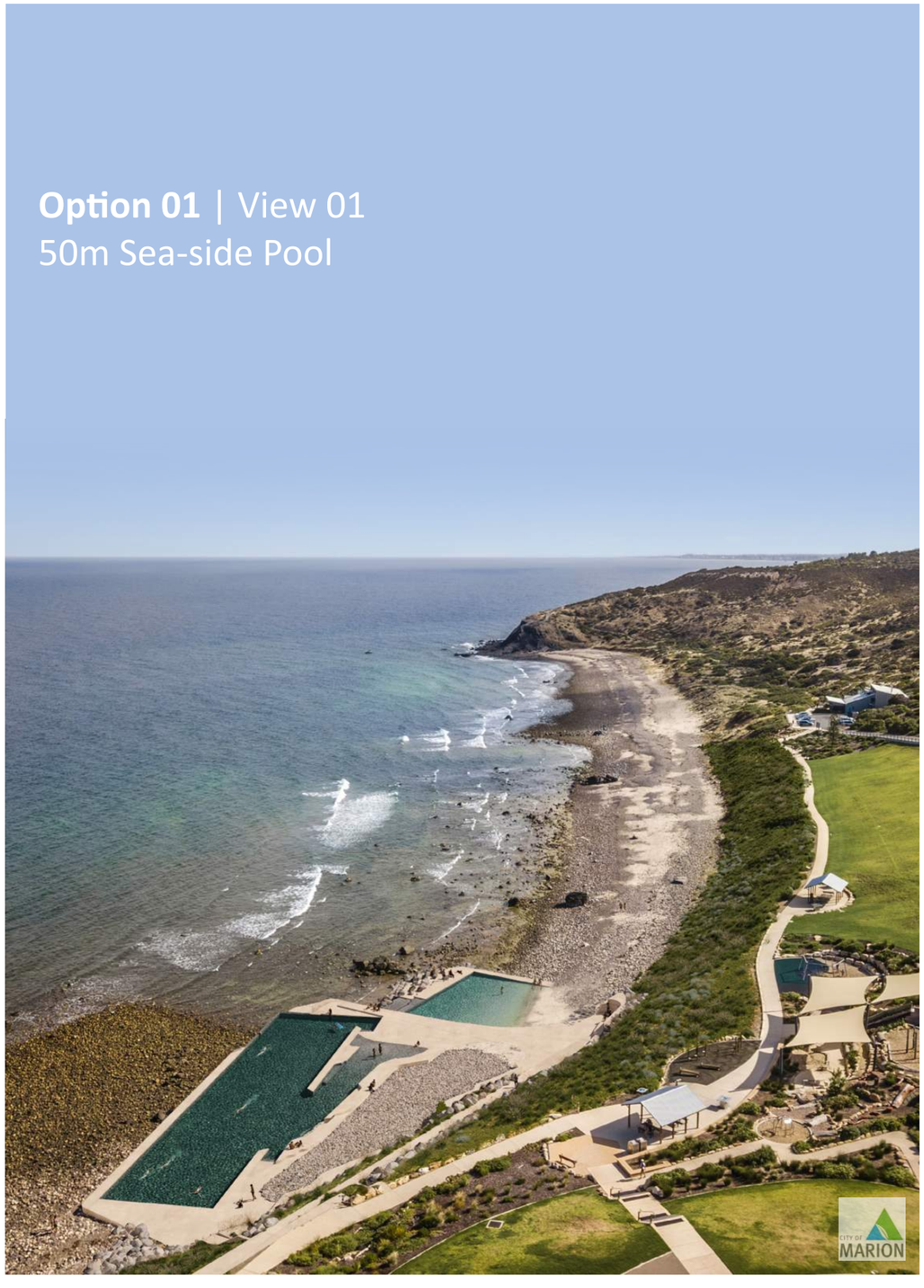
C Children's pool and wading zone accessed via zero grade ramp from beach. Proposed depth 1m maximum with 'live' granite rock platform and gravel bottom.

D Stepped concrete benches and concrete path leading down to the beach. This creates protected areas for swimmers to sit and place their belongings while looking over the pool for passive surveillance. Select seating areas face north to capture winter sun while being protected from cool winds as comfortable spaces in the shoulder seasons. Outdoor showers are also provided at beach level for swimmers.

1. Embankment Stablisation
2. Graded Ramp Access to Beach
3. Benched Concrete Seating
4. Diverted Storm-water Outlet
5. Proposed Toilet/Amenities
6. Existing BBQ Pavilion
7. Existing Playground
8. Proposed Access Gate
9. Proposed Water Supply Intake
10. Proposed Water Outflow
11. Foreshore access
12. Pool pump

Hallett Cove Sea-side pool Concept Design - Site Plan Scale 1:500 | Option 1 50m Sea-side pool

Option 01 | View 01
50m Sea-side Pool



Hallett Cove Sea-side pool Concept Design- Artist Impression 01 | Option 1 50m Sea-side Pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

02 Option 02
25m Sea-side Pool

ZONING

The ocean pool is designed with four primary zones;

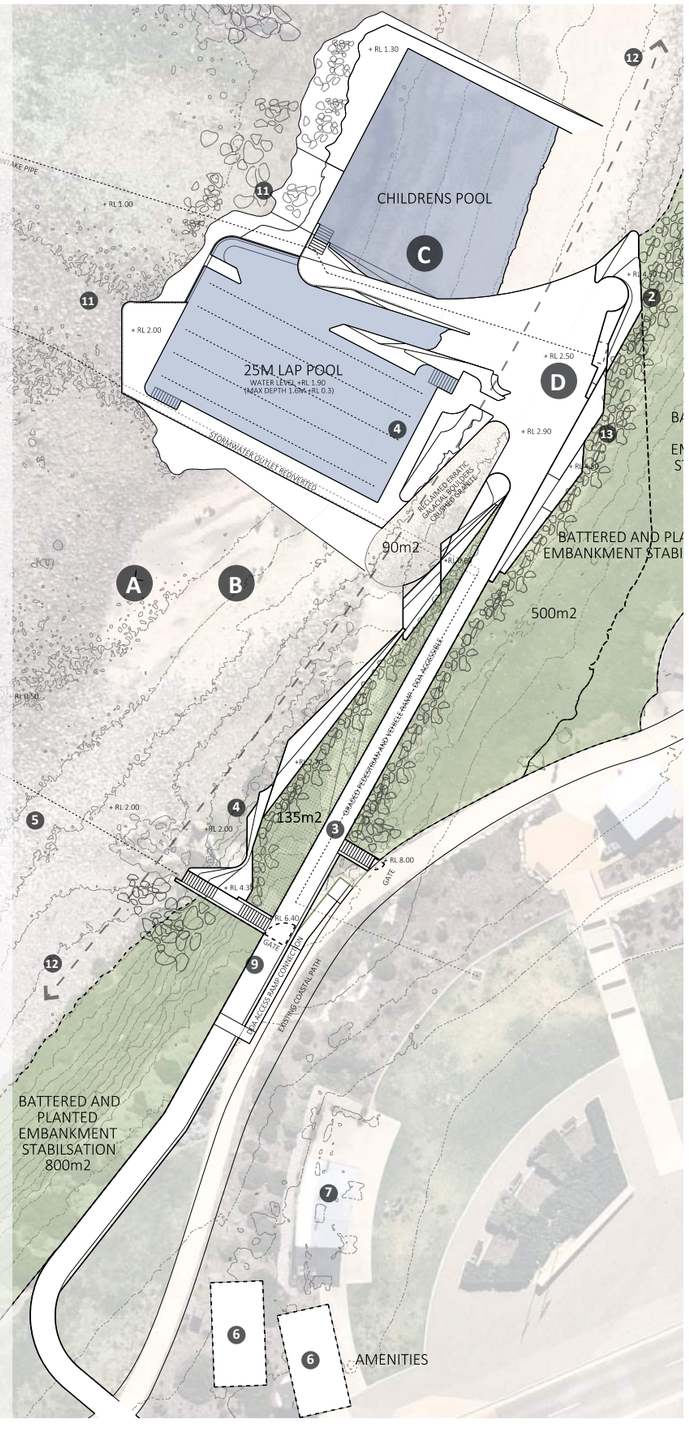
A A 25m lap pool with five lanes, to allow for fast, medium, slow and recreation/water jogging accessed stairs or a ramp entry. This has a shallow (1.3m) and deep end (1.6m) and sloping bottom which permits drainage and maintenance.

B A ramped, graded entry ramp sloping at 1:14, suitable for wheelchairs and people of all ability levels. The ramp also allows access for service vehicles such as bobcats for the clean-out and servicing of the pool. Either side of the ramp has benched seats at various heights for rehabilitation exercise and or recreation/leisure.

C Children's pool and wading zone accessed via zero grade ramp from beach. Proposed depth 1m maximum with 'live' granite rock platform and gravel bottom.

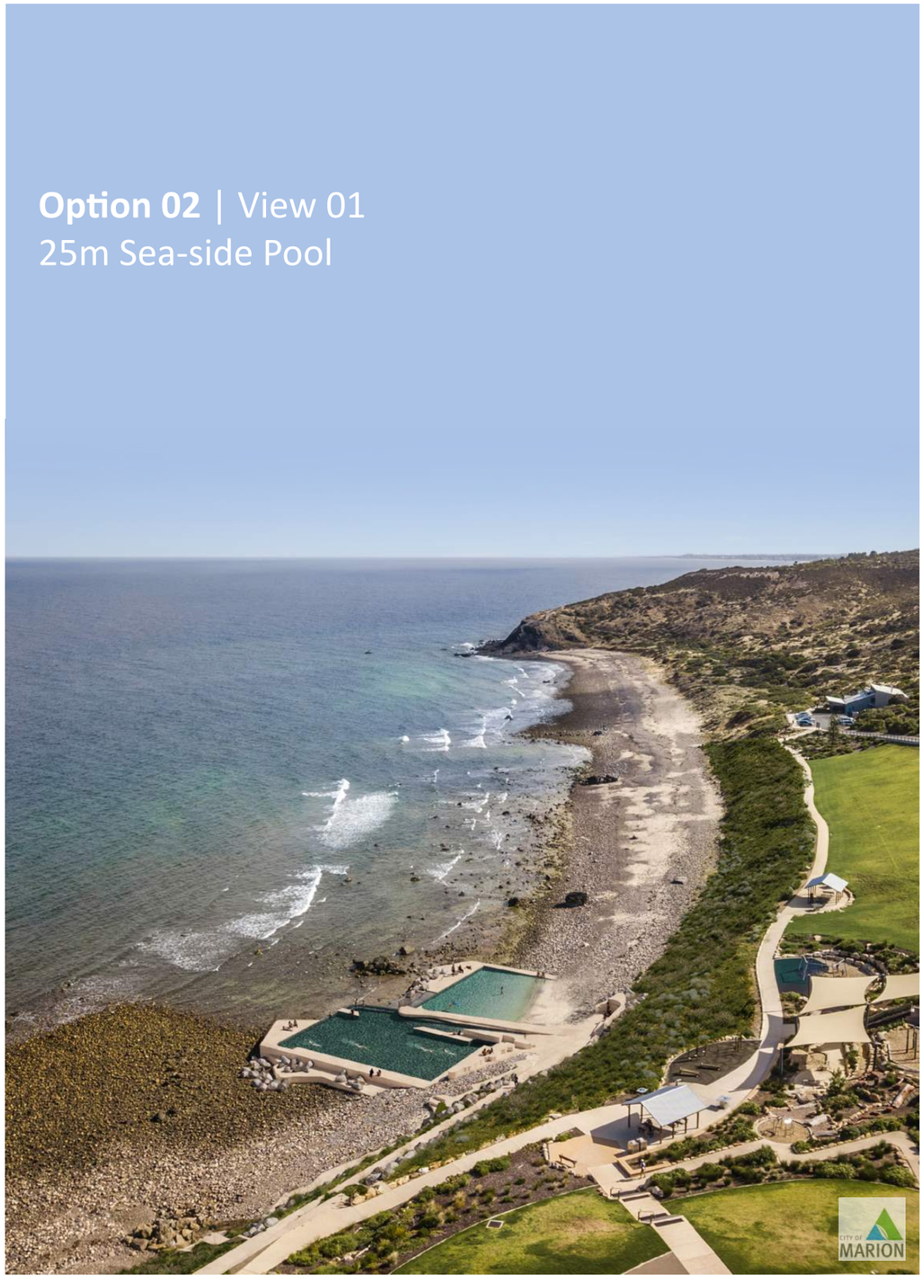
D Stepped concrete benches and concrete path leading down to the beach. This creates protected areas for swimmers to sit and place their belongings while looking over the pool for passive surveillance. Select seating areas face north to capture winter sun while being protected from cool winds as comfortable spaces in the shoulder seasons. Outdoor showers are also provided at beach level for swimmers.

1. Embankment Stablisation
2. Graded Ramp Access to Beach
3. Benched Concrete Seating
4. Diverted Storm-water Outlet
5. Proposed Toilet/Amenities
6. Existing BBQ Pavilion
7. Existing Playground
8. Proposed Access Gate
9. Proposed Water Supply Intake
10. Proposed Water Outflow
11. Foreshore access
12. Pool pump



Hallett Cove Sea-side pool Concept Design - Site Plan Scale 1:500 | Option 2 25m Sea-side pool

Option 02 | View 01
25m Sea-side Pool



Hallett Cove Sea-side pool Concept Design- Artist Impression 01 | Option 2 25m Sea-side Pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
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Option 01 | View 02
50m Sea-side Pool



Hallett Cove Sea-side pool Concept Design- Artist Impression 02 | Option 1 50m Sea-side pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

Option 01 | View 03
50m Sea-side Pool



Hallett Cove Sea-side pool Concept Design- Artist Impression 03 | Option 1 50m Sea-side pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

Option 02 | View 02
25m Sea-side Pool



Hallett Cove Sea-side pool Concept Design- Artist Impression 02 | Option 2 25m Sea-side pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

Option 02 | View 03
25m Sea-side Pool



Hallett Cove Sea-side pool Concept Design- Artist Impression 03 | Option 2 25m Sea-side pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

03 Concept Design
Summary of Options

Comparison | Option 1 and 2
A key difference between the two concept design options is the length of the lap pool. Surveys conducted by local councils in NSW indicate that generally 30% of ocean pool users swim laps at their local ocean pool. A 50m length is considered standard for competition and training as it is associated with a certain level of endurance and physical fitness, regardless of the pool which swimmers may use. The 50m lap length also presents a larger pool size and therefore accommodates more swimmers comfortably within the lanes. The 25m pool presents a smaller footprint and also slightly reduced capital and ongoing costs.

The concept design for Hallett Cove Sea-side Pool proposes two sea-side pool options, in addition to beach access and embankment protection works which are included as part of these options. A comparison of Option 1 (50m Pool) and Option 2 (25m Pool) is compiled in the table to the right. This includes advantages, considerations and costs. Aspects which the concept design achieves across both options is summarised below.

Pool Amenity and Features
- Lap pool featuring 5 lanes for fast, medium slow and recreational activities
- Ramped entry into the pool with benched concrete seating for rehabilitation, recreation and as swimming 'perches'
- Wet edge to north eastern pool corner creating continuous visual connection to ocean
- Inter-tidal habitat generation to external walls
- Childrens Pool with 'live bottom' (Max 1.3m depth)
- Stepped concrete protection to 90m of embankment/beach access
- Planted out stablisation to 390m length of embankment through landscaping
- Graded ramp for vehicle and pedestrian access to the beach
- Stepped concrete benches for seating, recreation and leisure
- Graded ramp access into pool for swimmers and maintenance vehicles, this doubles as rehabilitation swimming zone
- Concrete bleachers providing pool-side seating
- Amenities block (Heron Way), outdoor showers (beach level)
- Parking (Option for 7 new spaces to Heron Way)

Safety
- Storm-water diverted to ensure separation from pool
- Pool walls stepped to eliminate fall from height
- Access managed via gates at ramp and stairways
- Recommendation to install Emergency Relay Beacons (ERBs) to alerts nearest Surf Lifesaving SA center

Coastal Protection
- Long term embankment stablisation via stepped concrete wall (90m in length) behind the pool (up to 4.5mAHD)
- Sea-side pool further protects length of embankment behind

Inclusive Access
- Graded, accessible ramp from street level down to beach level and into children's pool and lap pool
- Concrete bleachers for seating/rest perches
- Dignified access to lap lanes (along side of pool) for wheelchair users

Cultural/Heritage Impact
- Field River Mouth to the south is identified as an area of indigenous significance to be conserved, pool site is located clear of this area
- Pool located on southern section of beach away from areas of geological and aboriginal significance to Conservation area
- Design makes provision for strategies to express geological and aboriginal significance

Environmental Impact
- Quality of water discharged managed by continual replenishment via a pumped system
- Pool outflow encourages local native bird species habitat during low tide
- Deep water intake for pump is located beyond-1m AHD and screened to mitigate against marine life entrapment
- Seaward external walls and childrens pool (proposed as 'live bottom' i.e.. not concrete) designed to host marine life. An extension of inter-tidal rock platform habitat

Landscape/Visual Impact
- Proposed beach access ramp angled to frame views of the northern headland (area of geological significance)
- Continuous visual connection to the water facilitated by wet edge to north eastern corner of lap pool
- Pool concrete material to integrate aggregate and pigment to reflect natural granite boulders of the rock platform



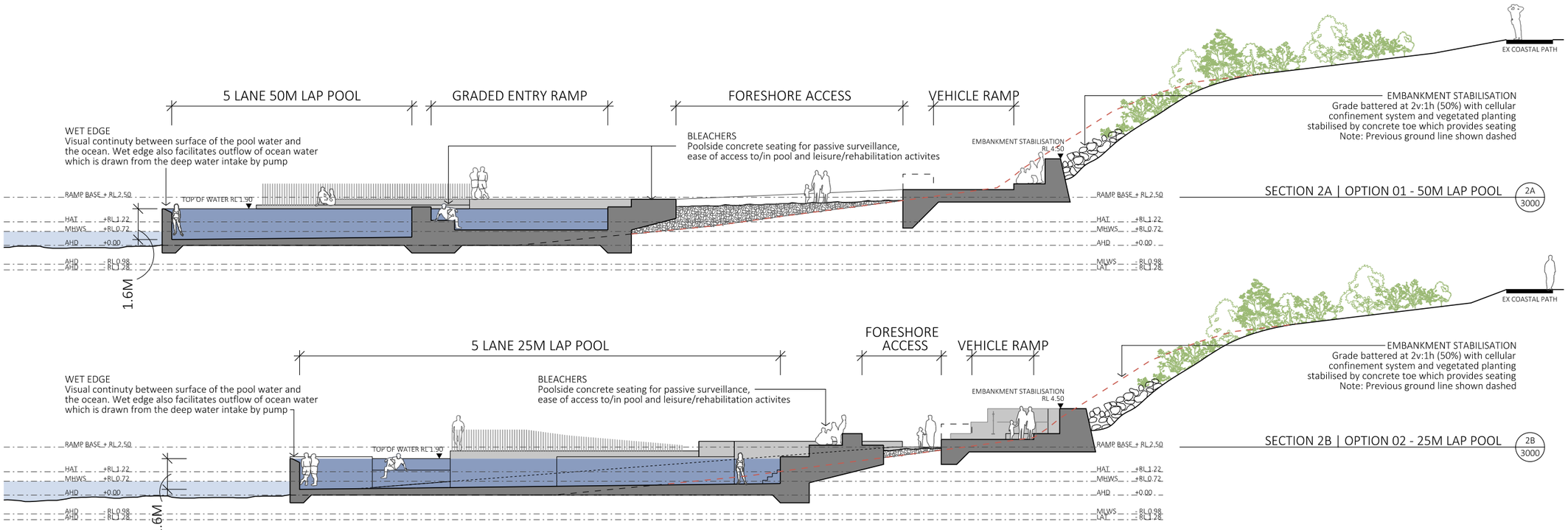
Option 1 50m Sea-side Pool | Artist Impression looking north



Option 2 25m Sea-side Pool | Artist Impression looking north

		Beach Access and Embankment Protection (applies to both options)	
		Option 01 | 5 x 50m Lap lanes	**Option 02 | 5 x 25m Lap lanes**
Advantages		• Pool protects full 90m length of embankment behind • 50m standard lap length preferred for consistency in endurance and fitness/health benefits (30% of sea-side pool users partake in lap swimming) and permits pool to be use for competitive events • Storm-water outlet efficiently diverted for water quality control • Pool situated parallel to the contours of the beach • Public foreshore access enhanced • Orientation and location allows pool to remain in use through broader range of surf conditions and protects ramped entry behind lap lanes • Outflow from wet edge beneficially contributes to Hooded Plover habitat	• Smaller footprint • Reduced total project cost • Public foreshore access enhanced • Wet edge to end of ramp in the pool provide seating and frames views to headland at Black Point to the north • Lap lane for vision impaired swimmers (southern most lane) is protected, has good access and a continuous edge
Considerations		• Larger footprint • Greater total project cost • Channel to be excavated for deep water intake below rock platform • Maintenance of 50m pool more involved, marginal increase relative to 25m pool • Vision impaired users limited to using eastern most lap lane of pool as it is has a continuous edge. Lane is also most exposed to wave action, however it is largely protected by rock platform embankment	• Storm-water outlet indirectly diverted, at higher cost • To permit access for maintenance vehicles, long axis of pool must be at 90 degrees to beach • Pool protects approx. half of the 90m length of long term embankment stablisation • North eastern corner of pool more exposed to adverse swell and over-topping due to orientation • Channel to be excavated for deep water intake below rock platform • Base level of amenity provided for swimming activities • 25m lap length less preferred by swimmers for fitness
Cost	Capital	**$8.92M exclud. GST** (Includes Beach Access and Embankment Protection total cost $2.68m)	**$7.82M exclud. GST**
	Ongoing	**$201K pa.** (Mid range)	**25m Pool $176K pa.** (Mid range)

Note: All figures are exclusive of GST and reflect current rates. They do not allow for escalation or additional costs such as approvals, consultancy fees or other associated project costs.



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Hallet Cove Ocean Pool Concept Design

Hallett Cove Beach
Adelaide, South Australia

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Sections

SCALE	DRAWN	CHECKED	DATE	PROJECT	DRAWING	REVISION
1:200 @ A3	NL	NL	May 2023	2104	3000	C

04 Design Considerations
Proposed Pool Design



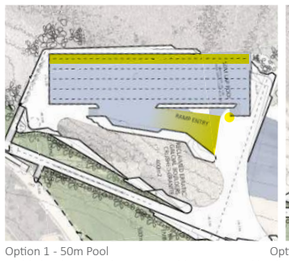


'Sun scoops' and fresh water showers at base of access ramp and benched seating built into embankment overlooks pool.

Lap Pool
Central to both pool options is a lap pool with 5 lanes (50m and 25m respectively). This is a minimum allowance to provide a lane each for fast, medium, slow, recreational and accessible lap swimming.

The accessible lane caters for swimmers with limited mobility or vision impairments. The lane is located to one side of the pool with a continuous edge. This permits vision impaired swimmers to more easily stay within their lane and for swimmers with varied abilities opportunities to grab the edge and rest. Sufficient space has been allowed at stairs and the ramped entry to the pool for wheelchair storage at these areas for dignified entry and safety.

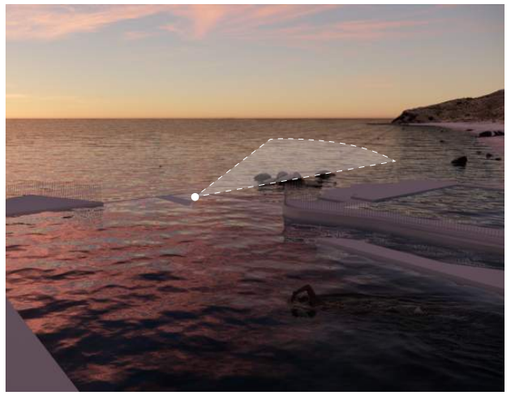
The pool depth is 1.6M at the deep end and 1.3M at the shallow end. This allows for comfortable lap swimming with the ability to rest between laps at the shallow end and facilitates good drainage of the pool as needed.



Option 1 - 50m Pool Option 2- 25m Pool
Highlighted areas indicate accessible entries and lap lanes within lap swimming zone

Childrens Pool
The Childrens pool is a 20x20m wading pool with a maximum depth of 1.0m. The pool has a zero grade entry and a 'live bottom', e.g. the bottom of the pool is founded on the rock platform and gently slopes downward into the water from the sand.

Benched seating is located along the side of the pool for passive surveillance and serves as a perch if swimmers are in distress.



Option 2 25m Sea-side Pool | Wet edge to the bottom of the entry ramp looking north

A 'wet edge' to the south eastern corner of the pool creates habitat for intertidal species on the sea-ward walls of the pool and is beneficial to local Hooded Plovers who nest in the area. The wet edge is a spill over for water that circulates through the pool. Visually it looks out to the horizon, creating a continuous connection between the pool water and ocean water beyond.

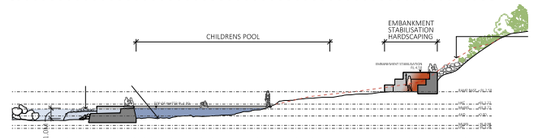
Ramp and Central Access
A central ramp provides access to the lap pool in both options. Either side of the ramp are benched concrete seats within the water for rehabilitation exercises. Concrete seating located beside the pool also creates opportunities for seating and recreation.

The ramp down into the pool provides ease of access for swimmers of varied abilities and permits maintenance vehicles to enter the pool to remove sand, wrack or boulders. In the 50m option, the pool acts as an additional buffer, protecting the ramp. In the 25m option the wet edge is located at the bottom of the ramp to take advantage of the spectacular aspect towards the north headland.

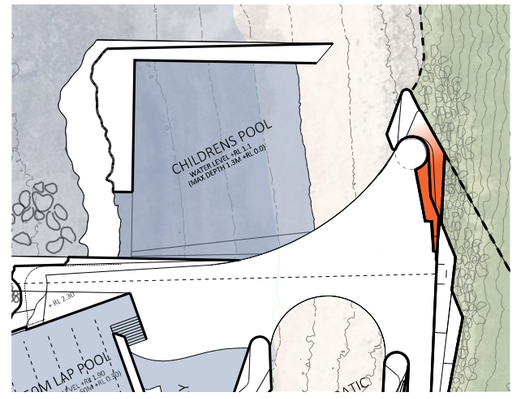
Pool-side Seating and Hard-scaping
Seating is provided both adjacent to the pool and in stepped benches along the embankment, which overlooks the proposed pool and beach. Seating along the embankment is designed to serve as 'sun scoops' which trap and absorb the warmth of the sun and re-radiate it back during the afternoon. 'Sun scoops' are also positioned to buffer from cool winds, serving to create comfortable thermal spaces through cooler months and extend the usability of the pool across the year. Beach level fresh water showers are co-located near the seating in these areas for convenience.

Benched concrete seating is also provided to reinforce passive surveillance looking towards the pool and beach. It also creates areas for recreation and congregation on the beach level which is currently a challenge due to the boulders which scatter the foreshore.

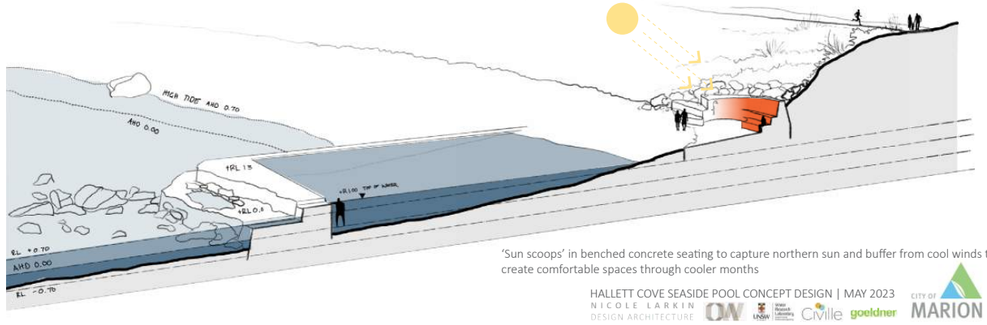
Foreshore Access
Public foreshore access is maintained by the location and siting of the pool, which does not sit hard up against the embankment. During high tide, this would otherwise restrict access along the beach. In both options the pool protects the embankment and foreshore access behind which remain above the high tide level in calm conditions. Access to the beach is improved by new stairs added to the south and the ramped driveway down to the beach which is DDA compliant for wheelchair and ambulant access.



A section through the Children's pool showing the gently sloped bottom, pool depth and how the pool looks onto existing erratic boulders which characterise Hallett Cove Beach

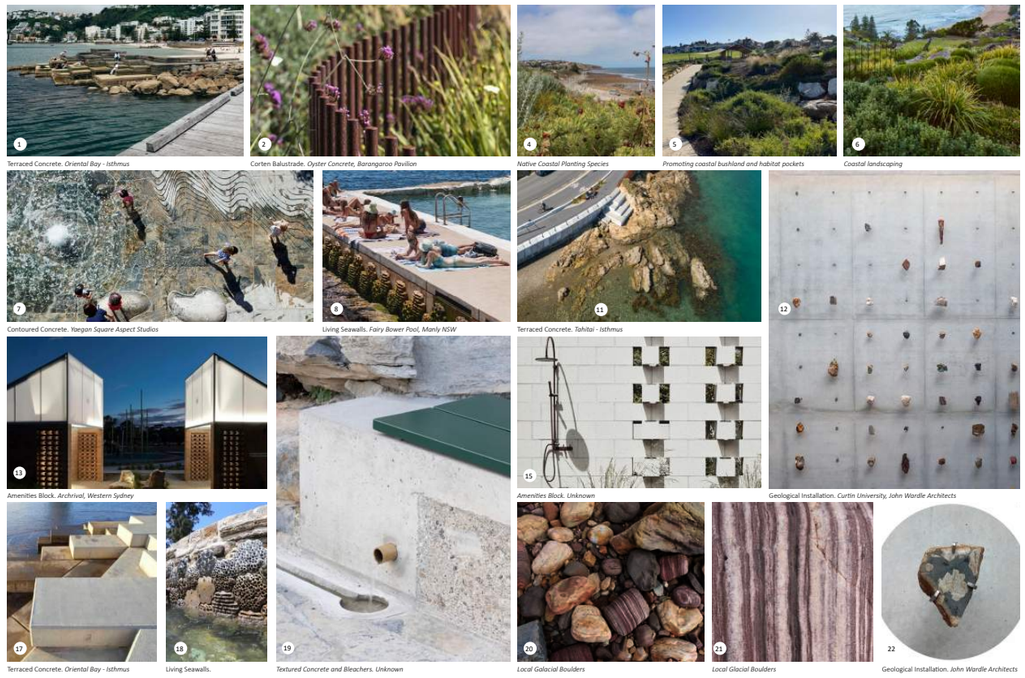


A section through the Children's pool showing the gently sloped bottom, pool depth and how the pool looks onto existing erratic boulders which characterise Hallett Cove Beach



'Sun scoops' in benched concrete seating to capture northern sun and buffer from cool winds to create comfortable spaces through cooler months

04 Design Considerations
Materials



CONCRETE | 1, 11, 14, 17, 19
Off form and in situ concrete with granite aggregate mix to match existing on site boulders

ERRATIC BOULDERS | 12, 20, 21, 22
Re-purposed granite boulders for hardscaping and to be featured in stepped concrete seatings

TEXTURED CONCRETE | 7, 9, 19
Textured surfaces in select locations to passively nominate traffic-able and non-trafficable areas

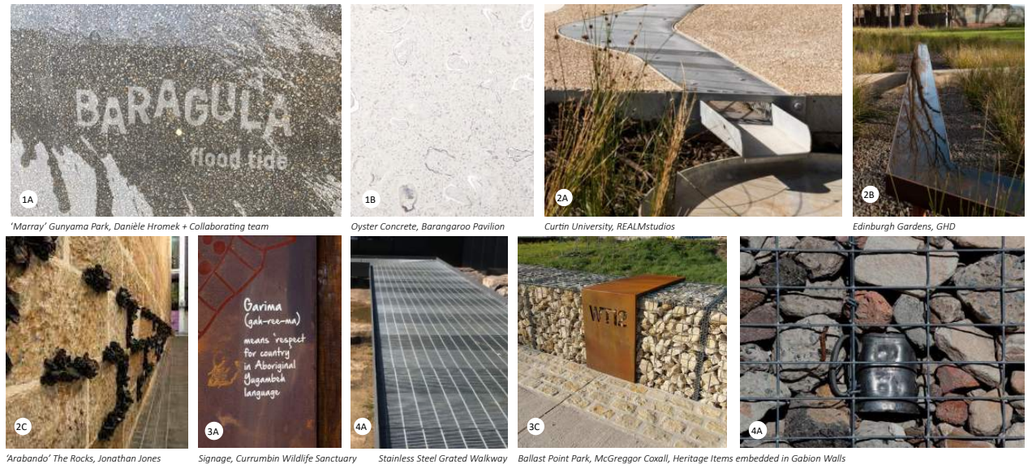
WEATHERED STEEL | 2, 3, 14
Coreten steel balustrading embracing robust environment and warm distinct colours of granite boulders

COASTAL NATIVE SPECIES | 4, 5 ,6
Embankment planting comprised of local native species to regenerate habitat

ECO-CONCRETE | 7, 8, 18
Concrete designed to host inter-tidal marine life to regenerate inter-tidal habitat

AMENITIES BLOCK | 13, 15, 16
Simple, robust materials used to screen while providing transparency towards key views

Aboriginal Heritage Significance | Strategies for Designing with County



1. **FOOT PATH**
   Coastal walk track and ramp which leads down to sea-side pool

2. **LANDSCAPING AND DRAINAGE**
   Drainage, edging and perimeter to landscaping

1A | Place-names embedded into the concrete which are invisible until they become wet and are revealed by water.
1B | Oysters Cast into pre-cast concrete. Note: these elements could reflect any items which are significant to the traditional owners from marine life to native plants

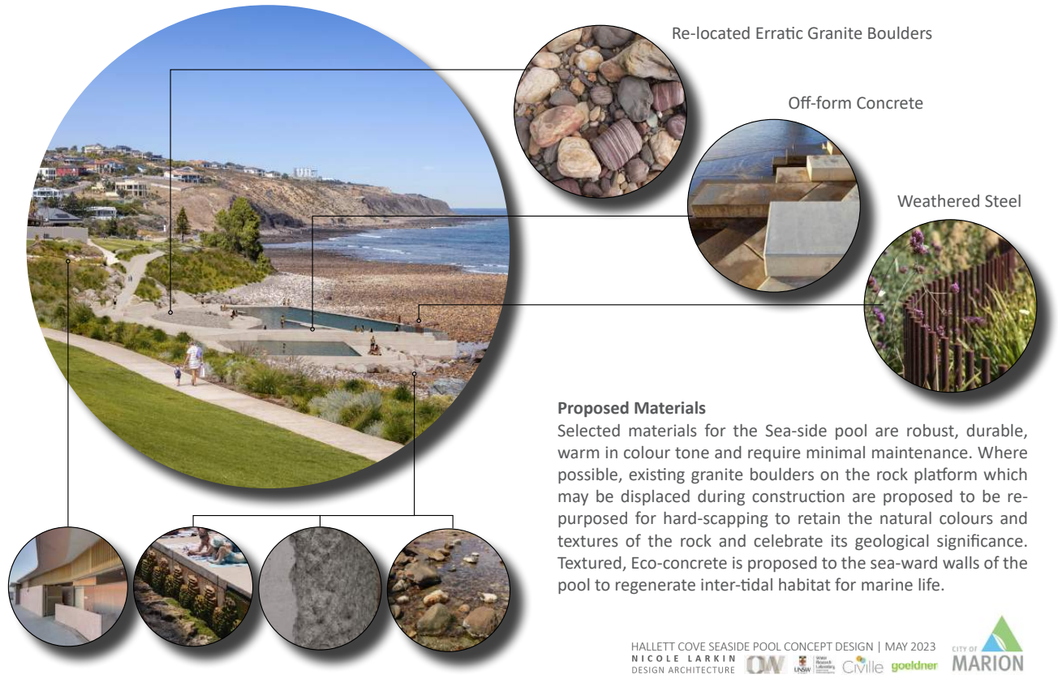
2A + 2B | Integrate drainage to interpret broader traditional owners stories of water and how it has shaped the land, while also managing storm-water across site and pathway
2C | Potential to cast bronze elements into walls i.e.. significant local marine life

3. **SIGNAGE**
   Way-finding and signage
4. **AMENITIES BLOCK**
   Facade/walkways to amenities block
5. **RETAINING WALL**
   Retaining walls, seating and other hardscaping elements

3A | Signage which include traditional Place-names and histories

4A | Potential to screen or clad amenities block or walkways with interpretive pattern

5A+B | Potential to embed interpretive elements in Gabion retaining walls



Proposed Materials
Selected materials for the Sea-side pool are robust, durable, warm in colour tone and require minimal maintenance. Where possible, existing granite boulders on the rock platform which may be displaced during construction are proposed to be re-purposed for hard-scapping to retain the natural colours and textures of the rock and celebrate its geological significance. Textured, Eco-concrete is proposed to the sea-ward walls of the pool to regenerate inter-tidal habitat for marine life.

04 Design Considerations
Coastal Engineering



Option 1 50m Sea-side pool | **High Tide MHWS (AHD +0.72m)**



Option 2 25m Sea-side pool | **High Tide MHWS (AHD +0.72m)**

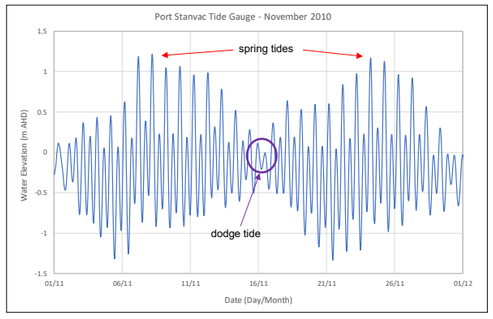
Proposed Pool Levels
The following table summarises proposed levels and depths for the pool with reference to the feasibility study recommendations. The top and base level of the pool has a significant impact on its safety, ease of maintenance and resilience to sea level rise.

	Feasibility Study	Concept Design
Wall Height	+1.5AHD	+1.9 AHD (Lap Pool) +1.0 AHD (Childrens Pool)
Pool Depth	1.0m-1.3m (Lap Pool) 0.7m (Childrens Pool)	1.3m-1.6m (Lap Pool) 1.0m (Childrens Pool)
Base Level	+0.2 AHD Minimum	+0.3 AHD (Lap Pool) +0.0 AHD (Childrens Pool)

Over-topping
The proposed top of wall height +1.9m AHD positions the lap pool higher than recommended above. While over-topping is expected, this raised wall ensures swimming conditions in the pool remain comfortable and safe throughout most surf conditions. As with ocean pools and beaches elsewhere in Australia it is expected that the sea pool will not be in use during high or hazardous swell conditions. A pumped system with deep water intake is proposed for the pool, ensuring that water turnover is not solely reliant on natural flushing. This permits a higher sea-ward wall to minimise ingress of boulders, sand and wrack into the pool. The childrens pool is at a lower height as the pool base is the existing rock platform. The levels in this location restrict the sea-ward wall height if the pool depth is to remain a maximum of 1.0m.

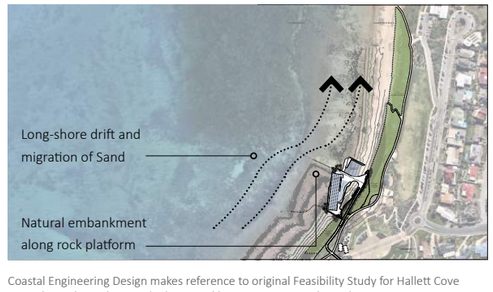
Tides and Pool Drainage/Servicing
The lap pool base level (+0.3m AHD) is set above low tides levels, which naturally fluctuate across a given month. For example Mean Low Water Spring Tides are regularly below -0.5m AHD. Therefore the water level reliably and regularly drops to 800mm below the lowest point of the 50m pool, permitting it to be drained. It ensures this can occur on a regular basis and is not heavily constrained to small windows of time during the month or year for easy cleaning.

Coastal Engineering Design makes reference to original Feasibility Study for Hallett Cove Sea-side pool, South Australia (Prepared by UNSW WRL April 2019)



Tidal plane	Port Stanvac (m LAT)	Outer Harbor Adelaide (m AHD)	Port Stanvac (m AHD)
Highest astronomical tide	2.5	1.348	1.22
Mean high water springs	2.0	0.848	0.72
Australian Height Datum	1.28	0.000	0.00
Mean high water neaps	1.2	-0.152	-0.08
Mean sea level	1.2	-0.152	-0.08
Mean low water neaps	1.2	-0.152	-0.08
Mean low water springs	0.3	-1.152	-0.98
Lowest astronomical tide	0.0	-1.452	-1.28

(from Australian National Tide Tables, 2010 and BOM, 2010)
Table 7-1: Tidal planes for Port Adelaide



Coastal Engineering Design makes reference to original Feasibility Study for Hallett Cove Sea-side pool, South Australia (Prepared by UNSW WRL April 2019)

Sea Level Rise
The high base and top of wall level of the pool creates a buffer for incremental sea level rise over the design life of the pool (50 years for maritime structures). Per the feasibility study this could be expected to result in approx 0.35m sea level rise across that time period. The proposed levels of the pool ensure it can still be drained during most low tides with approx. 0.8m clearance between the pool bottom and low tide in current day terms. Not withstanding this, generally sea-side pools undergo refurbishment once every 20 years which is also an opportunity to raise levels, should the asset remain in use beyond its design life.

Littoral Drift
Both proposed options have been located to ensure no impact on littoral drift. The pool is located in the 'shadow' of an existing embankment on the boulder platform which situates it landward of northward long-shore drift and sand migration.

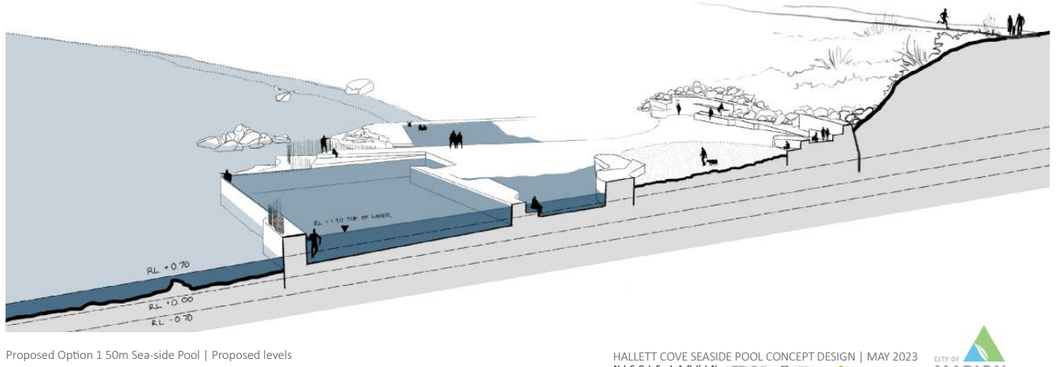
Pool Siting and Proposed Location
The proposed pool sits slightly south of the site nominated in the feasibility study. This is in response to the following factors;

- management of existing storm-water outfall at this location
- minimum distance to provide ramp access down to beach

Embankment Protection
Embankment protection along Hallett Cove Beach is part of a broader strategy for staged coastal protection works. The concept design focuses on a preliminary stage of stabilisation for the embankment and proposes a 90m stretch of hard stabilisation through stepped concrete benches and a vehicular access ramp down to the beach. This is located primarily behind the ocean pool and is expected to protect an additional 30-40m of embankment south of the pool.

	Feasibility Study	Concept Design
Concrete wall embankment protection	75m (Stepped Concrete seawall)	90m (Stepped Concrete seawall and ramp)

Coastal engineering input has suggested a minimum height of +4.5m AHD for the stepped concrete wall to provide sufficient protection to the embankment. Above this, rock boulders and vegetated planting is proposed to stabilise the remaining section of the embankment. Sections of the embankment require regrading as they are too steep to be successfully planted out. Costing takes into consideration that much of the embankment does not comprise of clean fill in this case.



Proposed Option 1 50m Sea-side Pool | Proposed levels

04 Design Considerations Hydraulic Design and Water Management



Option 1 50m Sea-side pool | **Mid Tide (AHD 0.00m)**



Option 2 25m Sea-side pool | **Mid Tide (AHD 0.00m)**

Water Quality Standards and Guidelines

As ocean pools are not ubiquitous in South Australia, specific guidance for water quality management is not readily available. The concept design instead is informed by the current *Australian Guidelines for Managing Risks in Recreational Water (NHMRC, 2008), World Health Organisation's Guidelines for safe recreational water environments (WHO, 2003)* and follows a preventative approach to the management of recreational water assets. This includes the assessment and management of hazards and water quality to ensure 'suitability for recreation' purposes. The concept design also draws on the *South Australian Standard for the Operation of Swimming Pools and Spa Pools (SA OSPSP)* which provides guidance on the turnover rate for swimming pools.

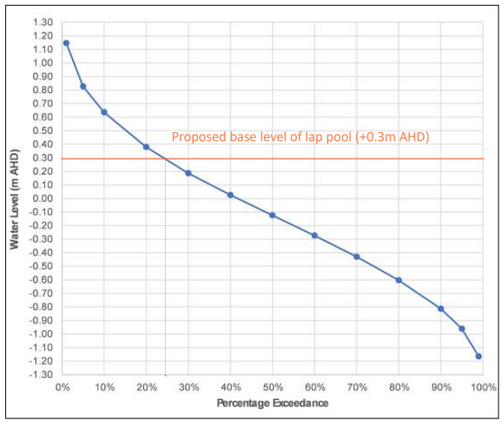
Water Quality at Hallett Cove

The SA EPA states that: *Beaches in Adelaide are safe and healthy for 98% of the time*. Studies show that Adelaide's coastal waters are generally safe for swimming three days after heavy rainfall events. As such, management of the proposed sea-side pool should include recommended exclusion periods following rain, similar to beaches in inlets. Existing features which impact on water quality in the vicinity of the proposed sea-side pool include:

- 1650mm diameter storm-water outlet, at the southern side of the proposed 50m pool, with a 146 hectare urban catchment.
- Field River outlet, approximately 350m south of the proposed pool, with a 36 km2 catchment.
- Waterfall Creek outlet, approximately 1km north of the proposed pool, with a 353 hectare urban catchment
- Christie's Beach wastewater outfall, approximately 5km to the south of the proposed pool

Tide Levels and Water Levels

Tide levels at Hallett Cove exceed RL -0.8m AHD 90% of the time. That is, 10% of the time the ocean water level at Hallett Cove is less than RL -0.8m AHD. This level is relevant to the operation of the intake for the pool pump supply and drainage of the pool. For reference, the base level of the lap pool is +0.3m AHD. This has been set based on analysis of water level exceedence so the pool can be drained in a majority of conditions, e.g. 75% of the time the water level is below the pool bottom. This ensures weekly or fortnightly draining of the pool is not heavily constrained by the tides.



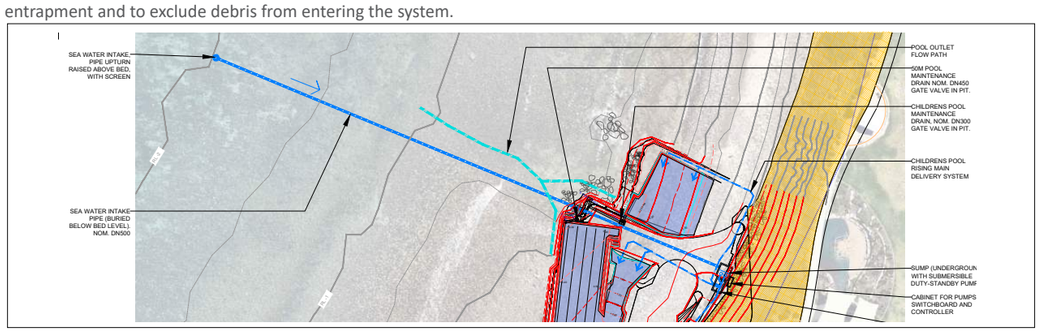
Pool Water Turnover

Principles from the *SA OSPSP* have inform the concept design for Hallett Cove sea-side pool. As such, water turn over is proposed to be continuous with pumped ocean water supplied to the pool from an intake in Gulf St Vincent. Based on these rates it is expected that once drained, the pool can be refilled within 4-6 hours and can be done overnight to minimise impact on day time usage.

Pool		South Australian standard		Higher standard	
	Estimated volume (m^3)	Turnover time (hrs)	Flow rate (L/s)	Turnover time (hrs)	Flow rate (L/s)
50m Pool	1050	6	49	2.5	117
Childrens pool	220	2	31	1	61
Total	**1270**		**79**		**178**

Seawater Intake

A number of options were considered for the water intake system with a view to ensuring sufficient water turnover and minimal construction cost. This is impacted by the location of the pool which does not extend significantly into the tidal zone per the client design brief. The water intake location is dictated by tide levels described previously, and must be located low enough to draw water during most low tides throughout the year (should the pool remain continuously pumped). Therefore the proposed system draws supply from a deep water intake point with a connecting pipeline concealed below the sea bed. It is expected that for a limited time frame (4-6 hours) on select days each month, the intake will not be submerged at low tide nor draw in water. However this has relatively minimal impact on the annual water turnover of the pool. The intake point is proposed to be screened to prevent marine life entrapment and to exclude debris from entering the system.



Proposed Pump System

The water intake pipeline is to be connected to a flooded underground pump sump near the driveway down to the pool. It is proposed that 2 identical submersible pumps be installed in a duty-standby arrangement. This will provide some flexibility in operation and redundancy, with both pumps having a duty of 90 L/s @ 4m head. During conditions of poor water quality the pumps may be deactivated so this is not drawn into the pool. The pump station is located adjacent to vehicle access to facilitate easy maintenance.

Storm-water Outlet Diversion

An existing 1650mm diameter storm-water outlet discharges to Hallett Cove Beach in the proposed location of the 50m pool and south of the proposed 25m pool. An extension to this storm-water drainage line is proposed to pass below the pool deck and discharge at the water side of the pool structure. This will ensure that during rainfall, storm-water runoff does not flow directly into the pool. It also removes the storm-water outlet from direct line of sight to beach-goers, foreshore walkers and swimmers visiting the pool, mitigating adverse visual impacts to the foreshore.

Environmental Impact

The proposed outflow of water from the pool is via a controlled over-topping point and outlet flow path. Environmental Impact reports have noted that Hooded Plovers nest in the area.

The outflow path is expected to benefit bird habitat and foraging in the local area, an improvement on the current storm-water outlet which attracts bird life. As water is proposed to be continuously supplied to the pool and turned over at a rate of 2.5 hours, the quality of return water is expected to be of minimal impact to surrounding marine ecology.

04 Design Considerations Landscape,Heritage, Geotechnical and Ecological Factors



Option 1 50m Sea-side pool | **Low Tide (AHD -0.98m)**



Option 2 25m Sea-side pool | **Low Tide (AHD -0.98m)**

Views and Landscape Character
Key views in Hallett Cove look towards natural assets including the coast and headland. They are primarily oblique looking north and south along the coastline, however the view out to the ocean and horizon is also a central feature. While the natural landscape character of the northern sections of the beach are well protected and conserved, the southern section has been heavily modified by legacy development and demolition. The proposed pool is located within areas of legacy development to ensure areas of remaining natural landscape are not impacted.

Framing significant views
The proposed pool and ramp access down to the beach are designed to frame the horizon and northern headland, creating views not just for swimmers but also for beach goers (see images to top right). An example of views from the pool is shown below. One side of the pool is a 'wet edge' which visually creates a continuous appearance of water from the pool surface to the ocean.

Impact on the Character of the Beach
The proposed pool sits within the existing boulder platform of the beach. While the pool extends out to meet the intertidal zone it does not intrude significantly into the water. Works to the embankment and associated landscaping regenerate planting along the otherwise bare slope. Collectively the proposed scheme protects and enhances the existing the character of the beach, restoring the embankment and remaining within the boulder platform.



Wet edge to Children's pool creating continuous visual connection to the water.



Extent of boulder platform shown dashed, proposed pool sits within this footprint. Arrow indicates collection of erratic glacial boulders maintained and framed by the proposed pool.

Protect and Enhance Geological Significance
Much of the geologically significant area at Hallett Cove is located on the northern headland. The proposed ocean pool is removed from these areas on the southern section of the beach. This area is characterised by a rocky platform scattered with erratic boulders dropped by the glacier that moved through this area. A collection of larger boulders in the vicinity of the proposed site are retained and framed by the proposed Children's pool.

Storm-water Outlet
An existing storm-water outlet on the beach channels run off from the surrounding area out to sea. This outlet is proposed to be diverted under the pool and out to sea, concealing the outlet to improve visual outcomes on the beach for visitors.



Existing storm-water outlet proposed to be re-directed and concealed by pool

Cultural Heritage Impact
'Aboriginal Cultural Heritage Survey of a Proposed Coastal Walkway Hallett Cove' Integrated Heritage Services - 2019
IHS undertook a study in 2019 for COM which primarily looked at areas of Aboriginal heritage significance at Hallett Cove. While the report focussed on areas further south than Hallett Cove beach, the report also touched on the proposed sea-pool. Areas around the mouth of the Field River (south of Hallett Cove beach) were found to have a likelihood for previously unrecorded and buried Aboriginal heritage sites, the beach was not. The report does note the sensitivity of the foreshore area along the beach however no concerns were raised as the proposed pool design was not yet available for feedback. Further consultation is expected to now be undertaken on the proposed concept designs summarised in this report.

Ecological Impact
'Flora and fauna assessment Coast Park – Hallett Cove' T & M Ecologists Pty Ltd- 2019
TME completed an ecological study for Hallett Cove Beach in 2019. The study found that a pair of vulnerable Hooded Plovers nest at the base of the embankment and mouth of the Field River. The area of the Hooded Plover habitat extends from the boulder platform at the mouth of the field river to the bend in Heron Way. The pool proposes to further encourage Plover habitat via the return water flow from the pool to the ocean and intertidal habitat to the seaward side of the sea-pool.

Impacts to the intertidal zone and surrounding reef require further investigation through detailed design and relate to the footprint of the pool, construction methodology and deep water intake pipe. Other impacts include the quality of discharged water from the pool. As the pump system is proposed to turn over the pool water at a high rate, the water quality is expected to remain high as it is discharged from the pool.

Environmental Impact
In contrast with municipal pools, sea-pools generally have a low environmental impact. The pool water is filled from the ocean, without the need or use of chemical treatment and it is not heated. The structure of the pool is open-air and simple, the pool walls provide a swimming enclosure which can operate alongside natural coastal processes. The proposed sea-side pool is located to ensure it does not interrupt natural longshore drift of sand south to north. Pool walls are designed to encourage intertidal habitat through proposed stepped 'platforms' to the seaward side of the structure which can host marine life and create protective structures for fish and crustaceans.

Geotechnical Impact
'Geotechnical and Environmental Investigation - Hallett Cove' Coffey Geotechnics 2013
CG undertook a geotechnical investigation which included a number of borehole samples taken above the embankment. The boreholes were back from the beach and do not extend into intertidal areas where the proposed pool is sited. As such, further investigations need to be undertaken to the proposed pool footprint in conjunction with further development of the proposed construction methodology to determine geological conditions and impacts.

04 Design Considerations
Standards, Codes and Safety

Ocean and sea-side pools in Australia are generally seen as extensions of the coast and foreshore. Much like our beaches, there are periods where hazardous surf conditions require the closure of an ocean pool with signage to communicate this to beach goers. Of the approximately 60 sea-side pools in NSW, less than five have dedicated lifeguards and/or fencing. Those that do typically charge an entry fee. Most are otherwise accessible 24 hours per day, 7 days per week. Sea-side pools are almost always safer than the neighbouring beach and rock shelves. A range of risk control measures are presented in this report, with a full hazard and safety assessment recommended if the project is to progress further.

An ocean pool has not been approved or built in Australia in over 50 years, although multiple new initiatives are currently underway. As such there is no specific standard or guidance for their required management and safety. In lieu of this, the concept design is informed by public health and safety regulations for pools, the National Construction Code and Australian Standards where applicable. It is also informed by contemporary practices and data gathered on servicing and management observed across NSW's 60 ocean pools which operate across varied scales and are managed by local councils.

Safety, Risk Management and Duty of Care
Safety and risk management is a primary consideration of the design and ongoing management of the proposed sea-side pool. As such a detailed assessment of the severity and likelihood of potential hazards is to be undertaken. This is an in depth process, requires co-ordination of technical aspects of the pool and is best undertaken once the project progresses to detailed design. The safety report produced for the project documents this assessment and is typically provided to Council's insurers for reference. It identifies specific hazards and how they are proposed to be mitigated or managed for the asset and addresses strategies for access and supervision of the pool.

Relevant Legislation and Regulations
The South Australian Public Health (SAPH) Act and Regulation deals with health and safety of pools in the state however tidal pools (which are naturally flushed) are exempt from these requirements. As such, the level of servicing for the pool will be dependent on whether it is seen as a public swimming facility or an extension of the ocean environment. As this concept design proposes to continuously supply sea water into the pool, further clarification is to be sought on how the pool is defined under this legislation. This is best determined during detailed design of the pool.

Nonetheless, the concept design observes requirements of the SAPH Regulation and Act where possible. The pool is not proposed to be chemically treated as water is circulated back into the ocean and would have adverse impacts on surrounding marine life.

Water quality is managed through adequate turn over rates. The Standard for the Operation of Swimming Pools (SOSWP) prescribes rates which have been referenced in the design of the pool and proposed pump system. In addition to this, maintenance and pool management included in this report recommends regular draining, cleaning and replenishing of the pool water to maintain water quality.

Relevant legislation, standards and guidelines include;
- **South Australian Public Health Act 2011**
- **South Australian Public Health Regulations 2013**
  Applies to swimming pools which are defined as a waterslide pool, wave pool, hydrotherapy pool or other similar structure designed for human use, other than—
  (b) a tidal pool or other similar structure where water flows in and out according to the operation of natural forces'.
  As such the level of servicing for will be dependent on an interpretation of the water circulation system for the proposed sea-side pool. This is better determined once the project progresses to detailed design.
- **Planning, Development and Infrastructure Act 2016**
- **Planning, Development and Infrastructure Regulation 2019**
  The regulation can require designated safety features (fences/ barriers) to be installed on swimming pools, as prescribed under the NCC for swimming pools - see below.
- **Standard for the Operation of Swimming Pools SA**
  See above. Further clarification is required to determine whether this standard applies.

National Construction Code (NCC) 2022
Under the SA provisions of the NCC (V1, G1P2);
1. Safety features for swimming pools including barriers are required where the pool is associated with Class 2, 3 or 4 buildings (apartments, residential buildings or dwellings)
2. The pool must have prominent and visible signage that assists persons to provide first aid and to perform CPR
3. A water recirculation system in a swimming pool with a depth of water more than 300 mm must comply with AS 1926.3

As such, barriers/fences are not required for the proposed pool

Proposed Operational Model and Supervision
Generally ea-side pools follow an operational model which provides public, 24/7 access to the pool. The pool is unsupervised and access to the pool is not restricted or fenced off (in part as this would undermine the landscape character of the beach). As a result sea-side pools are extremely efficient in comparison with municipal pools while offering a similar level of amenity. While no regulatory requirement exists for supervision, this is to be further assessed in conjunction with a detailed risk and hazard assessment to understand whether provision is to be made for lifeguards. This is best undertaken once the project progresses to detailed design.

Pool Barriers
A preliminary review of relevant legislation, standards and guidelines indicates that a continuous pool barrier is not required. However this is pending a detailed risk management and safety workshop with Council's insurance providers in attendance and is best undertaken once the project progresses to detailed design.

Surf Conditions
At Hallett Cove, the wave and tidal conditions are generally milder than NSW. The design of the pool for Hallett Cove, includes pumped sea water and a wall height of 1.9m AHD. This wall height will result in some wave over-topping into the pool, likely only high tides and high swell thereby improving pool safety under ambient conditions. During severe coastal storms and high tides it is expected that (similar to Adelaide's coastal beaches) the pool is closed with access restricted via gates at the ramp and stair down to the beach.

Water Quality
In addition to the pump system and regular maintenance of the pool, it is recommended that water quality of the pool is monitored for an initial period. Pathogen build up or contamination should be assessed particularly during warm weather. Monitoring undertaken following storms or heavy rain is also advised to give an indication of the quality of the seawater supplied to the pool. Should water quality drop, the pump system may be paused for a time so poor quality water is not drawn into the pool.

Passive Surveillance and Access Control
Proposed access down to the beach from Heron Way and the children's playground includes gates at stair ways and the vehicle ramp. In period of hazardous swell, gates can be locked to indicate closure of the pool and beach. The proposed pool location receives good passive surveillance from multiple vantage points along the coastal pathway at Hallett Cove Beach and the playground. This provides oversight in the case a swimmer is in distress and discourages anti-social loitering of an evening. It is also recommended that the pool include provision for an Emergency Relay Beacon (ERB). This device can be used to rapidly alert the nearest Surf Lifesaving center should assistance be required.

Fall From Height
The proposed outer walls of the pool are stepped to minimise zones where there is a fall greater than 1m in height. Where this could not be accommodated, balustrading has been proposed to protect from falls.

Emergency Vehicle Access
Contemporary practice for ocean and sea-side pools is to provide ramped access which allows an ambulance to drive down to the pool level. This is in the case a swimmer using the pool or the beach has a spinal injury. The wheel base of an ambulance has a minimum turning circle and maximum grade which the vehicle can traverse. These provisions have been allowed for in the concept design to ensure emergency vehicles have beach access.

Marine Life Management
Sea-side pools are 'live' environments where swimmers share the intertidal zone with active marine life. The pool enclosure provides safety from large marine life such as sharks but can also be a haven for smaller creatures which can be hazardous such as urchins and octopus. This does not pose significant risks (similar to the beach environment) and is proposed to be managed through public signage and maintenance works.

Design for Access and Mobility
Provisions of the Disability Discrimination Act and Australian Standard 1428.1 make provision for the inclusive and equitable access to the pool. The City of Marion also adheres to a Disability Access and Inclusion Plan as required by the SA State Government. The proposed design of the pool pro-actively meets these requirements. It provides inclusive access via a new ramp down to the beach level at a 1:14 grade for wheelchair users and those with an ambulant disability. The pool is designed for dignified access to the water, allowing sufficient space for wheel chairs to be stored next to lap lanes for example. A continuous edge is maintained along one of the five lap lanes to assist and guide vision impaired swimmers. Both the childrens pool and lap pool also have a sloped ramp entry to the pool for ease of access.

04 Design Considerations
Traffic Engineering

Existing Parking Capacity
In 2019 a feasibility study for a sea-side pool at Hallett Cove surveyed existing parking capacity in the area of the proposed pool. This was carried out in a high demand period in early January and identified that within 450m of the proposed sea-side pool a minimum total of 89 parking spaces out of 217 remained vacant during that period.

Anticipated Additional Demand
Based on the two design options prepared in this report (a 50m and 25m respectively) a benchmarking method has been used to calculate the anticipated number of additional visitors a pool will draw to the area. The benchmarking uses visitations figures from Sea-side pools in NSW to establish this and can be seen below. From this, the expected number of additional demand on parking can be extrapolated.

Traffic and Parking Provisions		Option 1 (50m)	Option 2 (25m)
Proposed Pool Area		1,073m2	705m2
Anticipated Visitors	Annually	46,600	30,618
	Weekly	1,120	736
	Daily	370	243
	2 Hours	74	49
Adequate Parking Provision			
Vehicle Occupancy		2.5 persons per vehicle	
Additional Parking Provision		**30 spaces**	**20 spaces**
	Existing		
Parking Vacancy Within 250m	13 Spaces	0 Spaces	0 Spaces
Parking Vacancy Within 450m	76 Spaces	59 Spaces	69 Spaces

Note: Figures reflect highest anticipated parking demand for the area. E.g. A fine day in early January either on a weekend or public holiday. Outside of this, existing parking capacity sufficiently meets the additional demand the pool may generate. Modelling assumes all arrivals are by car and is therefore conservative given proximity to existing public and active transport links.

	Time-frame	Option 1 (50m)	Option 2 (25m)
Additional Demand	**2 Hour period**	**+ 30 spaces**	**+ 20 spaces**
Total Vacant Spaces remaining within 450m Radius		**59 - 66 Spaces**	**69 - 76 Spaces**

Parking Option 01:
The additional demand is accommodated within existing car parking vacancy, allowing for visitors to park up to 450m from the pool

Parking Option 02:
Additional close proximity parking is provided along the Eastern bend of Heron Way. The existing 5 curb side spaces are upgraded to 90 degree parking to achieve an additional 7 spaces.



5 x Existing kerbside spaces
12 x New 90 degree parking spaces (Total increase +7 new spaces)

Impact on Vacancy/Availability of Parking
It it anticipated that the 50m pool option will increase parking demand by up to 30 car spaces and the 25m option will increase demand by up to 20 spaces. This increased demand can be accommodated by existing vacant car spaces within a 450m radius of the proposed pool, with up to 59 additional vacant spaces remaining. As such the impact on available parking is minimal. As an option, parking in close proximity to the pool could be further increased by adding 7 new spaces on the eastern bend of Heron Way. This would create a total of 66 vacant spaces within a 450m radius. However, demand can be met without these measures.

Benchmarking
The anticipated additional parking demand generated for Hallett Cove Sea-side Pool has also been measured against other recent Sea-side pool proposals for benchmarking purposes. Two proposals which included traffic impact reports are listed below.

- Ballina Sea-side pool +20 spaces
- Port Macquarie Sea-side pool +42 spaces

This estimated additional demand on parking is comparable with the rates shown above, which anticipates between 20-30 car parking spaces in periods where the area is likely to experience high demand.



Existing and proposed car parking capacity in the Hallett Cove precinct based on a 250m and 450m radius from the proposed Sea-side pool

05 Preliminary Cost Estimate

The following summarises the cost of a sea-side pool in addition to embankment protection and a new accessible ramp down to the beach. The embankment protection is one part of a broader strategy for ongoing, staged coastal protection works including an area to the north and south of the proposed pool along Hallett Cove Beach. For a full breakdown of costs please see the appendix.

Estimated Capital Cost for a Sea-side Pool at Hallett Cove

50m Sea-side Pool	**$8,925,169 excluding GST**
25m Sea-side Pool	**$7,820,646 excluding GST**

Concept Design Options | Scope of Works
For the purposes of the cost estimate, the following describes the scope of work which has been allowed for in each option;

Option 01 | 50m Sea-side Pool
50m Lap Pool (Max 1.6m depth)

Option 02 | 25m Sea-side Pool
25m Lap Pool (Max 1.6m depth)

- Associated pathways/seating
- Intertidal habitat regeneration
- Childrens Pool (Max 1.0m depth)
- Amenities block and parking
- Diverted storm-water outlet
- Pump system and deep water intake
- 90m Stepped concrete wall embankment stabilisation
- Beach access, lighting, signage and interpretive element
- Beach hard-scaping and seating for recreation and leisure

Assumptions

- Fill to be removed from embankment has been assumed to contain contamination e.g. asbestos
- Capital costs include construction works e.g. coffer dam but do not cover consultancy fees or other associated costs

Ongoing Operational Costs
Estimated annual costs for a sea-side pool are based on anticipated maintenance summarised in this report and are provided as a range in the appendix. The cost of running pumps is a key cost, both in electricity and pump maintenance. Estimates are benchmarked against ocean pools in NSW, noting that only some are continuously pumped and others rely solely on tides and natural flushing. Another impact on operational costs is whether the pool is supervised and is to be further assessed in conjunction with a detailed risk and hazard assessment best undertaken once the project progresses to detailed design. Generally, existing ocean pools in NSW have undergo capital upgrades every 20 years depending on their age and construction. As such, estimates provided for a 20 year period includes a sum to be accumulated towards upgrades such as replacement of balustrades pumps, pipework and/or wall reconstruction should it be required.

Note: All figures are exclusive of GST and reflect current rates. They do not allow for escalation or additional costs such as approvals, consultancy fees or other associated project costs.

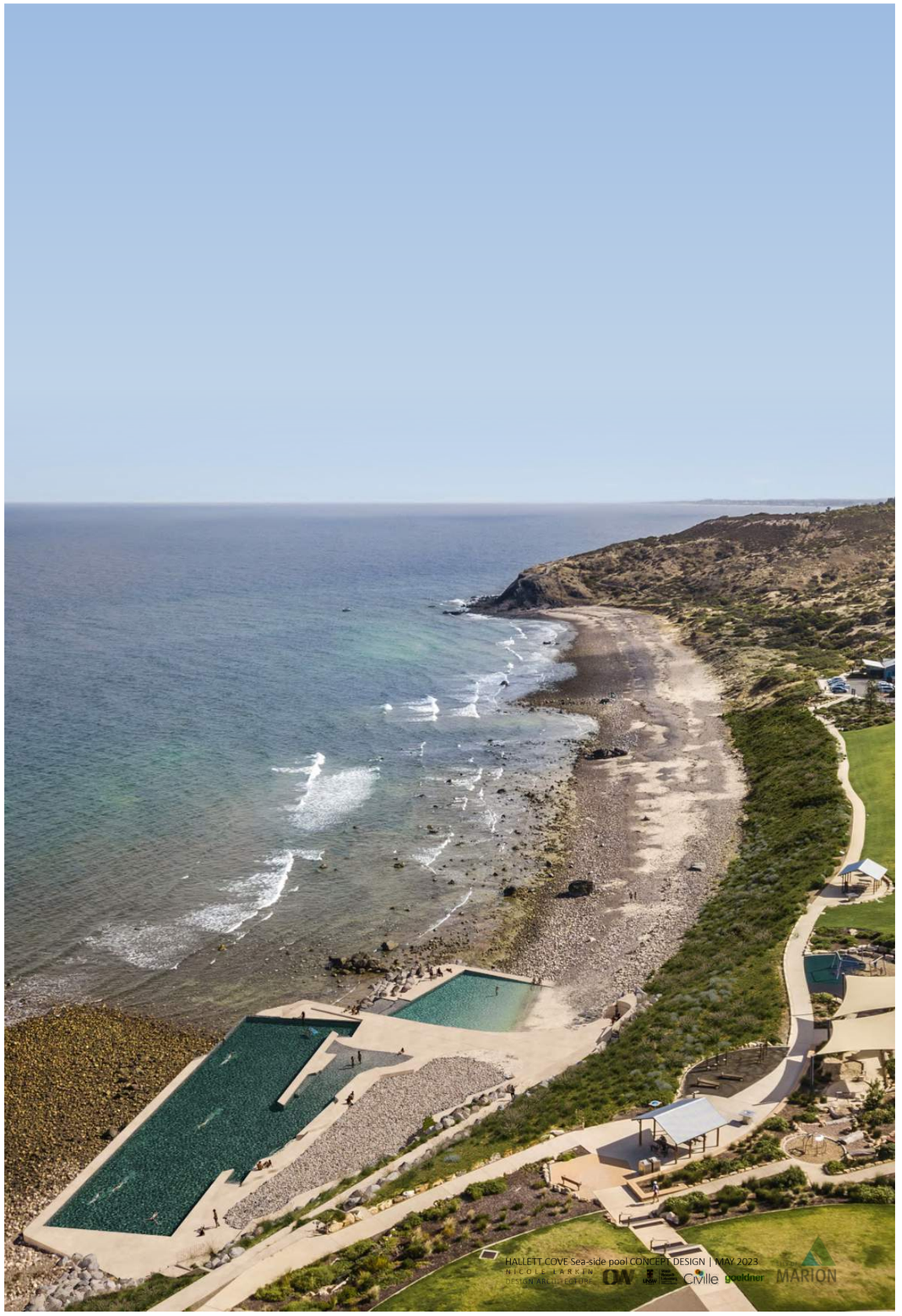
Estimated Capital Costs

Item	Estimate
Option 1 - 50m Sea-side Pool	
Preliminaries and Margin	$1,589,570
Beach Access and Embankment Protection	$1,648,763
Children's Pool	$695,555
Amenities and Parking	$693,778
50m Sea-side pool	$2,512,469
Contingency (25%)	$1,785,034
Total Option 1 (excluding GST)	**$8,925,169**
Option 2 - 25m Sea-side Pool	
Preliminaries and Margin	$1,443,812
Beach Access and Embankment Protection	$1,648,763
Children's Pool	$695,555
Amenities and Parking	$693,778
25m Sea-side pool	$1,498,027
Contingency (25%)	$1,564,129
Total Option 2 (excluding GST)	**$7,820,646**

Beach Access and Embankment Protection (if undertaken separately to sea-side pool works)	
Preliminaries and Margin	*$494,629*
Direct Costs	*$1,648,763*
Contingency (25%)	*$535,848*
Access + Embankment Protection (excluding GST)	***$2,679,240***

Operating Costs (Mid Range est.)	Option 1 (50m)	Option 2 (25m)
Operating Costs (Annual)	$201,313	$176,519
Operating Costs (20 Year period)	$4,232,268	$3,710,811

Benchmarking Against NSW Sea-side pools	Costs P.A.
• Ulladulla Sea Pool (weekly replenished)	$71,543
• Huskission Sea Pool (pumped)	$55,000
• Wollongong (naturally flushed)	$44,222
• Wollongong (continuously pumped+supervised)	$320,000
• Wylie's Baths (naturally flushed+supervised)	$60,000
• Bronte Baths (continuously pumped)	$217,000



Right: Option 1 50m Sea-side Pool | Artist Impression

06 Maintenance and Ongoing Management

Frequency of Maintenance
Depending on local factors and the seasons, most sea-side pools are emptied and cleaned weekly, fortnightly or monthly. The concept design detailed in this report proposes a sea-side pool which is continually flushed. The proposed pool wall is also proposed to be set high (+1.9M AHD) to prevent ingress of sand or sea wrack into the pool. As such the high turnover and resulting water quality may allow for less frequent maintenance over time with monitoring of usage and seasonal changes in water quality. Regular maintenance is suggested to occur as follows;

	Summer	Winter
Drain/Refill	Weekly	Fortnightly
Pressure Wash	Every 4-6 weeks	Every 6-8 weeks
Substantial Clean Out	Following heavy storm or rain events	

Maintenance
A high-pressure device is used to remove algae build up from the walls, pool floor, ramps, stairs and railings. No chemicals are used, water supply is provided from mains water taps located near the pump housing. Sand and seaweed are swept to the drainage valve point in the pool and washed out to sea. The pool design proposes a low point of +0.3M AHD to permit draining of the pool in most low tide conditions.

Typical Maintenance (Weekly/Fortnightly)
- Removal of debris such as sea weed and sand from pool
- Emptying of the pool to replenish with fresh ocean water

Intermittent Maintenance (Every 4-8 weeks)
- Removal of marine growth to trafficable areas
- Pressure clean trafficable surfaces
- Maintenance on gates, pumps, etc.

Substantial Maintenance (As-needs basis)
- Sand, wrack and boulder removal from the pool
- Minor concrete patching and joint sealing
- Balustrade repair or replacement
- Pump refurbishment or replacement
- Lighting maintenance

Substantial Maintenance
Following storm events or periods of high swell sand, sea grass and boulders can be expected to get swept into the pool. The ramped access into the pool allows earth moving machinery such as a small bob cat to be employed as required to remove excess sand or debris in a safe and manageable way for maintenance crews.

Pump Maintenance
Occasionally crews need to clear the drainage valves when they are blocked with marine growth to allow the pool to empty. The pool is then drained as much as possible. Sometimes sand or weed build up, high tides and prevailing surf conditions (at the external drainage point) can make a full drain challenging. However as previously discussed the base level of the pool (+0.3m AHD) provides good clearance to low tides to ensure drainage is achievable in most conditions in a given month.

Timing
Generally most ocean pools are drained and re-filled on a low tide over night to minimise interruptions to use. Crews will begin draining the pool on an outgoing tide to allow sufficient time for cleaning and maintenance to occur. Following this the pool is then refilled via the pump system. The concept design pump turn over rate is anticipated to refill the 50m lap pool in a 4-6 hour period.

Design Life of the Pool and Significant Capital Upgrades
Structures located on the open ocean sustain a significant amount of wear and tear due to the harshness of the coastal environment. Generally, ocean pools in NSW have undergone significant capital upgrades every 20 years depending on their age and construction. Given that most of these structures are over a century old, it is expected that a contemporary ocean pool would significantly out perform this and remain durable for a longer period. Nonetheless, 20 year operational cost estimates provided in this report make allowance for this should upgrades or refurbishment be required. Some examples of significant upgrades include replacement of pump system and pipework, rebuilding walls which have cracked and lead to leaking or repairs to pool coping which has become rough and uncomfortable to walk on.



Hallett Sea-side pool, Proposed Sea-side pool Option 2 | Artist Impression

07 Recommended Next Steps

A new ocean pool has not been approved or built since the late 1960's in Australia. As such, proposals of this type are unlikely to follow a typical approval and procurement pathway given the unique nature of the project. Guidance is provided below on recommended next steps for the initiative, with the primary objective to obtain funding for future stages of the process. However, aspects of approvals, documentation, procurement and the construction process are likely to be novel. There are currently two similar initiatives for new ocean pools being undertaken in NSW and WA. Both projects are slightly more advanced than the proposal for Hallett Cove. As these projects progress they can serve as a case study or template for some of processes this project may follow should it progress further.

Stakeholder Engagement

Sea-side pool proposals which have successfully progressed on to obtain funding have demonstrated significant community support locally and on a state wide level. The concept design included in this report presents two options for the consideration of stakeholder groups and community engagement. Using this concept design the City of Marion may progress the project by undertaking stakeholder and community engagement to receive feedback and potentially nominate a preferred option.

Funding Pathways

Pending there is sufficient, demonstrated community support for the concept design, COM may choose to pursue funding for the next stage of the project. However it is noted that no commitment has been made to progress the project further than the concept design at this stage. Should it proceed, one potential pathway forward is to procure 'seed' funding the next stage of work. 'Seed' funding allows for further studies and schematic design documentation to be undertaken in order to obtain planning approval and prepare a project business case. Ideally, the project is then well placed to secure the remaining bulk of funding for construction. Where a planning approval has been obtained, it demonstrates the project is viable and 'shovel ready'. Time frames for an approval could be up to 2 years, therefore applications for subsequent funding could be made in 2025/6.

Subsequent funding for the remainder of the project is likely to cover full documentation, costing advice, tendering and construction of the proposed sea-side pool. COM may work with specialist consultants and contractors to develop a detailed scope of works involved with both the 'seed' funding and subsequent works further.

Coastal Protection Works

The proposal for a sea-side pool at Hallett Cove includes new beach access and protection works to the existing embankment along the foreshore. This forms part of a broader strategy for staged protection of the coast along Hallett Cove, which is potentially eligible for funding by the state or federal government. As an example, coastal protection works can receive funding through Coastal Protection Grants which are administered by the SA State government through the Department for Environment and Water.

Approvals and Schematic Design

Specialty statutory planning advice will form a central aspect of any approval process for an ocean or sea-side pool as this type of project is not likely to follow a typical planning pathway. The location of the pool involves various land owners and stakeholders including Crown Land and may be subject to Native Title assessments. The proposed site for the pool is zoned as 'Coastal Conservation' in the City of Marion Development Plan. Under this, the City of Marion have indicated a development application for construction of the pool would be required and would be assessed on merit, with a referral to the Coast Protection Board.

The proposed pool also falls under the Harbors and Navigation Act, 1993. Under this, land which comprises the seabed and foreshore to the high water mark is administered by the Minister for Transport. Any development approvals for a sea-side pool would therefore require consent from the Minister as a landowner should the project progress.

Further advice around land ownership is required should the project progress and clarity should be sought on which government entity is best placed to be lead proponent of the project.

Stakeholder Engagement

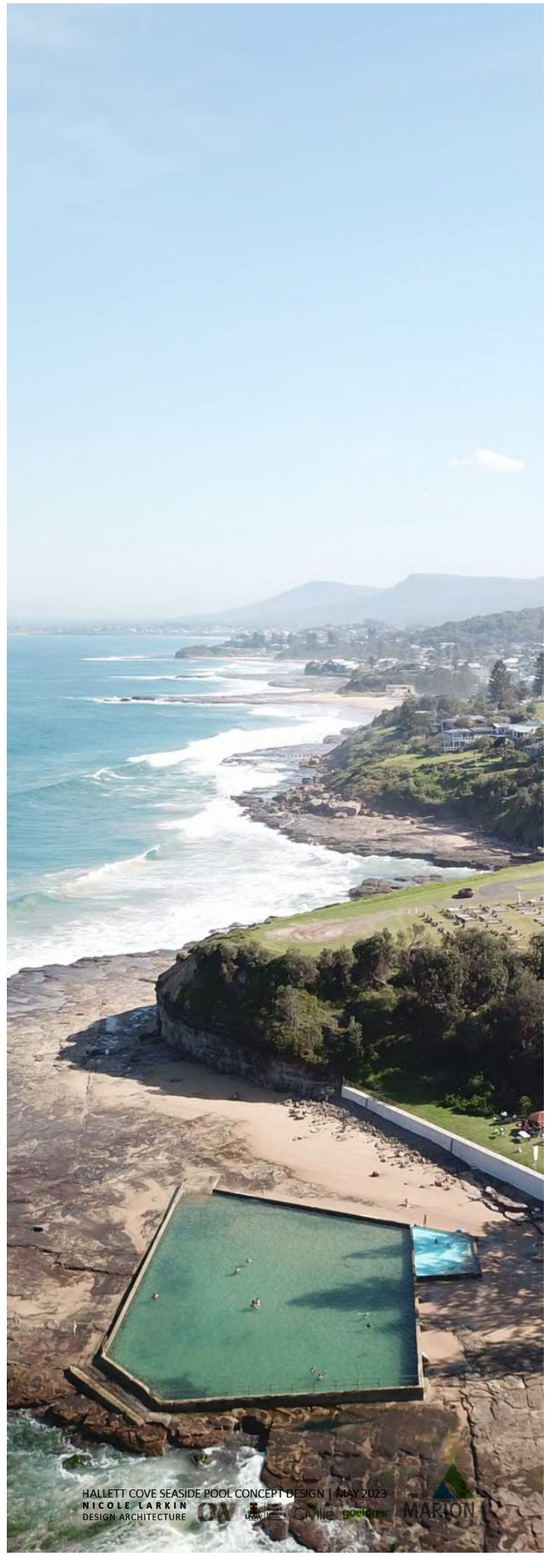
- Undertake community & stakeholder engagement
- Engage with elected members and State Government MPs for feedback
- Summarise and synthesise feedback, where possible nominating a preferred option from the two presented

First Nations Consultation

- Undertake consultation with the relevant local indigenous reference groups and local indigenous community
- Determine if a heritage management plan is required to proceed with the project
- Pursue opportunities to integrate County in the proposed design

Detailed Design

- Undertake detailed geotechnical assessment including boreholes to the proposed footprint of the preferred pool option
- Undertake safety and risk management workshop to confirm operation model, level of supervision and water quality requirements
- Undertake baseline monitoring program of the proposed seawater intake location to inform design of treatment processes of incoming seawater and establish baseline date for existing micro-organism at proposed pool water disposal location.
- Undertake updated in-detail surveying of foreshore in conjunction with LIDAR scan to aid design, documentation and preparation of graphic material
- Undertake investigation of specific and in-detail performance of proposed ocean pool further
- Develop proposed design for the purpose of approvals and revised costing including updated visualisations of proposed pool (tender and construction documentation to hold until approvals and funding are obtained for next stage)



Hallett Sea-side pool | Aerial photograph of Wombarra Ocean Pool, Illawarra Coast Nicole Larkin

Appendix

PART B Artist Impressions
Plan Drawings 1:500
Traffic Report
QS Report
Hydraulic Report
Hydraulic Drawings 1:600
Beach Access and Embankment Protection
Team Profile

HALLETT COVE Sea-side pool CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

Hallett Sea-Side Pool Concept Design
Option 2 - 25m Pool | Artist Impression

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Proposed Design | View 01



Option 1 | 50m Sea-side pool

Hallett Cove Sea-side pool Concept Design- Artist Impression 01

Option 2 | 25m Sea-side pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023

NICOLE LARKIN DESIGN ARCHITECTURE

.....

Proposed Design | View 02



Option 1 | 50m Sea-side pool

Hallett Cove Sea-side pool Concept Design- Artist Impression 02

Option 2 | 25m Sea-side pool

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023

NICOLE LARKIN DESIGN ARCHITECTURE

.....

Proposed Design | View 03



Option 1 | 50m Sea-side pool

Hallett Cove Sea-side pool Concept Design- Artist Impression 03

Option 2 | 25m Sea-side pool

Concept Design

Option 1 | 50m Sea-side Pool

1. Embankment Stablisation (Soft Planting)
2. Embankment Stablisation (Concrete Retaining Wall and Boulders)
3. Graded Ramp Access to Beach (For Vehicles and Accessibility)
4. Benched Concrete Retaining Wall (Beach Level Recreational use)
5. Diverted Storm-water Outlet
6. Proposed Toilet/Amenities
7. Existing BBQ Pavilion
8. Existing Playground
9. Proposed Access Gate
10. Proposed Water Supply Intake
11. Proposed Water Outflow
12. Foreshore access
13. Pool pump

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ZONING

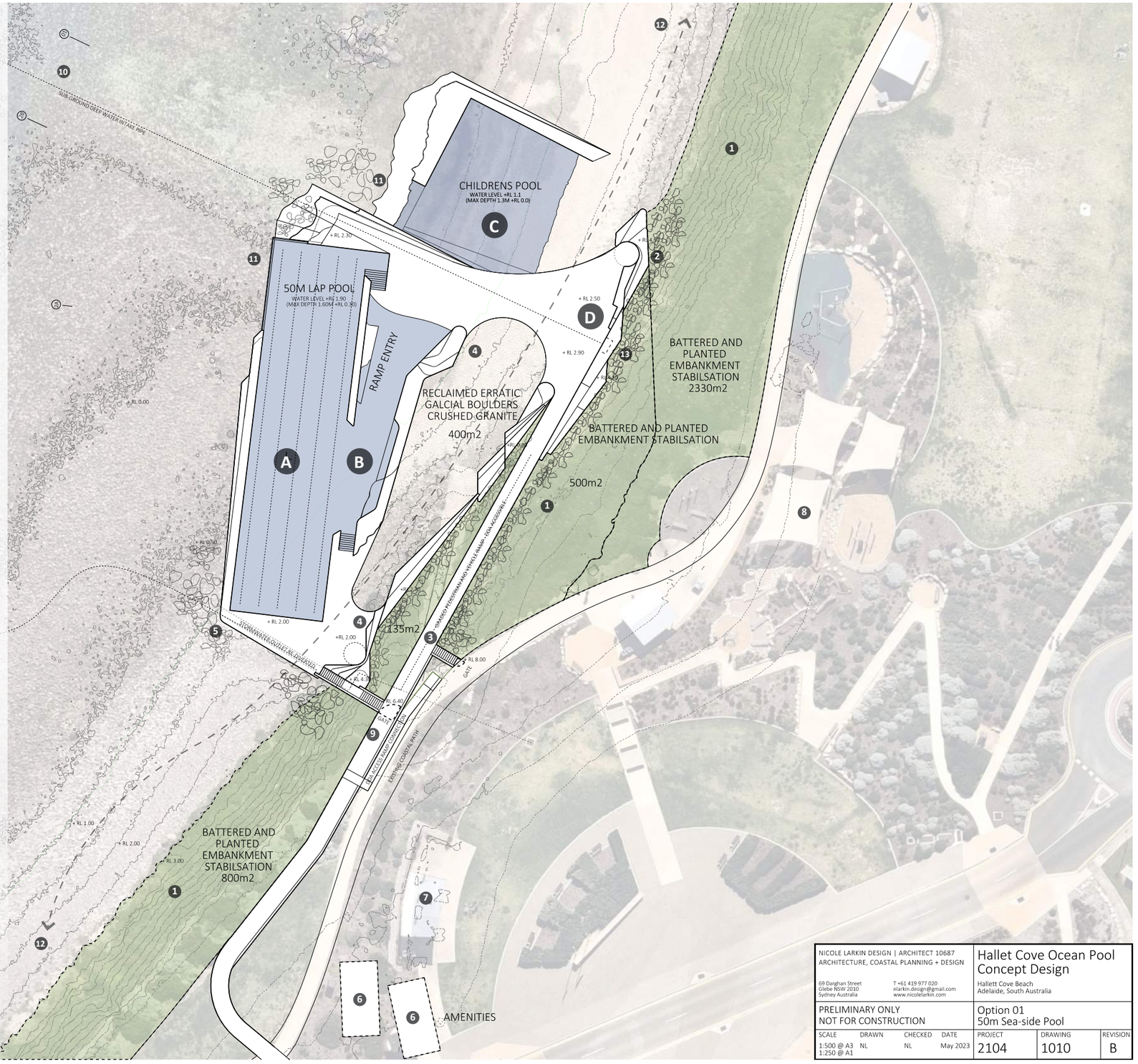
The ocean pool is designed with four primary zones;

A A 50m lap pool with five lanes, to allow for fast, medium, slow and recreation/water jogging accessed stairs or a ramp entry. This has a shallow (1.3m) and deep end (1.6m) and sloping bottom which permits drainage and maintenance.

B A ramped, graded entry ramp sloping at 1:14, suitable for wheelchairs and people of all ability levels. The ramp also allows access for service vehicles such as bobcats for the clean-out and servicing of the pool. Either side of the ramp has benched seats at various heights for rehabilitation exercise and or recreation/leisure.

C Children's pool and wading zone accessed via zero grade ramp from beach. Proposed depth 1m maximum with 'live' granite rock platform and gravel bottom.

D Stepped concrete benches and concrete path leading down to the beach. This creates protected areas for swimmers to sit and place their belongings while looking over the pool for passive surveillance. Select seating areas face north to capture winter sun while being protected from cool winds as comfortable spaces in the shoulder seasons. Outdoor showers are also provided at beach level for swimmers.



NICOLE LARKIN DESIGN | ARCHITECT 10687 ARCHITECTURE, COASTAL PLANNING + DESIGN 69 Darghan Street Glebe NSW 2010 Sydney Australia T +61 419 977 020 nlarkin.design@gmail.com www.nicolelarkin.com				Hallet Cove Ocean Pool Concept Design Hallett Cove Beach Adelaide, South Australia	
PRELIMINARY ONLY NOT FOR CONSTRUCTION				Option 01 50m Sea-side Pool	
SCALE	DRAWN	CHECKED	DATE	PROJECT	DRAWING / REVISION
1:500 @ A3 1:250 @ A1	NL	NL	May 2023	2104	1010 / B

Concept Design

Option 2 | 25m Sea-side Pool

1. Embankment Stablisation (Soft Planting)
2. Embankment Stablisation (Concrete Retaining Wall and Boulders)
3. Graded Ramp Access to Beach (For Vehicles and Accessibility)
4. Benched Concrete Retaining Wall (Beach Level Recreational use)
5. Diverted Storm-water Outlet
6. Proposed Toilet/Amenities
7. Existing BBQ Pavilion
8. Existing Playground
9. Proposed Access Gate
10. Proposed Water Supply Intake
11. Proposed Water Outflow
12. Foreshore access
13. Pool pump

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ZONING

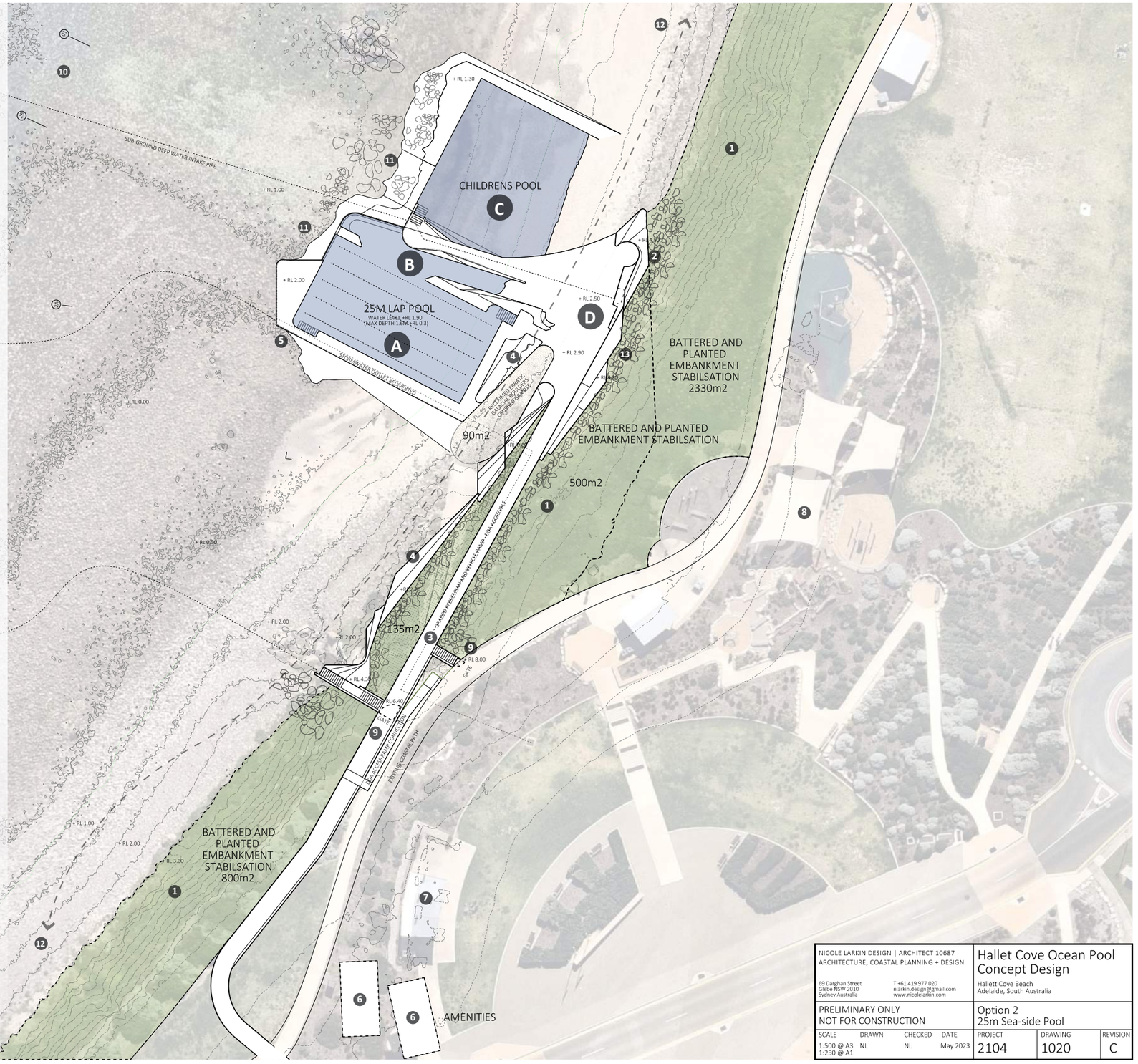
The ocean pool is designed with four primary zones;

A A 25m lap pool with five lanes, to allow for fast, medium, slow and recreation/water jogging accessed stairs or a ramp entry. This has a shallow (1.3m) and deep end (1.6m) and sloping bottom which permits drainage and maintenance.

B A ramped, graded entry ramp sloping at 1:14, suitable for wheelchairs and people of all ability levels. The ramp also allows access for service vehicles such as bobcats for the clean-out and servicing of the pool. Either side of the ramp has benched seats at various heights for rehabilitation exercise and or recreation/leisure.

C Children's pool and wading zone accessed via zero grade ramp from beach. Proposed depth 1m maximum with 'live' granite rock platform and gravel bottom.

D Stepped concrete benches and concrete path leading down to the beach. This creates protected areas for swimmers to sit and place their belongings while looking over the pool for passive surveillance. Select seating areas face north to capture winter sun while being protected from cool winds as comfortable spaces in the shoulder seasons. Outdoor showers are also provided at beach level for swimmers.



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PRELIMINARY ONLY NOT FOR CONSTRUCTION	Option 2 25m Sea-side Pool

SCALE	DRAWN	CHECKED	DATE	PROJECT	DRAWING	REVISION
1:500 @ A3 1:250 @ A1	NL	NL	May 2023	2104	1020	C

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17 May 2023

Project No: 300304560

Nicole Larkin
Nicole Larkin Design

Dear Nicole

RE: Hallett Cove Ocean Pool – Parking Impact Assessment

Background

A proposed Ocean Pool is proposed to be located to the south of the Hallett Cove Beach, located adjacent the Heron Way Reserve. Stantec has been engaged by Nicole Larkin Design to undertake a parking impact assessment of the proposal.

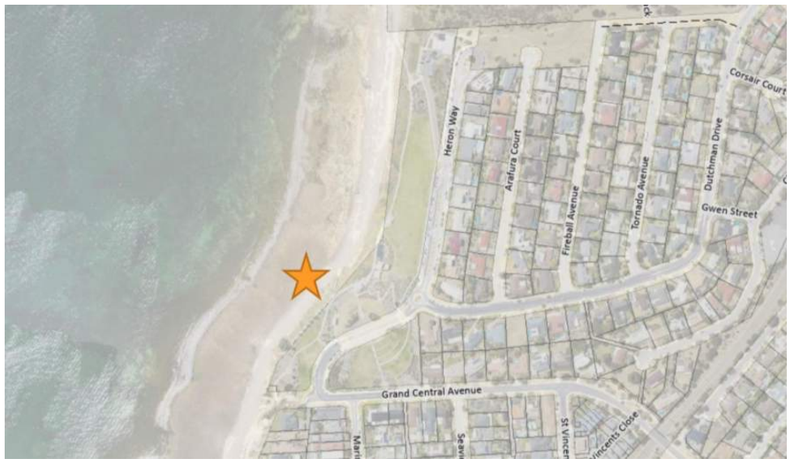
Subject Site

The subject site is located adjacent the Heron Way Reserve in Hallett Cove. The site is located on the beach, with the most direct vehicular access being provided via Heron Way.

The site is located within an Open Space zone of the South Australian Planning and Design Code. The site is currently a reserve/beach, and the surrounding properties include residential developments, with the exception of the Boatshed Café to the north.

The location of the subject site and the surrounding environs are shown in Figure 1.

Figure 1 –Subject Site and Surrounding Environs



Heron Way

Heron Way is a two-lane local road aligned in an approximate north-south direction adjacent the subject site. Heron Way is owned and maintained by the City of Marion. The road has a posted speed limit of 50 km/h and has a carriageway of varying width due to provision of on-street parking at various locations. Heron Way also provides connectivity for the bus route 683, with bus stops located adjacent the subject site.

Crash Statistics

A review of the reported crash history for the most recent five years (2017-2021) have been sourced from Location SA. During this time, there have not been any recorded incidents in the vicinity of the subject site.

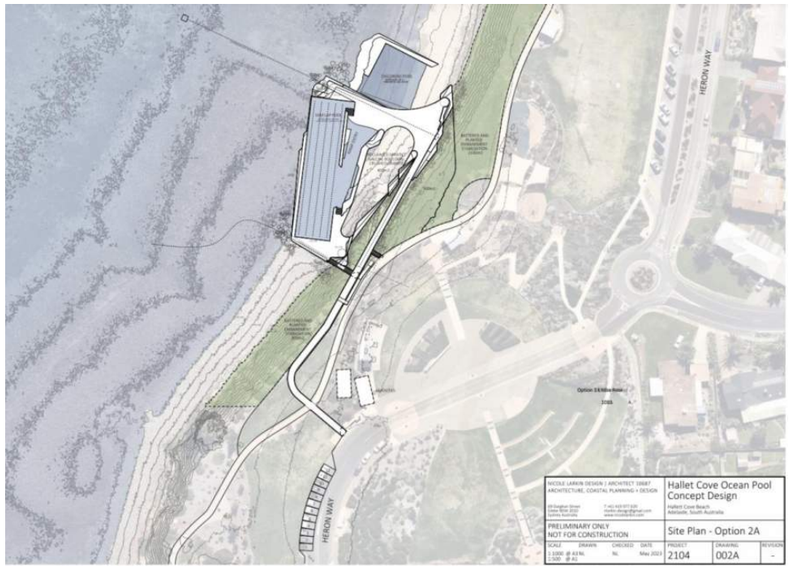
Proposed Development

The proposal includes an Ocean Pool and the associated pedestrian paths and linkages to the existing footpath network. Two options are being explored for implementation at the subject site. Each option proposes the addition of 12 90 degree parking spaces accessed directly off of Heron Way.

Option 2A

As part of Option 2A, the proposed ocean pool incorporates a 50m lap pool and children's pool, providing a total pool area of 1,073sq.m. The proposed Option 2A layout is shown in

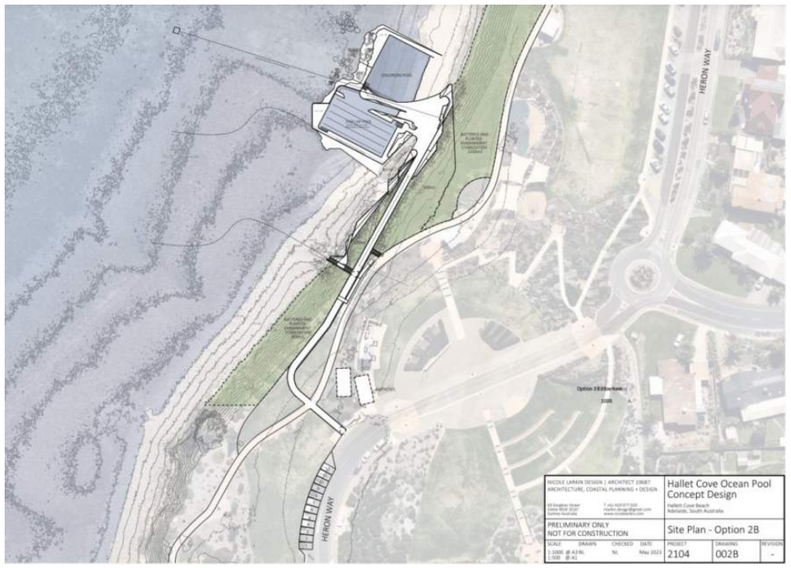
Figure 2 –Option 2A Layout



Option 2B

As part of Option 2B, the proposed ocean pool incorporates a 25m lap pool and children's pool, providing a total pool area of 705sq.m. The proposed Option 2B layout is shown in

Figure 3 –Option 2B Layout



Car Parking Assessment

Planning and Design Code

The car parking rates outlined within the Planning and Design Code do not specify a car parking rate for a dedicated ocean pool. There is a car parking rate for an Indoor Recreational Facility, which includes indoor swimming centres, as outlined below.

Figure 4 – Planning and Design Code Definition

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Indoor recreation facility	Means a building designed or adapted primarily for recreation or fitness pursuits.	Bowling alley; Squash courts; Fitness centre; Gymnasium; Pilates studio; Yoga studio; Dance studio; Indoor swimming centre; Indoor trampoline centre; Indoor rock climbing centre; Indoor children's play centre; Indoor skating rink.	

It is noted that the proposed ocean pool will operate differently to a swimming pool, this is the closest rate that is applicable in the Planning and Design Code.

Based on this rate, the car parking rate for an Indoor Recreation Facility, is 4.5 car parking spaces per 100sq.mof total floor area.

Option 2A

Based on a pool area of 1,073sq.m this would equate to a parking requirement of 48 spaces.

Option 2B

Based on a pool area of 705sq.m, this would equate to a parking requirement of 32 spaces.

Empirical Parking Rates

Due to the nature of an ocean pool, there are multiple approaches to calculate the anticipated car parking demand for the development.

Empirical 1 – Aquatic Centre Rate

Stantec has empirical parking rates for two Aquatic Centres located in Victoria. While it is noted that an Aquatic Centre and an Ocean Pool will operate with different models, the car parking rate can be used as a benchmarking comparison.

Car Parking Rate: *3.76 spaces per 100sq.m of total floor area.*

Option 2A

Based on a pool area of 1,073sq.m this would equate to a parking requirement of 40 spaces.

Option 2B

Based on a pool area of 705sq.m, this would equate to a parking requirement of 27 spaces.

Empirical 2 – Swim Centre (Swimming Lessons)

Stantec has empirical parking rates for State Swim, which provide swimming lessons in South Australia. It is understood that the Ocean Pool is not anticipated to provide children swimming lessons, where swimming lessons can have a higher parking demand than other swimming locations. The below rate is for comparison.

Car Parking Rate: *9.7 spaces per lane (7.76 spaces per 100sq.m of pool, based on 50m long by 2.5m wide lanes)*

Option 2A

Based on a pool area of 1,073sq.m this would equate to a parking requirement of 83 spaces.

Option 2B

Based on a pool area of 705sq.m, this would equate to a parking requirement of 55 spaces.

Empirical 3 – Benchmarking from Other Reports/Developments

Based on the initial information provided and the feasibility reports, various parking rates have been applied to Ocean Pool developments. It is noted that some of these rates are reflective of the rates outlined within the Planning and Design Code.

Car Parking Rates:

Canberra	*5 spaces per 100sq.m of pool area*
Victoria	*5.6 spaces per 100sq.m of site area*
Gold Coast	*15 spaces plus 1 space per 100sq.m of Total Use area*
Tweed Shire Council	*1 space per 60sq.m of water surface*
North Sydney	*1 space per 100sq.m*
Approximate Average	*3.32 spaces per 100sq.m*

Option 2A

Based on a pool area of 1,073sq.m this would equate to a parking requirement of 36 spaces.

Option 2B

Based on a pool area of 705sq.m, this would equate to a parking requirement of 23 spaces.

Empirical 4 – High Level Parking Rate based on other Ocean Pool visitor numbers.

Stantec have been provided information from a feasibility assessment for an Ocean Pool facility located in Port Macquarie. The information outlined visitor numbers to various ocean pool developments located across NSW, as outlined below.

Figure 5 – Provided Ocean Pool Comparison Information

Table 9.1 Annual users of beaches and pools in various locations

Beach/Pool	Period	Pay or Free	Beach precinct (a) or gate data	Upscaled individual visits (b)	Pool visits % (c)	No of pool visits
Collaroy	2017-18	F	357,655	429,186	30%	128,756
Dee Why	2017-18	F	1,090,573	1,308,688	20%	261,738
North Curl Curl	2017-18	F	392,968	471,562	10%	47,156
South Curl Curl	2017-18	F	363,789	436,547	50%	218,273
Freshwater	2017-18	F	821,758	986,110	15%	147,916
Queenscliff	2017-18	F	611,264	733,517	20%	146,703
Town Beach	2018-19	F	308,502	370,202		
Flynns Beach	2018-19	F	150,733	180,880		
Forster ocean pool (d)	"recent"	F		100,000		100,000
Bondi Beach (e)	2014	F		3,500,000		
Bondi Icebergs (f)	"recent"	P				140,000
Wylie's Baths Coogee (g)	2017-18	P	50,000	82,000		82,000
Dawn Fraser Baths (g, h)	2016-17	P	40,886	101,800		101,800
Greenwich Baths	2015-16	P	32,605	60,000		60,000
Illawarra aquatic facilities	2016	P				128,000
Australian pool visits (i)	2016	P				106,000,000
Average per facility (i)	2016	P				99,000

Notes:

(a) Lifeguard data from Northern Beaches Council or Australian Lifeguard Services for October to April, or gate data from source.
(b) Beach data upscaled by 20% to account for users outside of patrol hours/season. Pool data upscaled to account for season passes (assumed 20 visits/year) and family passes (assumed to be 4 people).
(c) Delphic method, whereby two expert local life savers were polled and the results averaged.
(d) Daniel Aldridge Mid Coast Council quoted in Port Macquarie News 6/12/2018.
(e) 2014 data from Bondi Park, Beach and Pavilion Plan of Management.
(f) Paid entry, lap swimming only (SMH, 2019).
(g) Upscaling based on data for family tickets and season passes.
(h) 2016-2017 data from C Leisure (2017).
(i) Royal Life Saving Society (2017).

The information demonstrates that the visitation at ocean pools vary extensively, ranging from 47,000 to 261,000 visitors annually. The existing beach numbers associated with Hallett Cove is much lower than the beaches outlined

above, being in the order of 70,000 visitors per year and approximately 3,200 visitors per week (based on “Feasibility of Hallett Cove Ocean Pool” report Appendix C and D).

For the purpose of a parking assessment, the lower utilised of the above pools have been considered for the below assessment (less than 100,000 visitors per year). Based on the above, three locations could be utilised for comparison

Figure 6 – Ocean Pool Data Comparison

Site	Pool Area (approx.)	Annual Visitors (approx.)	Annual Visitors Estimate
Forster Ocean Pool	3,500 sq.m	100,000	28.57 visitors per sq.m of water
Dawn Fraser Baths	2,700 sq.m	101,800	37.70 visitors per sq.m of water
Wylies Baths	1,500 sq.m	82,000	54.67 visitors per sq.m of water
Greenwich Baths	1,800 sq.m	60,000	33.33 visitors per sq.m of water
North Curl Rockpool	750 sq.m	47,150	62.87 visitors per sq.m of water
		Average	43.43 visitors per sq.m

Option 2A

Utilising the above average for the purpose of this parking assessment, an ocean pool of 1,073sq.m could generate in the order of 46,600 visitors per year. This could be expected to result in the order of 1,120 persons per week during the summer months, with approximately 370 visitors per day, reflecting a third of weekly visitors to occur during a typical Saturday or Sunday daily period.

Due to the nature of the beach, and the average 2 hour duration of stay, it is anticipated that approximately 20% of the daily visitors would be on site at any one time. This would result in 74 visitors in the ocean pool at any one time.

Based on an average vehicle occupancy of 2.5 persons per vehicle, this would equate to a car parking requirement of 30 parking spaces.

Option 2B

Utilising the above average for the purpose of this parking assessment, an ocean pool of 705sq.m could generate in the order of 30,600 visitors per year. This could be expected to result in the order of 730 persons per week during the summer months, with approximately 240 visitors per day, reflecting a third of weekly visitors to occur during a typical Saturday or Sunday daily period.

Due to the nature of the beach, and the average 2 hour duration of stay, it is anticipated that approximately 20% of the daily visitors would be on site at any one time. This would result in 48 visitors in the ocean pool at any one time.

Based on an average vehicle occupancy of 2.5 persons per vehicle, this would equate to a car parking requirement of 20 parking spaces.

Summary

Based on the above, the benchmarking rates against existing ocean pools is considered to provide the anticipated parking demand associated with the anticipated development.

Option 2A

Based on the above, it could be expected that an ocean pool of 1,073sq.m could generate a parking requirement of 30 car parking spaces.

Option 2B

Based on the above, it could be expected that an ocean pool of 705sq.m could generate a parking requirement of 20 car parking spaces.

Car Parking Availability

Car parking surveys have been previously undertaken and are outlined within “Feasibility of Hallett Cove Ocean Pool” report Appendix D. The extend of the previous surveys is shown below.

Figure 7 – Previous Car Parking Survey Extent



Figure D.6 The scope of the car parking assessment

Figure 8 – Previous Car Parking Survey Example Data



Figure D.7 Example of survey method

A snapshot of results from the previous parking survey are shown below during the peak New Years period. It is noted that the vacant parking spaces are based on 85% of the parking spaces being available for beach/pool visitors. The remaining 25% of spaces are considered for residential use.

Figure 9 – Previous Car Parking Survey Data Snapshot

1st January

	Parks within 250 m of pool					Parks within 250-400 m of pool					
	Spaces	85%	FILLED	VACANT	2.5 vehicle	Spaces	85%	FILLED	VACANT	2.5 vehicle	Total extra
1100	168	143	76	67	167	103	88	7	81	201	368
1400	168	143	101	42	105	103	88	9	79	196	301
1700	168	143	78	65	162	103	88	15	73	181	343
2000	168	143	72	71	177	103	88	9	79	196	373

Table D.5 Car parking survey results (1 January 2019)

5th January

	Parks within 250 m of pool					Parks within 250-400 m of pool					
	Spaces	85%	FILLED	VACANT	2.5 vehicle	Spaces	85%	FILLED	VACANT	2.5 vehicle	Extra people
1100	168	143	130	13	33	103	88	12	76	189	221
1400	168	143	127	16	40	103	88	13	75	186	226
1700	168	143	87	56	140	103	88	13	75	186	326
2000	168	143	60	83	208	103	88	10	78	194	401

Table D.6 Car parking survey results (5 January 2019)

Based on the above, during the observed peak parking period, there were 13 parking spaces available within 250m of the ocean pool site, and 76 spaces within 400m. It is noted that this is during the New Years peak parking period. During a more typical period, there is anticipated to be additional spaces available for ocean pool visitors.

Option 2A

The parking assessment above indicates a parking requirement of 30 car parking spaces. Therefore, during this peak period, it could be expected that in the order of 17 vehicles would be required to park within the 250m to 400m range from the ocean pool. There would still be in the order of 59 spaces vacant during this peak period.

Option 2B

The parking assessment above indicates a parking requirement of 20 car parking spaces. Therefore, during this peak period, it could be expected that in the order of 7 vehicles would be required to park within the 250m to 400m range from the ocean pool. There would still be in the order of 69 spaces vacant during this peak period.

Additional Car Parking Layout

A high level concept layout has been prepared to provide 12 90 degree angle car parking in close proximity to the proposed ocean pool location. This arrangement would result in an increase of 7 car parking spaces compared to the existing parking provision. The provision of additional parking spaces, during the peak New Years period would only

result in between 0 vehicles (Option 2B) and 10 vehicles (Option 2A) being required to park within the 400m radius zone.

Figure 10 – Possible Car Parking Layout



Based on the above assessments, there is adequate capacity within the surrounding on-street car parking network to accommodate the car parking demands associated with the proposed ocean pool.

Conclusion

Following a review of the proposed ocean pool development adjacent the Heron Way Reserve, Hallett Cove, the following conclusions are made:

1. The proposal incorporates two options for an ocean pool development. Option 2A includes a pool area of 1,073sq.m and Option 2B includes a pool area of 705sq.m.
2. An empirical assessment has been undertaken for a range of parking rates that could be applied to the development. The benchmarking rates against existing ocean pools is considered to provide the anticipated parking demand associated with the anticipated development.
3. The anticipated parking requirement for the two options is as follows:
   a. Option 2A could generate a parking requirement of 30 car parking spaces.
   b. Option 2B could generate a parking requirement of 20 car parking spaces.
4. Car parking surveys have been previously undertaken and are outlined within “Feasibility of Hallett Cove Ocean Pool” report Appendix D. The parking surveys indicated there were 13 parking spaces available within 250m of the ocean pool site, and 76 spaces within 400m of the ocean pool. These were conducted during the New Years peak parking period, and car parking would be expected to be lower during typical operation period.
5. Based on the empirical parking assessment, the on-street car parking supply would be as follows:
   a. Option 2A could be expected to generate in the order of 17 vehicles to park within the 250m to 400m range from the ocean pool. There would still be in the order of 59 spaces vacant during this peak period.
   b. Option 2B could be expected to generate in the order of 7 vehicles to park within the 250m to 400m range from the ocean pool. There would still be in the order of 69 spaces vacant during this peak period.
6. A high level concept layout has been prepared to provide 12 90 degree angle car parking in close proximity to the proposed ocean pool location. This arrangement would result in an increase of 7 car parking spaces compared to the existing parking provision. The provision of additional parking spaces, during the peak New Years period would only result in between 0 vehicles (Option 2B) and 10 vehicles (Option 2A) being required to park within the 400m radius zone.
7. Based on the above assessments, there is adequate capacity within the surrounding on-street car parking network to accommodate the car parking demands associated with the proposed ocean pool.

NICOLE LARKIN DESIGN

Hallett Cove Ocean Pool

Basis of Capital and Operating Cost Estimate

10464-BOE-001

25 May 2023

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SYNOPSIS

This document has been prepared to support the development of the Capital and Operating Cost Estimates for the Hallett Cove Ocean Pool as defined in the conceptual documentation supplied by Nicole Larkin Design. The basis of the estimate in terms of methodology and process in determining the capital cost value are the prime areas of focus of this document.

Disclaimer

This report has been prepared on behalf of and for the exclusive use of Nicole Larkin Design, and is subject to and issued in accordance with the agreement between Nicole Larkin Design and Goeldner Consulting Pty Ltd. Goeldner Consulting Pty Ltd accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by any third party. Copying this plan without the permission of Nicole Larkin Design and Goeldner Consulting Pty Ltd is not permitted.

REV	DESCRIPTION	ORIG	APPROVER	DATE	CLIENT APPROVAL	DATE
A	Issue for review	D. Simone	C Goeldner	25-05-23		

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NICOLE LARKIN DESIGN
HALLETT COVE OCEAN POOL
BASIS OF CAPITAL AND OPERATING COST ESTIMATE

1 CAPITAL COST ESTIMATE

1.1 Evaluation and Summary of the Estimate

The total P50 estimated cost of the overall project for each option as detailed in this document is summarised in Table 1 below. These amounts are based on May-2023 AUD dollars and represent 50/50 probability of overrun/underrun (excludes market forces, GST and escalation).

The estimate was prepared generally in accordance with the recommended practices of AACE International for a Class 5 estimate. Class 5 estimates have an expected accuracy range of -30% to +50%.

Table 1: Construction Cost Estimate Summary

Description	Option 1 50m Pool	Option 2 25m Pool	Beach Access Embankment Protection
Preliminaries and Margin	1,589,570	1,443,812	494,629
Embankment Protection	1,648,763	1,648,763	1,648,763
50m Ocean Pool and Hardscaping	2,229,887	1,498,027	0
Childrens Pool	695,555	695,555	0
Facilities	693,778	693,778	0
Sub Ground Intake & Stormwater Diversion	282,582	276,582	0
Subtotal	**7,140,135**	**6,256,517**	**2,143,392**
Allowance for 25% contingency	1,785,034	1,564,129	535,848
Total	**8,925,169**	**7,820,646**	**2,679,240**

Notes: All costs exclude GST

2 BASIS OF ESTIMATE

2.1 Purpose and Objective

The Cost Estimate was prepared by Goeldner Consulting to produce a Capital Cost Estimate with a target accuracy of -30% to +50% for the Hallett Cove Ocean Pool project based on Concept Design.

2.2 Scope of Work

The concept study involved the preparation of construction cost estimates for three options as summarised below. Detailed cost estimates for each option are included in Appendices 1-3 which provide further details on the scope of work for each option.

- Option 1:50m Pool

- 5 lane x 50m lap pool
- Childrens Pool with 'live bottom' (Max 1.3m depth)
- rehabilitation swimming zone
- Concrete bleachers providing pool-side seating
- Wet edge to north eastern pool corner creating continuous visual connection to ocean
- Long term protection to 90m of embankment/beach access
- Graded ramp for vehicle and pedestrian access to the beach
- Stepped concrete benches for seating, recreation and leisure
- Public lighting
- Graded ramp access into pool for swimmers and maintenance vehicles, this doubles as rehabilitation swimming zone
- Amenities block (Heron Way), outdoor showers (beach level)
- Parking (Option for 7 new spaces to Heron Way)

- Option 2B: 25m Pool

- 5 lane x 25m lap pool
- Childrens Pool with 'live bottom' (Max 1.3m depth)
- Long term protection to 90m of embankment/beach access
- Concrete bleachers providing pool-side seating
- Wet edge to north eastern pool corner creating continuous visual connection to ocean
- Graded ramp for vehicle and pedestrian access to the beach
- Stepped concrete benches for seating, recreation and leisure
- Public lighting
- Graded ramp access into pool for swimmers and maintenance vehicles, this doubles as rehabilitation swimming zone
- Amenities block (Heron Way), outdoor showers (beach level)
- Parking (Option for 7 new spaces to Heron Way)

Included in both Options: Embankment Protection and Beach Access

- Protection and stabilisation of existing embankment extending from the Boat-shed Cafe in the north to the south of the beach
- Long term protection to 90m of embankment/beach access
- Short term stabilisation to 390m length of embankment (through planting/landscaping)
- Graded ramp for vehicle and pedestrian access to the beach
- Stepped concrete benches for seating, recreation and leisure
- Public lighting

2.3 Qualifications and Assumptions

The following qualifications and assumptions were noted when preparing the Capital Cost Estimate:

- Estimate base date is May 2023.
- The estimate has been developed assuming the construction works will be awarded to a single head contractor via a competitive tender process.
- Construction works will be constructed during a standard 36hr working week and will be continuous without staging.
- The weather conditions are not of extreme proportions that may disrupt the continuance of safe work. No provision of 'force majeure' occurrences such as storms and resultant flooding or earthquakes are included in the cost estimate.
- We have assumed a temporary sandbag wall will provide adequate protection from waves/water during the construction phase and prevent stoppages in construction due to water ingress.
- All standards and procedures are in accordance with Australian Standards and codes of practice, together with good engineering practices.
- Estimate reflects the concept design documents supplied by Nicole Larkin Design.

- Estimate reflects the concept design documents supplied by Nicole Larkin Design.

2.4 Exclusions

- Investigation and Design costs
- Authority fees and approvals
- Property acquisitions
- Public utility adjustments
- Escalation beyond May 2023
- The impact of related concurrent projects which may affect the availability of skilled construction labour has not been assessed.
- Changes to labour or industrial relations laws.
- Impact of market forces on commodity pricing (e.g. concrete supply, oil price variation).
- No allowance for additional costs due to abnormal weather such as El Niño events.
- No allowance for improvements to existing infrastructure or services outside the battery limits of the project.
- No allowance has been included for extended periods of industrial unrest.
- Finance and interest charges for project duration.
- Goods and Services Tax (GST).
- Any environmental requirement not identified in this estimate.
- Any cultural heritage requirement not identified in this estimate.
- No allowance for sunk costs (e.g. Cost of this and previous studies etc.).

3 QUANTITY AND COST BASIS

3.1 Quantity Basis

All quantities used in the estimate are conceptual allowances only and have been based on conceptual drawings provided by Nicole Larkin Design.

3.2 Pricing

Rates for construction materials have been generally based on pricing from similar projects in Goeldner Consulting's database. Installation costs are based on a nominal 36-hour work week.

3.3 Contractor Preliminaries and Margin

An allowance for head contractor preliminary costs and margin has been included based on 30% of construction costs. Preliminary costs include items such as contractor mobilisation/demoblisation, site facilities, temporary services, temporary construction works, traffic control, surveying, project plans and documentation.

3.4 Escalation

No allowance has been included for escalation beyond the estimate base date.

3.5 Contingency

An allowance for contingency has been included based on 25% of the project cost to provide an overall P50 construction cost estimate (50/50 probability of overrun/underrun).

3.6 Owners Costs

No allowance has been included for Owners costs. Owners costs may include, but are not limited to:

- Finance and capitalised interest for project duration.
- Land Acquisition Costs
- The Owners project team costs during the execution phase which includes travel and accommodation, miscellaneous business-related costs.
- Cost of obtaining statutory and regulatory approvals for construction.
- Owners insurances, including those during construction (e.g. public liability, contractor's all-risks, workers compensation, public and professional liability).
- 3rd Party Consulting costs.
- Industrial Relations consultant.
- Sunk Costs
- Local community compensation.

4 OPERATING COSTS

Goeldner Consulting has prepared an estimate of operating costs for each pool option based on review of financial data from existing pools/baths and assumptions regarding the operating strategy for the facility as summarised in Tables 2 and 3 below. A Low, Mid and High cost has been provided for each option to represent the potential range of costs that may be incurred depending on the final operating plan for the facility. The scope of items included in the operating cost estimate is as follows:

- Energy consumption of pool pumps (15kW for 50m pool, 10kW for 25m pool). Pumps operating 24hrs per day. Average electricity cosy $0.37/kW
- Public lighting based on 24kW per day
- Water consumption of outdoor showers based on 500L per day. Average water cost $2.95/L plus $500 per year fixed fee.
- Allowance for repairs and maintenance of pool and infrastructure factored from similar facilities including:
    - Landscaping making good
    - Minor concrete patching;
    - Balustrade/fencing repairs;
    - Painting;
    - Lane marking;
    - Pump/valve overhauls;
    - Pump/valve replacement;
    - Pipeline repairs and maintenance including screens;
    - Lighting maintenance;
    - Signage;
    - Joint sealing.
- 6 months of weekly cleaning and 6 months of fortnightly cleaning (Mid Case). Weekly clean assumes 3 persons x 8hrs at a rate of $55/hr plus $200/day consumables. Including:
    - Emptying of pool to remove dirty water
    - Sand and wrack removal
    - Cleaning and washing of walls
    - Removal of barnacles and other growth
    - Pool refill
    - General sweeping and rubbish removal
- Supervision/management. One day per week (Mid Case) based on $100,000 per year full time.
- Major remediation after 20 years, factored from similar projects.

Note: Operating costs of the public amenities and carpark are excluded.

NICOLE LARKIN DESIGN
HALLETT COVE OCEAN POOL
BASIS OF CAPITAL AND OPERATING COST ESTIMATE

Table 2: Operating Costs - Option 1 (50m pool)

	Yearly Cost			20 Year Cost		
OPTION 1 (50m)	Low	Mid	High	Low	Mid	High
Electricity Services	25,863	51,726	93,107	517,260	1,034,520	1,862,136
Water Services	274	547	985	5,473	10,945	19,701
Repairs and Cleaning	38,712	129,040	232,272	774,241	2,580,803	4,645,445
Management	10,000	20,000	40,000	200,000	400,000	800,000
Pool Refurbishment				144,200	206,000	309,000
TOTAL	**74,849**	**201,313**	**366,364**	**1,641,173**	**4,232,268**	**7,636,282**

Table 3: Operating Costs - Option 2 (25m pool)

	Yearly Cost			20 Year Cost		
OPTION 2 (25M)	Low	Mid	High	Low	Mid	High
Electricity Services	17,782	35,564	64,016	355,644	711,288	1,280,318
Water Services	274	547	985	5,473	10,945	19,701
Repairs and Cleaning	36,122	120,407	216,733	722,442	2,408,141	4,334,654
Management	10,000	20,000	40,000	200,000	400,000	800,000
Pool Refurbishment				126,355	180,507	270,760
TOTAL	**64,178**	**176,519**	**321,734**	**1,409,914**	**3,710,881**	**6,705,434**

NICOLE LARKIN DESIGN
HALLETT COVE OCEAN POOL
BASIS OF CAPITAL AND OPERATING COST ESTIMATE

Appendix 1 Estimate Details – Beach Access and Embankment Protection

Goeldner Consulting **10464-EST-001-A**

ESTIMATE DETAILS
Hallet Cove Ocean Pool
Beach Access and Embankment Protection

Description	Unit	Quantity	Rate	TOTAL
PRELIMINARIES AND MARGIN				
Allowance for contractor preliminaries and margin including mobilisation, demobilisation, insurances, project management, management plans and the like	Item	1	494,629	494,629
PRELIMINARIES AND MARGIN				**494,629**
DIRECT COSTS				
Embankment Protection				
Earthworks				
Allowance for sandbag cofferdam wall	m	140	1,800	252,000
Embankment excavation for stabilisation	m3	757	64	48,576
Battered and planted embankment stabilisation	m2	5,850	60	351,000
Rock armouring at bottom of embankment stabilisation, site won rock	m3	300	65	19,500
Allowance for disposal of asbestos material	tonne	1,363	200	272,600
Earthworks				**943,676**
Concrete				
Concrete rates include for coloured concrete/aggregate mix				
Graded pedestrian and vehicle ramp	m3	80	2,070	165,619
DDA access ramp connection	m3	4	2,070	8,281
Concrete bleachers	m3	152	2,565	389,897
Stairs and landings	m3	5	2,512	12,558
Stair walls/balustrade	m3	6	3,910	23,462
Concrete				**599,817**
Blockwork				
Coloured concrete block retaining walls including concrete foortings core filling and bar reinforcement	m2	54	505	27,270
Blockwork				**27,270**
Miscellaneous				
Allowance to for lighting of acess paths	ea	5	10,000	50,000
Allowance for general signage	Item	1	5,000	5,000
Allowance for artwork	Item	1	20,000	20,000
Allowance to supply and install gate to road access	Item	1	3,000	3,000
Miscellaneous				**78,000**
Embankment Protection				**1,648,763**
DIRECT COSTS				**1,648,763**
CONTINGENCY				
Allowance for 25% contingency	Item	1	535,848	535,848
CONTINGENCY				**535,848**
TOTAL				**2,679,240**

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Appendix 2 Estimate Details – Option 1 (50m Sea-side Pool)

Goeldner Consulting **10464-EST-002-B**

ESTIMATE DETAILS
Hallett Cove Ocean Pool
Option 1 (50m Sea-side Pool)

Description	Unit	Quantity	Rate	TOTAL
PRELIMINARIES AND MARGIN				
Allowance for contractor preliminaries and margin including mobilisation, demobilisation, insurances, project management, management plans and the like	Item	1	1,589,570	1,589,570
PRELIMINARIES AND MARGIN				**1,589,570**
DIRECT COSTS				
Embankment Protection				
Earthworks				
Allowance for sandbag cofferdam wall	m	140	1,800	252,000
Embankment excavation for stabilisation	m3	757	64	48,576
Battered and planted embankment stabilisation	m2	5,850	60	351,000
Rock armouring at bottom of embankment stabilisation, site won rock	m3	300	65	19,500
Allowance for disposal of asbestos material	tonne	1,363	200	272,600
Earthworks				**943,676**
Concrete				
Concrete rates include for coloured concrete/aggregate mix				
Graded pedestrian and vehicle ramp	m3	80	2,070	165,619
DDA access ramp connection	m3	4	2,070	8,281
Concrete bleachers	m3	152	2,565	389,897
Stairs and landings	m3	5	2,512	12,558
Stair walls/balustrade	m3	6	3,910	23,462
Concrete				**599,817**
Blockwork				
Coloured concrete block retaining walls including concrete foortings core filling and bar reinforcement	m2	54	505	27,270
Blockwork				**27,270**
Miscellaneous				
Allowance to for lighting of acess paths	ea	5	10,000	50,000
Allowance for general signage	Item	1	5,000	5,000
Allowance for artwork	Item	1	20,000	20,000
Allowance to supply and install gate to road access	Item	1	3,000	3,000
Miscellaneous				**78,000**
Embankment Protection				**1,648,763**
50m Ocean Pool and Hardscaping				
Earthworks				
Reclaimed erratic glacial boulders crushed granite	m3	200	89	17,895
Excavation for pool	m3	98	64	6,289
Earthworks				**24,184**
Concrete				
Concrete bleachers	m3	152	2,565	389,897
Pool surrounds	m3	705	1,560	1,100,121
300mm thick pool base slab	m3	191	1,916	365,955
Wet edge wall	m3	9	4,266	38,393
Pool stairs	m3	9	4,000	36,002
Concrete				**1,930,368**
Piling				
Supply and install of continguous pile wall	m2	234	989	231,426
Piling				**231,426**

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Goeldner Consulting **10464-EST-002-B**

ESTIMATE DETAILS
Hallett Cove Ocean Pool
Option 1 (50m Sea-side Pool)

Description	Unit	Quantity	Rate	TOTAL
Fencing				
Supply and install fences	m	33	502	16,564
Fencing				**16,564**
Piping				
Supply rising main, 300mm HDPE	m	115	115	13,225
Pool maintenance drain	m	25	115	2,875
Maintenance drain gate valve	ea	1	6,245	6,245
Piping				**22,345**
Miscellaneous				
Allowance for 50m pool lane ropes	m	250	20	5,000
Miscellaneous				**5,000**
50m Ocean Pool and Hardscaping				**2,229,887**
Childrens Pool				
Insitu Reinforced Concrete				
Childrens pool concrete structure	m3	246	2,303	566,562
Insitu Reinforced Concrete				**566,562**
Piling				
Supply and install of continguous pile wall	m2	117	989	115,713
Piling				**115,713**
Miscellaneous				
Pool maintenance drain	m	25	115	2,875
Maintenance drain gate valve	ea	1	6,245	6,245
Supply rising main, 225mm HDPE	m	52	80	4,160
Miscellaneous				**13,280**
Childrens Pool				**695,555**
Facilities				
Amenities				
Amenities	m2	98	6,066	594,468
Allowance for amenities service connections	Item	1	50,000	50,000
Allowance for fresh water showers including pipework	ea	2	6,000	12,000
Amenities				**656,468**
Car Parking				
Demolition of existing kerb	m	35	14	477
Excavation for new paving and footpath	m3	64	64	4,107
Supply and place DGB 200mm thick	m3	22	111	2,443
Supply and place 40mm of AC10	m2	109	35	3,815
Supply and place SF kerb	m	41	49	2,028
Allowance for line marking	Item	1	500	500
Supply and install new concrete pathway	m3	17	1,408	23,940
Car Parking				**37,310**
Facilities				**693,778**
Sub Ground Intake & Stormwater Diversion				
Trenching for sub-ground deep water intake pipe	m	55	1,120	61,600
Supply and install sub-ground deep water intake pipe - 500dia HDPE pipe	m	55	399	21,919

Goeldner Consulting **10464-EST-002-B**

ESTIMATE DETAILS
Hallett Cove Ocean Pool
Option 1 (50m Sea-side Pool)

Description	Unit	Quantity	Rate	TOTAL
Sub-ground deep water intake structure - 257 stainless steel	Item	1	10,000	10,000
Allowance for intake pumps including filter - 2x 15kW	Item	2	19,682	39,363
Allowance for pump station	Item	1	50,000	50,000
Allowance for electrical supply to pump station within 50m	Item	1	10,000	10,000
Supply and install stormwater culvert 2700W 900H	m	17	4,600	78,200
Remove existing culvert headwall	Item	1	2,500	2,500
Supply and install junction pit	Item	1	9,000	9,000
Sub Ground Intake & Stormwater Diversion				**282,582**
DIRECT COSTS				**5,550,565**
CONTINGENCY				
Allowance for 25% contingency	Item	1	1,785,034	1,785,034
CONTINGENCY				**1,785,034**
TOTAL				**8,925,169**

NICOLE LARKIN DESIGN
HALLETT COVE OCEAN POOL
BASIS OF CAPITAL AND OPERATING COST ESTIMATE

Appendix 3 Estimate Details – Option 2 (25m Sea-side Pool)

Goeldner Consulting **10464-EST-003-A**

ESTIMATE DETAILS
Hallet Cove Ocean Pool
Option 2 (25m Sea-side Pool)

Description	Unit	Quantity	Rate	TOTAL
PRELIMINARIES AND MARGIN				
Allowance for contractor preliminaries and margin including mobilisation, demobilisation, insurances, project management, management plans and the like	Item	1	1,443,812	1,443,812
PRELIMINARIES AND MARGIN				**1,443,812**
DIRECT COSTS				
Embankment Protection				
Earthworks				
Allowance for sandbag cofferdam wall	m	140	1,800	252,000
Embankment excavation for stabilisation	m3	757	64	48,576
Battered and planted embankment stabilisation	m2	5,850	60	351,000
Rock armouring at bottom of embankment stabilisation, site won rock	m3	300	65	19,500
Allowance for disposal of asbestos material	tonne	1,363	200	272,600
Earthworks				**943,676**
Concrete				
Concrete rates include for coloured concrete/aggregate mix				
Graded pedestrian and vehicle ramp	m3	80	2,070	165,619
DDA access ramp connection	m3	4	2,070	8,281
Concrete bleachers	m3	152	2,565	389,897
Stairs and landings	m3	5	2,512	12,558
Stair walls/balustrade	m3	6	3,910	23,462
Concrete				**599,817**
Blockwork				
Coloured concrete block retaining walls including concrete foortings core filling and bar reinforcement	m2	54	505	27,270
Blockwork				**27,270**
Miscellaneous				
Allowance to for lighting of acess paths	ea	5	10,000	50,000
Allowance for general signage	Item	1	5,000	5,000
Allowance for artwork	Item	1	20,000	20,000
Allowance to supply and install gate to road access	Item	1	3,000	3,000
Miscellaneous				**78,000**
Embankment Protection				**1,648,763**
25m Ocean Pool and Hardscaping				
Earthworks				
Reclaimed erratic galacial boulders crushed granite	m3	27	89	2,416
Excavation for pool	m3	197	64	12,641
Earthworks				**15,057**
Concrete				
Concrete bleachers	m3	166	2,565	425,809
Pool surrounds	m3	357	1,560	557,083
300mm thick pool base slab	m3	116	1,916	222,255
Wet edge wall	m3	10	4,266	42,659
Pool stairs	m3	9	4,000	36,002
Concrete				**1,283,808**

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Goeldner Consulting **10464-EST-003-A**

ESTIMATE DETAILS
Hallet Cove Ocean Pool
Option 2 (25m Sea-side Pool)

Description	Unit	Quantity	Rate	TOTAL
Piling				
Supply and install of continguous pile wall	m2	159	989	157,251
Piling				**157,251**
Fencing				
Supply and install fences	m	34	502	17,066
Fencing				**17,066**
Piping				
Supply rising main, 300mm HDPE	m	115	115	13,225
Pool maintenance drain	m	25	115	2,875
Maintenance drain gate valve	ea	1	6,245	6,245
Piping				**22,345**
Miscellaneous				
Allowance for 25m pool lane ropes	m	125	20	2,500
Miscellaneous				**2,500**
25m Ocean Pool and Hardscaping				**1,498,027**
Childrens Pool				
Insitu Reinforced Concrete				
Childrens pool concrete structure	m3	246	2,303	566,562
Insitu Reinforced Concrete				**566,562**
Piling				
Supply and install of continguous pile wall	m2	117	989	115,713
Piling				**115,713**
Miscellaneous				
Pool maintenance drain	m	25	115	2,875
Maintenance drain gate valve	ea	1	6,245	6,245
Supply rising main, 225mm HDPE	m	52	80	4,160
Miscellaneous				**13,280**
Childrens Pool				**695,555**
Facilities				
Amenities				
Amenities	m2	98	6,066	594,468
Allowance for amenities service connections	Item	1	50,000	50,000
Allowance for fresh water showers including pipework	ea	2	6,000	12,000
Amenities				**656,468**
Car Parking				
Demolition of existing kerb	m	35	14	477
Excavation for new paving and footpath	m3	64	64	4,107
Supply and place DGB 200mm thick	m3	22	111	2,443
Supply and place 40mm of AC10	m2	109	35	3,815
Supply and place SF kerb	m	41	49	2,028
Allowance for line marking	Item	1	500	500

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Goeldner Consulting **10464-EST-003-A**

ESTIMATE DETAILS
Hallet Cove Ocean Pool
Option 2 (25m Sea-side Pool)

Description	Unit	Quantity	Rate	TOTAL
Supply and install new concrete pathway	m3	17	1,408	23,940
Car Parking				**37,310**
Facilities				**693,778**
Sub Ground Intake & Stormwater Diversion				
Trenching for sub-ground deep water intake pipe	m	55	1,120	61,600
Supply and install sub-ground deep water intake pipe - 500dia HDPE pipe	m	55	399	21,919
Sub-ground deep water intake structure - 257 stainless steel	Item	1	10,000	10,000
Allowance for intake pumps including filter - 2x 10kW	Item	2	16,682	33,363
Allowance for pump station	Item	1	50,000	50,000
Allowance for electrical supply to pump station within 50m	Item	1	10,000	10,000
Supply and install stormwater culvert 2700W 900H	m	17	4,600	78,200
Remove existing culvert headwall	Item	1	2,500	2,500
Supply and install junction pit	Item	1	9,000	9,000
Sub Ground Intake & Stormwater Diversion				**276,582**
DIRECT COSTS				**4,812,705**
CONTINGENCY				
Allowance for 25% contingency	Item	1	1,564,129	1,564,129
CONTINGENCY				**1,564,129**
TOTAL				**7,820,646**

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HALLET COVE OCEAN POOL

HYDRAULIC CONCEPT DESIGN REPORT

MAY 2023

Civille

Project name: Hallett Cove Ocean Pool – Hydraulic concept design report

Project number: 2305

Date: 25 May 2023

Report contact: Andrew McMillan, Civille

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DOCUMENT HISTORY AND STATUS

Revision	Status	Date	Checked
A	Draft	18/5/2023	DK
B	For concept report	25/5/2023	DK

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1 INTRODUCTION

An ocean swimming pool is being investigated for Hallett Cove by the City of Marion following strong community interest.

Based on discussions with Nicole Larkin Design and the project team, the key objectives for the hydraulic systems include:

- Maintain suitable water quality in the pool/s at all times.
- Allow for ease of maintenance.
- To have flexible operational control.

2 BACKGROUND INFORMATION

This section includes key site information and data that is relevant to the concept hydraulic design for the pool.

2.1 TERRAIN AND BATHYMETRY

Site terrain and bathymetry information has been taken from:

- 3D aerial survey
- Bathymetric survey
- Ground survey

2.2 WATER LEVELS

An analysis of local water levels has been completed to inform the concept design development of the seawater supply for the proposed ocean pool.

Water level monitoring data at a 1 hour frequency for Port Stanvac for 1992 to 2010 has been obtained. A sample of the water level data is provided in Figure 1 showing that the low tide water level typically fluctuates between RL -0.4 m AHD and -1.4m AHD. The associated tidal planes are included in Table 1.

Table 1: Tidal Planes for port Adelaide (WRL, 2020)

Tidal plane	Outer Harbor Adelaide (m LAT)	Port Stanvac (m LAT)	Outer Harbor Adelaide (m AHD)	Port Stanvac (m AHD)
Highest astronomical tide	2.8	2.5	1.348	1.22
Mean high water springs	2.3	2.0	0.848	0.72
Australian Height Datum	1.45	1.28	0.000	0.00
Mean high water neaps	1.3	1.2	-0.152	-0.08
Mean sea level	1.3	1.2	-0.152	-0.08
Mean low water neaps	1.3	1.2	-0.152	-0.08
Mean low water springs	0.3	0.3	-1.152	-0.98
Lowest astronomical tide	0.00	0.0	-1.452	-1.28

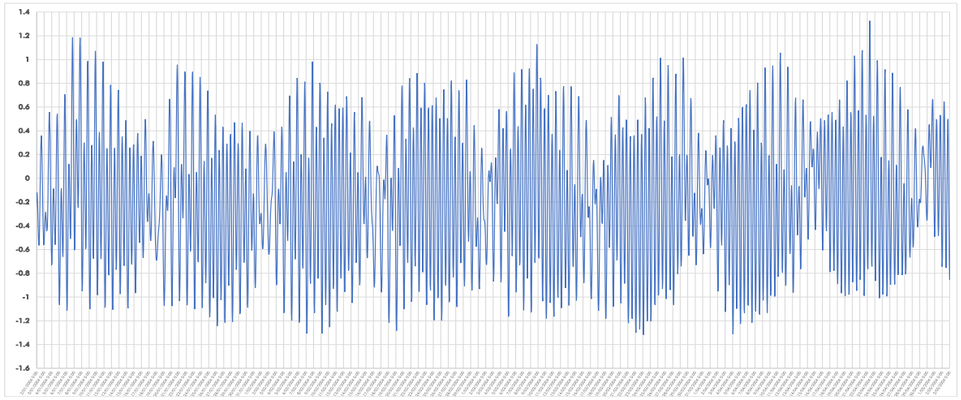


Figure 1 Water levels over 3 months

Data from 2004 to 2010 was used to develop the water level exceedance curve provided in Figure 2. This chart provides important information relevant to the operation of the pumped pool seawater supply system as discussed in Section 3. For reference, note that the data shows that the water level at Hallett Cove exceeds RL -0.8m AHD 90% of the time. That is, 10% of the time the sea water level at Hallett Cove is less than RL -0.8m AHD.

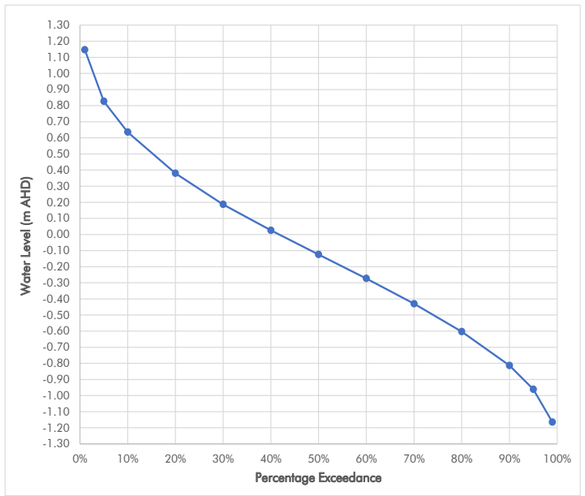


Figure 2 Water level exceedance curve

2.3 WATER QUALITY

The South Australian EPA state that:

> *Beaches in Adelaide are safe and healthy for 98% of the time. However, the water quality at beaches can be impacted by rainfall which flush stormwater into the sea leaving discoloured water especially around drains.*

> *Studies (Corbin and Gaylard 2005) have shown that with respect to microbiology (faecal micro-organisms), Adelaide's coastal waters are generally safe for swimming three days after heavy rainfall events. Invariably discharges after heavy rainfall result in poor water clarity for Adelaide's coastal waters.*

The current Australian *Guidelines for Managing Risks in Recreational Water* (NHMRC, 2008), in common with the World Health Organisation's *Guidelines for safe recreational water environments* (WHO, 2003), recommend a preventative approach to the management of recreational water with assessment and management of identified hazards, as well as assessment of water quality to produce a 'suitability for recreation' classification. For microbial quality of recreational water, the guideline includes that "Preventative risk management practices should be adopted to ensure that designated recreational waters are protected against direct contamination with fresh faecal material, particularly of human and domesticated animal origin".

The *Australian and New Zealand Guidelines for Fresh and Marine Waters* (ANZECC, 2000) also include water quality guidelines for recreational water quality and aesthetics. The ANZECC guidelines for primary contact recreation are shown in Table 2.

Table 2: ANZECC water quality guidelines

Parameter	Primary contact recreation
Faecal coliforms	Median over bathing season should not exceed 150 organisms/100mL.
Enterococci	Median over bathing season should not exceed 35 organisms/100mL.

The microbial water quality assessment categories (based on 95th percentiles) are:

A: <= 40 enterococci / 100mL
B: 41-200 enterococci / 100mL
C: 201-500 enterococci / 100mL
D: > 500 enterococci / 100mL

Each category represents a higher likelihood of gastrointestinal illness, and a category D site would be recommended to not be used for swimming.

The South Australian water quality objective for primary contact recreation in metropolitan coastal waters is:

> *Enterococci <200 orgs/100 mL (95 percentile)*
> *The 95 percentile allows for the objective value to be exceeded for 5% of the time, which may occur, for example, for short periods following rainfall events causing stormwater discharges, particularly in the vicinity of the discharge points. For this reason the SA Health Commission has signage advising against contact recreation (bathing, swimming) in the vicinity when the water is coloured, which usually occurs with stormwater outflows.*

Local microbiological water quality data is not available but some previous data for Brighton is provided in Figure 3. The 90th percentile for enterococci was 14 cells/100mL which indicates good water quality for the data collected.

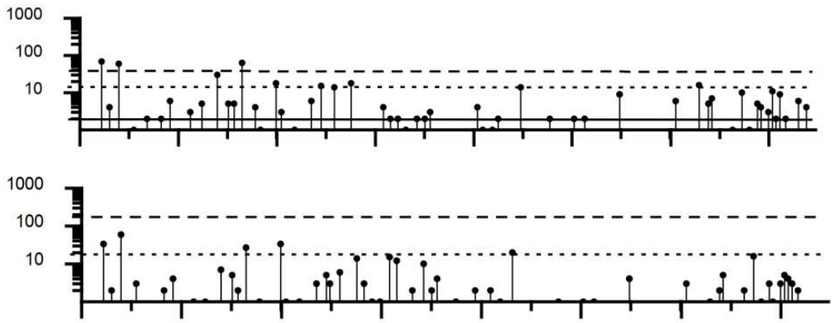


Figure 3 1995-2002 Enterococci (top) and faecal coliforms (bottom) cells/100mL time series plot for Brighton (EPA, 2004)

There are several local features that may impact on water quality in the vicinity of the proposed ocean pool:

- 1650mm diameter stormwater outlet, at the southern side of the proposed 50m pool, with a 146 hectare urban catchment.
- Field River outlet, approximately 350m south of the proposed pool, with a 36 km^2 catchment.
- Waterfall Creek outlet, approximately 1km north of the proposed pool, with a 353 hectare urban catchment
- Christie's Beach wastewater outfall, approximately 5km to the south of the proposed pool

The water quality at Hallett Cove is influenced by these features and swimming exclusion periods should be recommended after rainfall. A water quality monitoring program at Hallett Cove is recommended to gain an understanding of the time taken for water quality in the nearshore zone to be restored after rainfall. This can inform whether or for how long the pool pump should be turned off after large rainfall events.

3 CONCEPT DESIGN

3.1 POOL WATER TURNOVER

The South Australian *Standard for the Operation of Swimming Pools and Spa Pools* provides guidance on the turnover rate for swimming pools. Whilst this guideline is generally applied to pools with a recirculation and treatment (e.g. chlorination) system, the same principles should apply for the Hallett Cove ocean pool, with the difference being that the water pumped into the pool is clean water from Gulf St Vincent instead of a treatment system.

The water volume for the proposed pools was calculated based on the concept designs. The guideline turnover rates for South Australia and resulting required flow rates are provided Table 3. The turnover rates in the South Australian guidelines are relatively low, and Table 3 also shows flow rates for a higher standard based on other Australian states' guidelines.

Table 3: Flow rates for pool turnover

Pool		South Australian standard		Higher standard	
	Estimated volume (m^3)	Turnover time (hrs)	Flow rate (L/s)	Turnover time (hrs)	Flow rate (L/s)
Option 1 : 50m Pool + Childrens Pool					
50m Pool	1050	6	49	2.5	117
Childrens pool	220	2	31	1	61
Total	**1270**		**79**		**178**
Option 2 : 25m Pool + Childrens Pool					
25m Pool	500	6	23	2.5	56
Childrens pool	200	2	28	1	56
Total	**700**		**51**		**111**

The base of the 50m/25m pool has been designed at a level that will allow for gravity drainage of the pool in most tidal conditions. The lowest point in the 50m/25m is at RL 0.3m AHD, and the tidal water levels are below this level around 75 % of the time. The resulting pool water surface level of RL 1.9m AHD means that the pool will need to have water pumped into it to provide the required turnover.

3.2 SEAWATER INTAKE

To achieve a continuous turnover of water in the pool in accordance with the intent of the South Australian *Standard for the Operation of Swimming Pools*, seawater should ideally be able to be pumped into the pool throughout all low tides.

A preliminary model was developed using the 1 hour water level data to assess how a depth constraint on the seawater intake would affect the operation of the pump. The results of this model are provided in Table 4. The model indicates that even if the pump was to be switched off below the 'mean low water level' there would be regular periods of around 3 – 6 hours where the pump was not operational.

Table 4: Model results for pump outage during low tides (approximate)

Pump cut-out level (m AHD)	Percentage of low tides where pump cuts out	For low tides where pump switches off, average time period where pump is non-operational (hrs)
-0.5	76%	4.2
-0.6	67%	3.7
-0.7	57%	3.2
-0.8	45%	2.9
-0.9	33%	2.5
-1	22%	2.2
-1.1	12%	1.9
-1.2	5%	1.6

Several options have been considered for the seawater intake:

i. A pump well on the side of the proposed pool structure with an opening invert level at the existing bed level of RL -0.5m AHD.

ii. A pump well on the side of the proposed pool structure with an opening invert level of around RL -1.3m AHD, with excavation/dredging of the nearshore zone to form a channel that allows water to flow to the intake.

iii. An offshore intake structure with buried pipeline extending to an onshore pump station.

'Option i' is not recommended as there would be regular extended periods of 3 – 6 hours during low tide where water could not be pumped into the pool. When this coincides with high bather load (e.g. summer weekend) the water quality in the pool could deteriorate and lead to increased risk of potential health impacts.

'Option ii' (refer Figure 4) may be feasible but the potential ecological and other impacts would require further assessment. This option may also have higher maintenance requirements as the dredged/excavated channel would fill with sand/pebbles/weed and require periodic re-dredging. The pool outflow water would also need to be diverted to prevent it from being recirculated back into the pool. That is, the position of the seawater intake should ensure that 'fresh' water is being delivered to the pool.

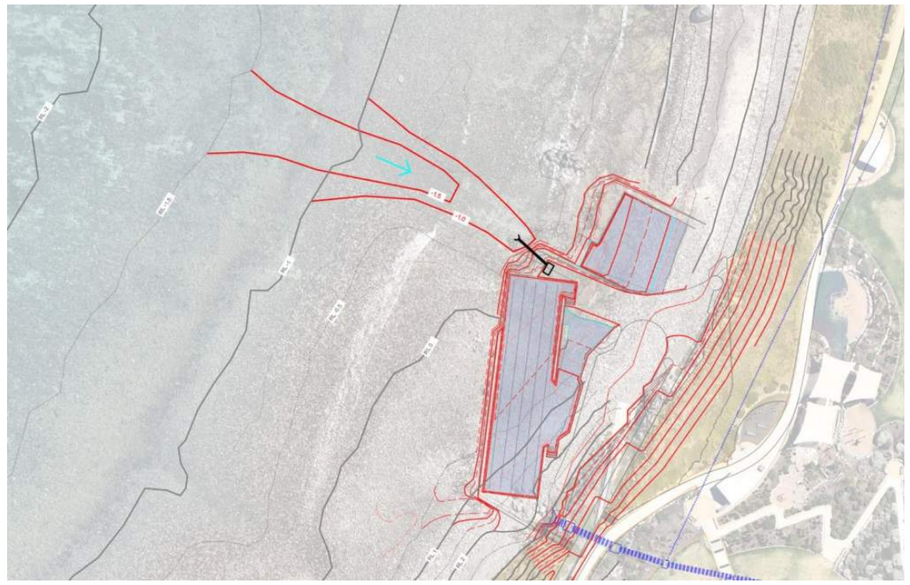


Figure 4 Option ii - seawater intake near pool with excavated channel

'Option iii' is recommended (as shown in the appended concept drawings), with the design intent that the intake structure and connecting pipeline are at a depth that will allow water to be pumped into the pool thoughout all low tides, ensuring water quality in the pool is maintained at all times.

Some other considerations for an offshore intake include:

- the seawater intake should be at least 50m from the stormwater outlet, based on NSW Beachwatch guideline
- The intake structure and pipeline should be sized for the maximum anticipated flow rate, with allwance for some growth/fouling
- The depth of the intake should provide submergence to allow for headloss through the pipeline, avoid a vortex on the water surface
- The intake should be raised above the sea floor, a screen to exclude large debris, and sufficiently large to ensure low intake velocity.
- Providing a fall from the intake *towards* the pump sump should allow for entrained sand/weed to be transported to the pump station, from which it would need to be periodically removed. This approach will also allow for accommodation of a slightly greater headloss and a smaller intake pipe diameter.

3.3 PUMP STATION

The water intake pipeline is to be connected to a flooded underground pump sump near the embankment. This location will allow maintenance/service vehicles to access the pump station at any time without interfering with the use of the swimming pool.

It is proposed that 2 identical submersible pumps be installed in a duty-standby arrangement. This will provide some flexibility in operation and redundancy.

With both pumps having equal duty, of 90 L/s @ 4m head for Option 1, or 55 L/s @ 4m head for Option 2:

- Pump A and Pump B can operate in an alternating arrangement to divide the load.
- Pump A can pump continuously if Pump B fails, until Pump B is repaired.
- Pump B can pump continuously if Pump A fails, until Pump A is repaired.
- Pump A and Pump B can operate simultaneously to provide a higher flow rate for reduced turnover time in periods of peak bather loading, or when the pool is being refilled after emptying for maintenance draining.

At this stage submersible pumps are proposed to avoid priming issues and an above-ground building, but a dry mounted end-suction pump may also be considered during detailed design.

Pumps may be selected for a lower flow rate (i.e. South Australian guideline turnover rate in Table 3). If the pipeline and pump-well are sized suitably, additional pumps could be added in future if higher flow rates are required.

As noted in Section 2.3 the pumps may be deactivated during conditions of poor seawater quality, such as after large rainfall events or if there is a sewage overflow in the local catchment.

3.4 STORMWATER EXTENSION

An existing 1650mm diameter stormwater outlet discharges to the beach in the proposed location of the 50m pool. A box culvert extension to this stormwater drainage line is proposed to pass below the pool deck and discharge at the water side of the pool structure.

The extension of the stormwater line will ensure that during rainfall events stormwater runoff does not flow directly into the 50m swimming pool.

3.5 PROVISIONS FOR MAINTENANCE

Valves and pipework are proposed as shown in the plans to allow either pool to be drained individually.

The low base level of the children's pool (existing natural rocky base to be used as a 'living' pool base) means that it can only be fully drained during low tide.

Mains water taps are to be provided at the poolside for connection of high-pressure jetting equipment.

4 FURTHER INVESTIGATIONS AND ANALYSIS

A number of further investigations are recommended to progress the design of the ocean pool.

4.1 RISK ASSESSMENT AND SANITARY ASSESSMENT

A comprehensive risk assessment should be carried out during the design stage to inform and develop the detailed designs.

Guidance on the application of the NHMRC guidelines for beaches is available from Beachwatch (NSW Office of Environment and heritage). It promotes a risk management approach to recreational water, with microbial risks to be assessed based on a sanitary inspection and microbial water quality monitoring. Beaches are classified based on a combination of their sanitary inspection category and microbial assessment category.

As part of the suitability assessment for swimming sites Beachwatch includes a sanitary assessment process including the following:

> *There are five key steps to a sanitary inspection:*
>
> 1. *Define the swimming area and catchment.*
> 2. *Identify sources of faecal contamination and gather information on the frequency, duration and intensity of impact. Information may be sourced from:*
>   a. *Desktop study, including, maps, reports and published data*
>   b. *Field inspections*
>   c. *Reconnaissance surveys*
>   d. *Interviews with information holders.*
> 3. *Assess likelihood for each identified source of faecal contamination*
> 4. *Determine the sanitary inspection category for the site (overall likelihood)*
> 5. *Hold a workshop or meeting with stakeholders to review pollution sources and likelihood assessment.*
>
> (OEH, 2011, p.27)

Noting that Hallett Cove has been closed to swimmers in the past due to sewage discharge to the beach (SOE, 2008), this type of assessment would investigate any designed sewer overflow points in the upstream catchment. In addition to this confirm if there is any modelling to estimate the frequency of sewer overflows in the catchment.

4.2 GEOTECHNICAL

Geotechnical investigations are required to gain information on site conditions for design of the pool structure and the seawater intake pipeline.

4.3 WATER QUALITY MONITORING

Water quality monitoring should be carried out during dry and wet weather with samples taken from the stormwater outlet and from the nearshore zone near the proposed seawater intake structure.

A water quality monitoring program can provide data to inform pool/beach users on the period of time after rain where swimming should be avoided.

4.4 SEAWATER INTAKE ASSESSMENT

Further assessment should confirm the feasibility of the seawater intake structure and pipeline.

Geotechnical information including for the sea bed is required to inform the pipeline design and construction methodology.

Coastal engineering and morphology advice should be obtained for design and appropriate serviceability of the intake structure.

Advice should be sought on how impacts on marine ecology from the intake structure and pipeline can be minimised.

The shallow water depth at the intake structure may cause a navigational hazard to watercraft, a marker may be necessary.

4.5 MAINTENANCE

It is recommended that the maintenance requirements of the ocean pool should be thoroughly considered, and check that the client (City of Marion Council) is comfortable taking these on for the long-term.

Sand and seaweed may be deposited in the pool. Ocean pools are typically emptied and cleaned weekly in summer and fortnightly in winter.

4.6 CONSTRUCTION

Construction impacts would need to be carefully managed. A temporary cofferdam may be required to allow construction of the ocean pool. Any dewatering would need to be in accordance with South Australian Environmental regulations.

REFERENCES

Australian and New Zealand Environment and Conservation Council and Agriculture and Resource Management Council of Australia and New Zealand (ANZECC and ARMCANZ). 2000. Australian and New Zealand Guidelines for Fresh and Marine Waters.

EPA South Australia (2020) https://www.epa.sa.gov.au/environmental_info/water_quality/water_quality_monitoring/beach_water_advice

EPA South Australia (2004) Ambient *Water Quality of the Gulf St Vincent Metropolitan Coastal Waters*

EPA South Australia (2005) *Water Quality of Adelaide's Metropolitan Coastal Waters - a community summary*

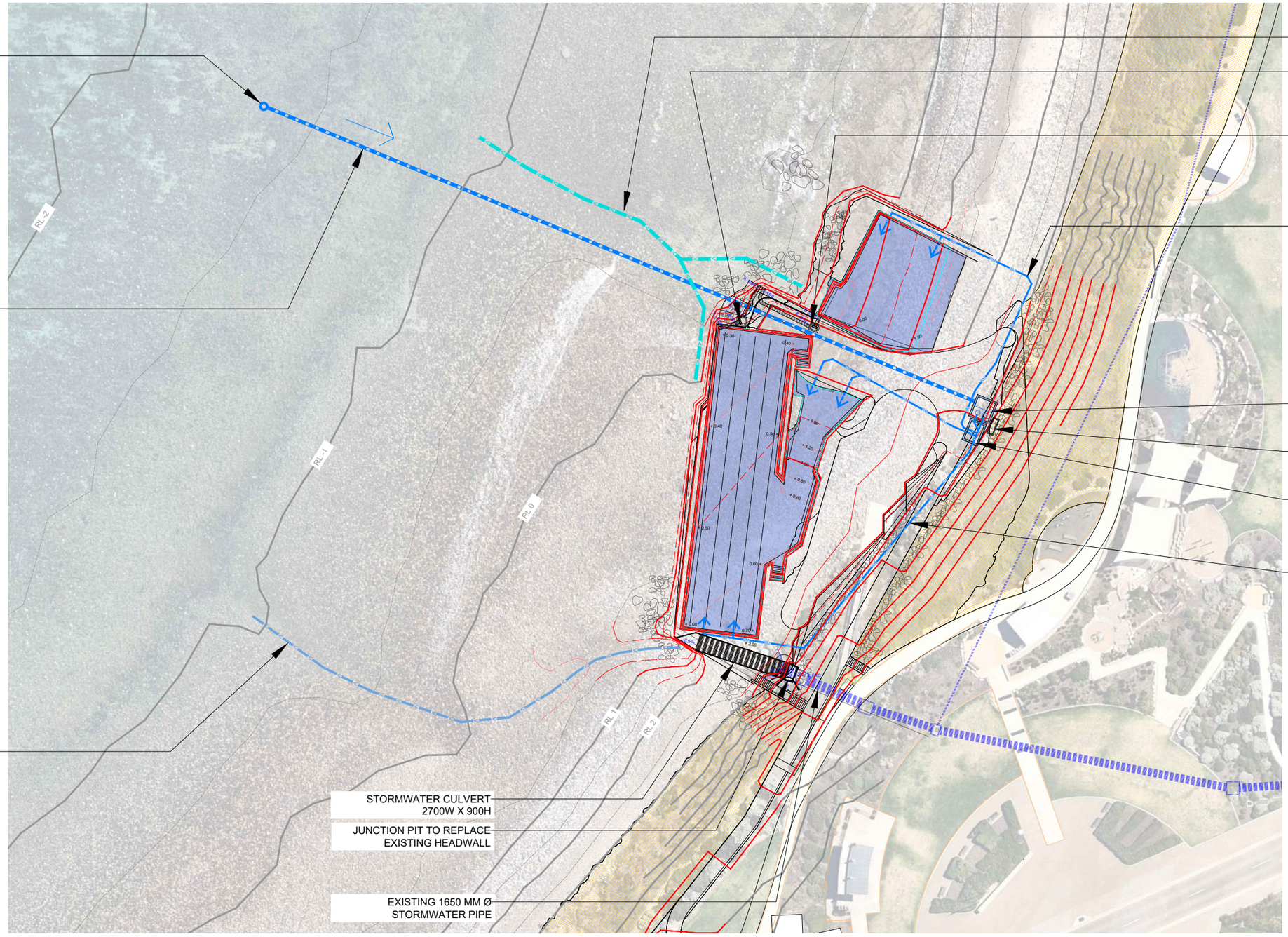
NHMRC (2008) Guidelines for Managing Risks in Recreational Water

Office of Environment and Heritage NSW (2011) Beachwatch programs: Protocol for assessment and management of microbial risks in recreational waters.

Southfront (2013) Hallett Cove Creeks Stormwater Management Plan

WHO (2003) Guidelines for safe recreational water environments.

APPENDIX A HYDRAULIC CONCEPT DRAWINGS



Civille
104/27-39 Abercrombie St
Chippendale NSW 2008
ABN: 25 635 133 854
www.civille.com.au

Client
NICOLE LARKIN DESIGN

Project Name
HALLETT COVE

Project No.
2242

Address
HALLETT COVE, S.A.

Notes
PIPE ALIGNMENTS SHOWN INDICATIVELY, TO BE FURTHER ASSESSED AND DEVELOPED DURING DETAILED DESIGN

Issue Log

A	DRAFT	AMM	15/05/2023
B	REVISED DRAFT	AMM	19/05/2023
C	CONCEPT REPORT	AMM	25/05/2023

Rev	Revision Description	By / Checked	Date

Scale
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1: 600 @ A3

All dimensions are in metres unless otherwise noted.
Do not scale from this drawing.

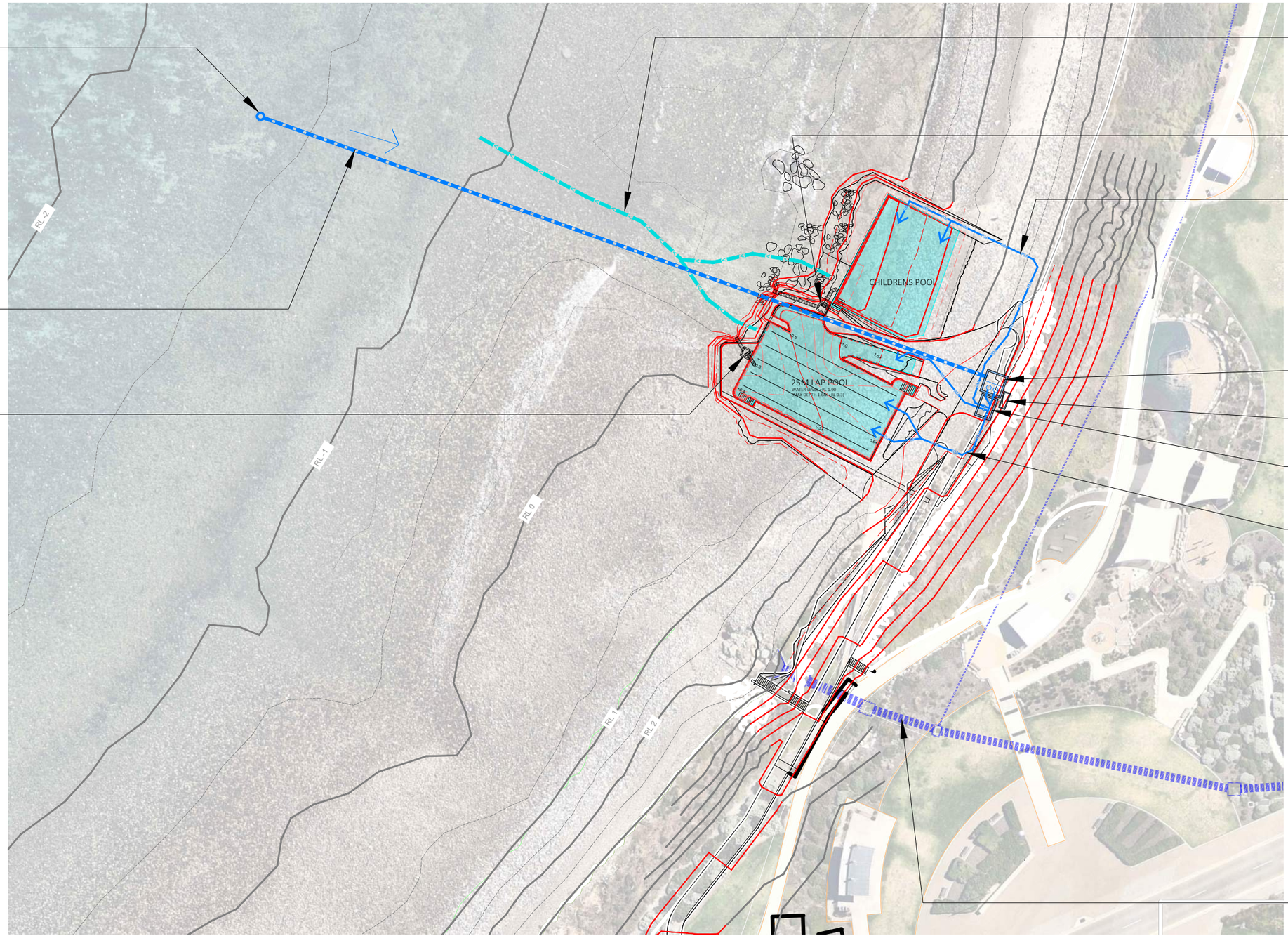
North

Phase
Concept Development

Sheet Title
HYDRAULICS CONCEPT PLAN - 50M

Sheet No. C01

Rev C



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Client
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Project No.
2242

Address
HALLETT COVE, S.A.

Notes
PIPE ALIGNMENTS SHOWN INDICATIVELY, TO BE FURTHER ASSESSED AND DEVELOPED DURING DETAILED DESIGN

Issue Log

Rev	Revision Description	By / Checked	Date
A	DRAFT	AMM	15/05/2023
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C	CONCEPT REPORT	AMM	25/05/2023

Scale
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1: 600 @ A3

All dimensions are in metres unless otherwise noted.
Do not scale from this drawing.

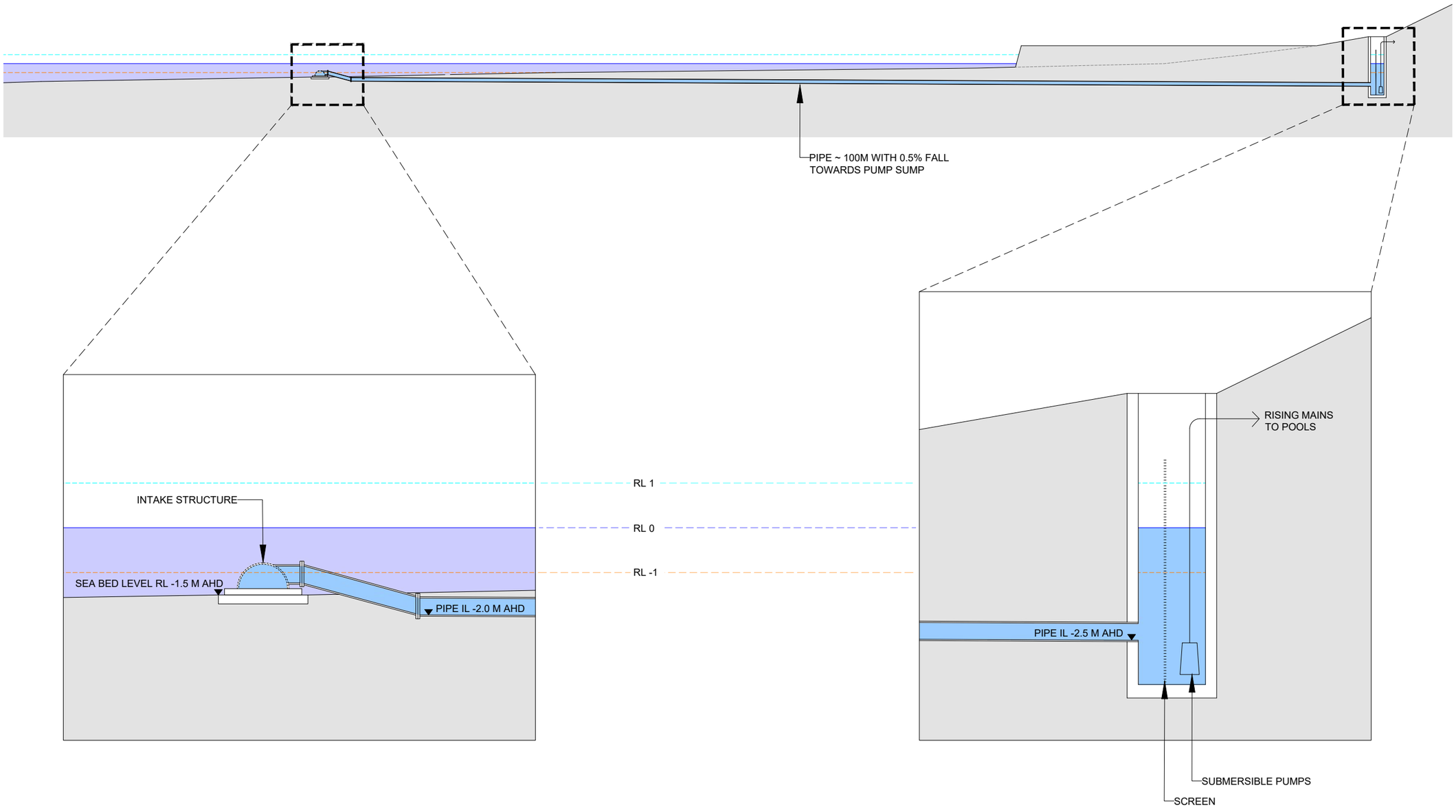
North

Phase
Concept Development

Sheet Title
HYDRAULICS CONCEPT PLAN - 25M

Sheet No. C02

Rev C



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Project Name
HALLETT COVE

Project No.
2242

Address
HALLETT COVE, S.A.

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Issue Log

Rev	Revision Description	By / Checked	Date
A	DRAFT	AMM	15/05/2023
B	REVISED DRAFT	AMM	19/05/2023
C	CONCEPT REPORT	AMM	25/05/2023

Scale
All dimensions are in metres unless otherwise noted.
Do not scale from this drawing.

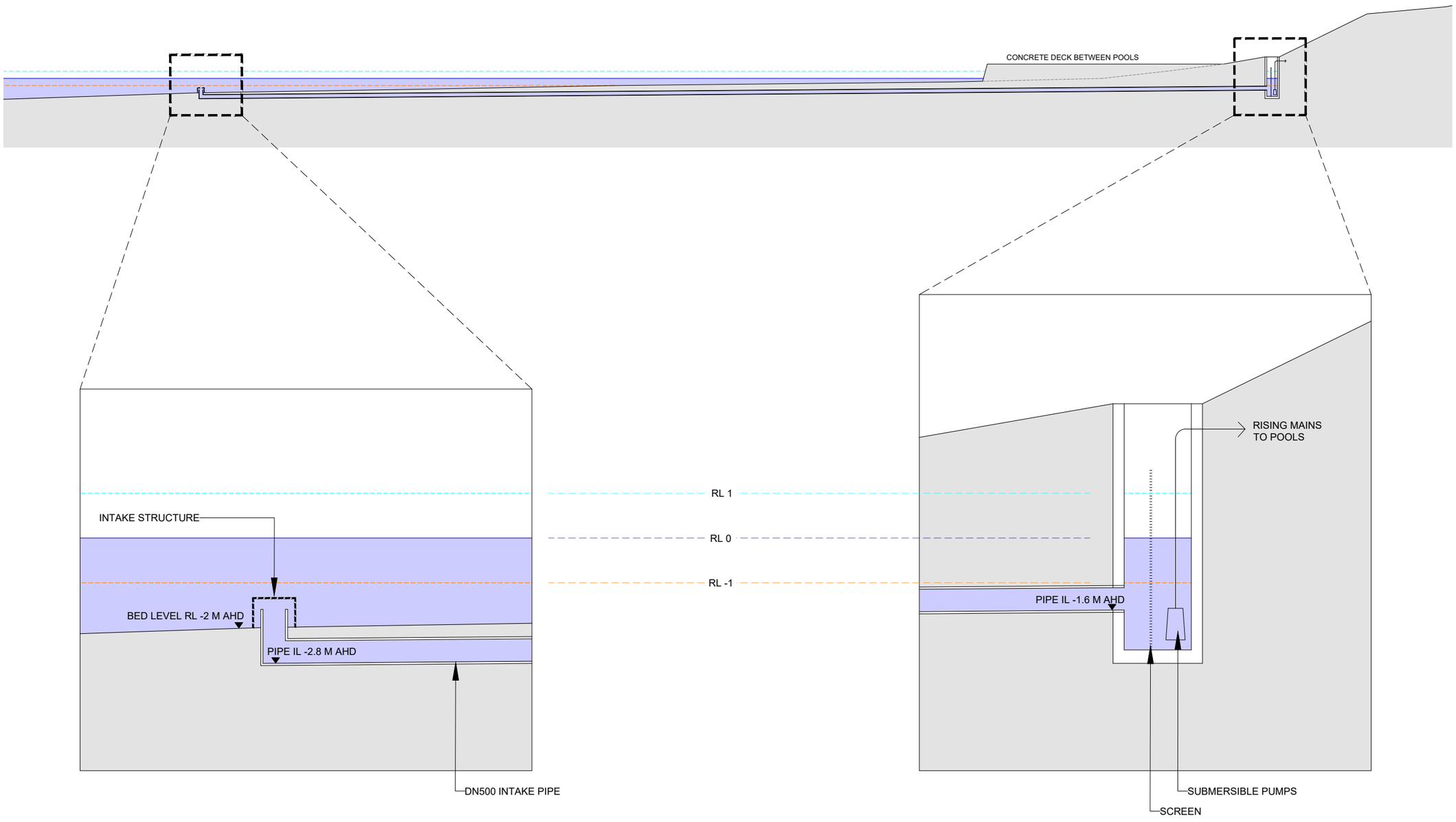
North

Phase
Concept Development

Sheet Title
INTAKE PIPE INDICATIVE

Sheet No.
C03

Rev
C



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Project Name
HALLETT COVE

Project No.
2242

Address
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Notes
DETAILS SHOWN INDICATIVELY ONLY, TO BE FURTHER ASSESSED AND DEVELOPED DURING DETAILED DESIGN

Issue Log

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B	REVISED DRAFT	AMM	19/05/2023
C	CONCEPT REPORT	AMM	25/05/2023

Rev	Revision Description	By / Checked	Date

Scale

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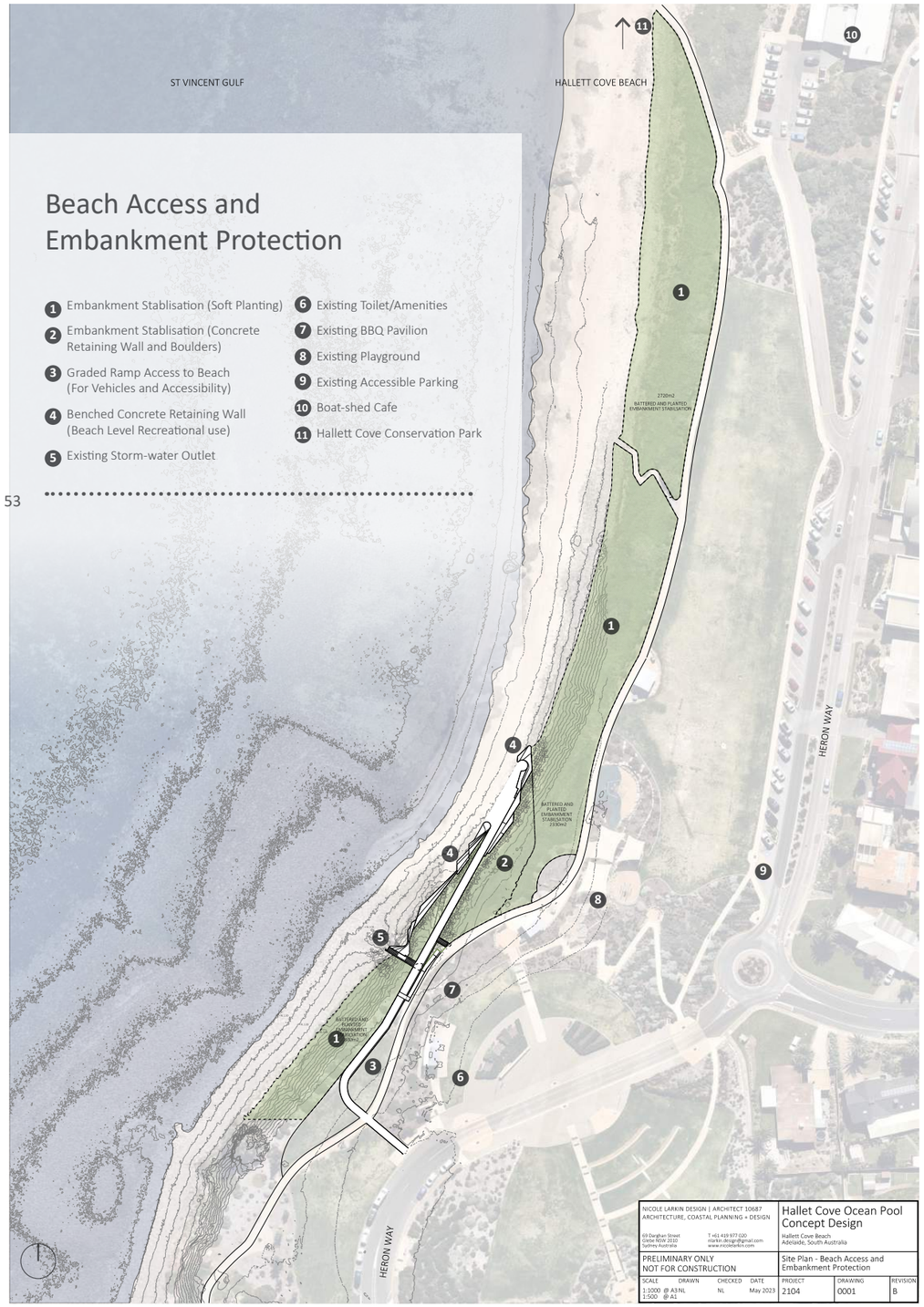
North

Phase
Concept Development

Sheet Title
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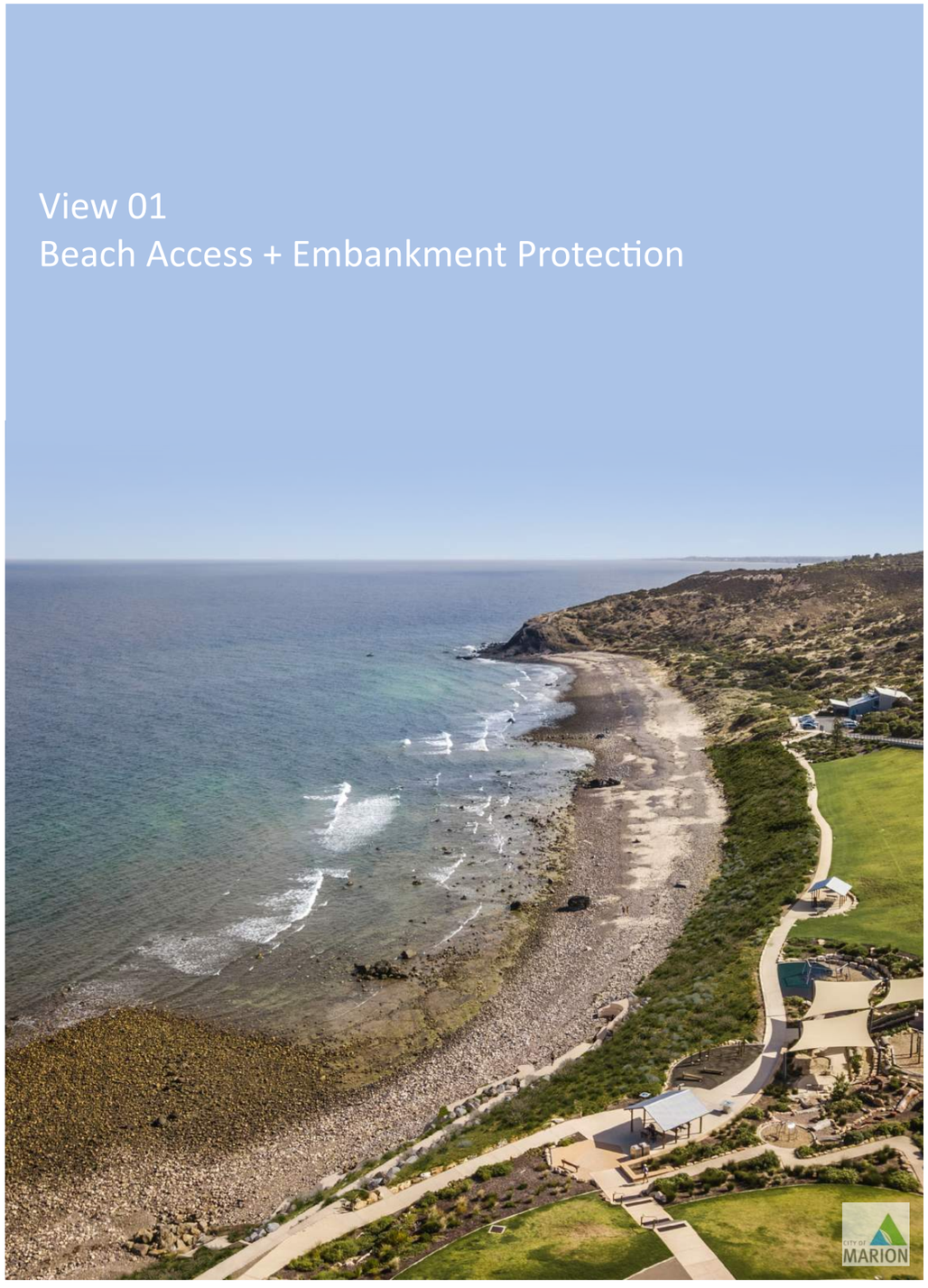
Sheet No. C04

Rev C



Hallett Cove Sea-side pool Concept Design - Site Plan Note: Not to Scale | Option 1 Embankment Protection

53



Hallett Cove Sea-side pool Concept Design- Artist Impression 01 | Option 1 Embankment Protection

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

View 02
Beach Access + Embankment Protection



Hallett Cove Sea-side pool Concept Design- Artist Impression 02 | Embankment Protection

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

View 03
Beach Access + Embankment Protection



Hallett Cove Sea-side pool Concept Design- Artist Impression 03 | Embankment Protection

HALLETT COVE SEASIDE POOL CONCEPT DESIGN | MAY 2023
NICOLE LARKIN DESIGN ARCHITECTURE

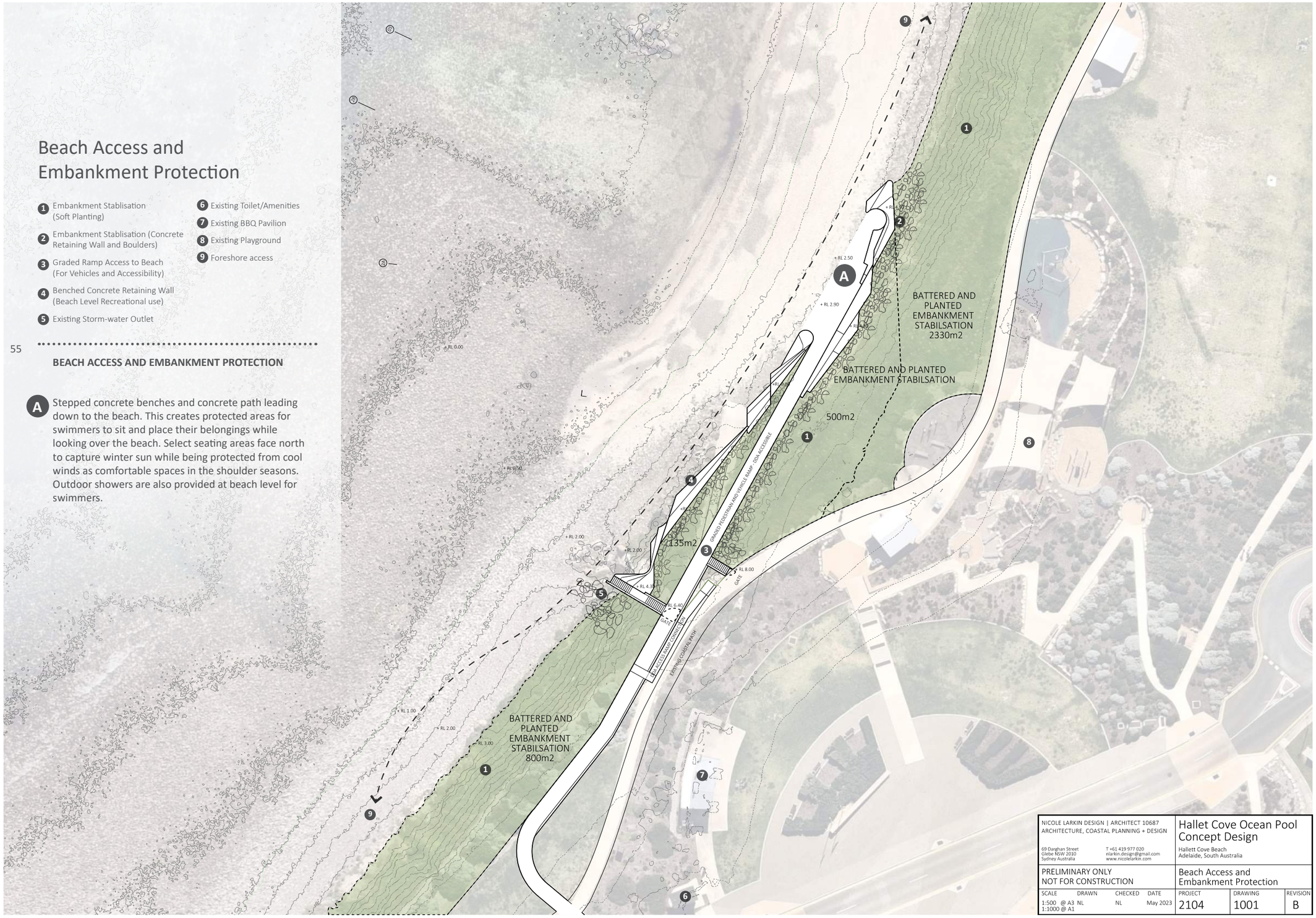
Beach Access and Embankment Protection

1. Embankment Stablisation (Soft Planting)
2. Embankment Stablisation (Concrete Retaining Wall and Boulders)
3. Graded Ramp Access to Beach (For Vehicles and Accessibility)
4. Benched Concrete Retaining Wall (Beach Level Recreational use)
5. Existing Storm-water Outlet
6. Existing Toilet/Amenities
7. Existing BBQ Pavilion
8. Existing Playground
9. Foreshore access

55

BEACH ACCESS AND EMBANKMENT PROTECTION

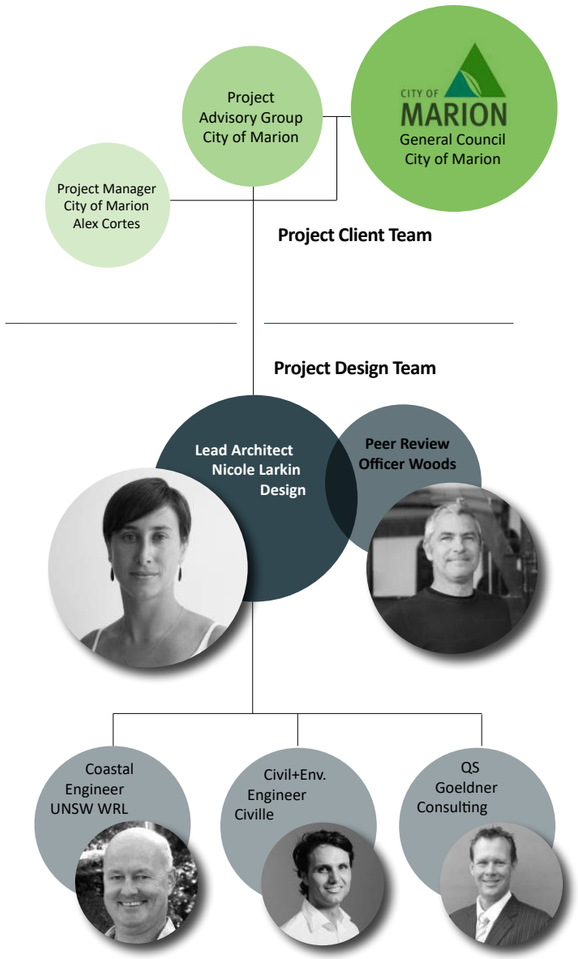
A Stepped concrete benches and concrete path leading down to the beach. This creates protected areas for swimmers to sit and place their belongings while looking over the beach. Select seating areas face north to capture winter sun while being protected from cool winds as comfortable spaces in the shoulder seasons. Outdoor showers are also provided at beach level for swimmers.



NICOLE LARKIN DESIGN | ARCHITECT 10687 ARCHITECTURE, COASTAL PLANNING + DESIGN 69 Darghan Street, Glebe NSW 2010, Sydney Australia T +61 419 977 020 nlarkin.design@gmail.com www.nicolelarkin.com	Hallet Cove Ocean Pool Concept Design Hallett Cove Beach Adelaide, South Australia
PRELIMINARY ONLY NOT FOR CONSTRUCTION	Beach Access and Embankment Protection

SCALE	DRAWN	CHECKED	DATE	PROJECT	DRAWING	REVISION
1:500 @ A3 1:1000 @ A1	NL	NL	May 2023	2104	1001	B

Team Profile



Experts Collaborating for Best Practice Outcomes

The team for this project is a collection of expert engineering and design professionals who collaborate together to bring leading expertise and experience in sea-side pool design, management and planning to their work. Collectively, the team have had involvement with significant proposals to upgrade existing sea-side pool and propose new pools around Australia. Our role in these projects has furnished us with a detailed understanding of sea-side pool design and planning.

Project Team Structure

The design team's input is co-ordinated and led by Nicole Larkin, a registered architect practising in NSW. Technical advice and feedback from specialist engineering consultants James Carley, Andrew McMillan and Craig Goeldner shapes the project parameters and informs the proposed design. A peer design review is overseen by Officer Woods Architects, who also have experience in sea-side pool design and a strong background in delivering community infrastructure. Each role serves to ensure the best case design outcomes are achieved on the project.

Key Personnel and Roles

Nicole Larkin
Architect 10687
Sea-side pool Design Specialist

Role: Team Lead
Co-ordinate team input, lead development of concept design deliverables and serve as point of Contact

Trent Woods
Architect 2036
Community Workshop Presentation Lead

Role: Peer Review
Provide a peer review to development of concept design. Present concept design at community workshop

James Carley
Chartered Engineer
Coastal Engineer/Sea-side pool Specialist

Role: Technical Input
Provide coastal engineering input on proposed design. Present concept design at community workshop

Andrew McMillan
Civil Engineer
Environ. Engineer
Water Management

Role: Technical Input
Provide input and advice on hydraulic strategy and pump provision

Craig Goeldner
Civil Engineer
Registered Quantity Surveyor (AAIQS)

Role: Technical Input
Provide high level cost estimate of the sea-side pool concept design



Integrated coasts

1 June 2023

Preliminary review: Marion seaside pool.

Background

Integrated Coasts has been requested by City of Marion to provide a review of the proposed seaside pool in the context of coastal processes and protection issues relating to the embankment under Heron Way Reserve. Accordingly, we have:

- Reviewed concept plans dated 26 May 2023.
- Reviewed the feasibility study for Hallett Cove Ocean Pool, April 2019.
- Participated in the briefing meeting with the architectural team on 24 May 2023.

Integrated Coasts is in its third year of a four-year monitoring program of the City of Marion coastline. This monitoring program includes a specific focus on the coastal embankment under Heron Way Reserve which was damaged in three locations in the storm of 9 May 2016.

Key coastal issues

Embankment protection

The concept for the seaside pool effectively provides hard protection to 90m of the embankment with a combination of stepped and curved concrete structures and rock walling which will assist in diffusing wave impact. The proposed height of 4.50m AHD for these structures in the backshore is suitable to manage projected sea level rise for the proposed life of the pool at 50 years. Furthermore, the height is likely suitable to manage sea level rise of 80-90cm which correlates with the very high emissions scenario by Intergovernmental Panel on Climate Change for 2100. Considering that sea-storm events with the highest water levels usually coincide with winds from the west to south-west, the pool is also likely to provide a sheltering effect for a further 30-40m of embankment to the north of the proposed concrete structures adjacent the embankment in these events. Finally, the location of the pool will effectively protect one of the three areas that were impacted in the storm event of 9 May 2016.

Siting and height

As a general observation and based on our firsthand experience of the southern coastline from Marino to Sellicks Beach, Integrated Coasts views the proposed site as an optimal site for a seaside pool when considering coastal geomorphology and geology.

www.integratedcoasts.com
mark.western@integratedcoasts.com
0408810211
PO Box 405, Seaford, SA 5169

The proposed height of the pool is 1.90m AHD to create the optimal conditions to function as a swimming pool in warmer months of the year. Based on our sea storm monitoring data we would anticipate that the pool would overtop 1-2 times per month April to September, and some of these storms are likely to deposit rocks and seagrass wrack into the pool. However, the report notes that overtopping is expected for a seaside pool which height must be set to satisfy its primary purpose to function as a seaside pool in warmer months (p. 12) and therefore impacts of overtopping relate to maintenance (p. 18) and require management in the context of safety (p. 15).

Integrated Coasts calculates the tidal regime at Hallett Cove at a similar height to the project team and agree that 0.35m is a suitable allowance for sea level rise over the proposed life of the pool at 50 years. In the context of projected sea level rise the report notes that the pool height could be raised if required when the pool was being refurbished, which normally would occur at approximately 20-year intervals (p. 12).

Possible adverse impacts

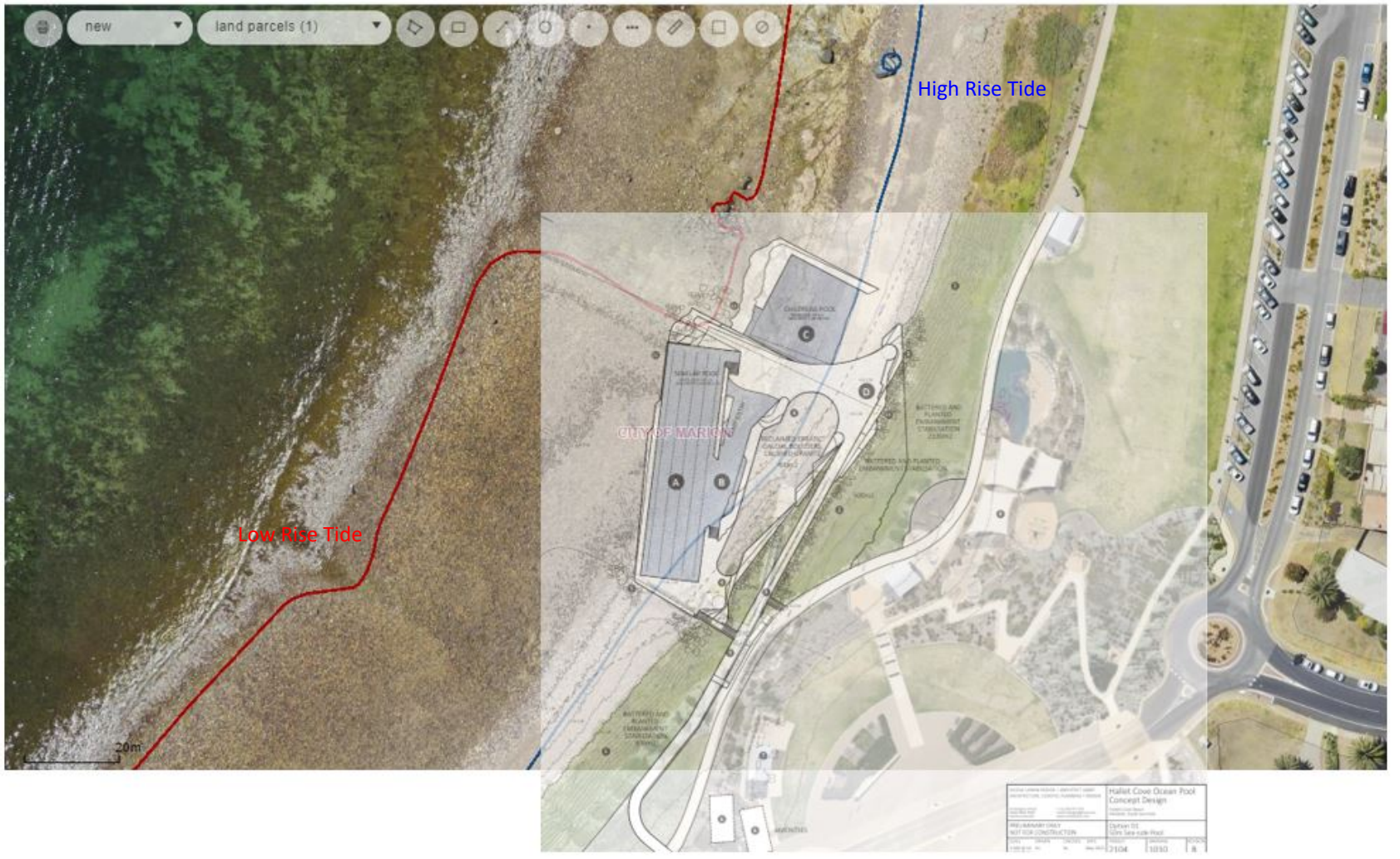
The project team notes that the pool is sited appropriately to manage any littoral sand drift issues (p. 12). We would add that in this location there is virtually no sand in the beach system and therefore the interruption of littoral sand drift is of low concern. Minimal sand may accumulate on the southern side of the pool, but this will have no detrimental impacts to the northern side. Our terrain modelling for 2021-2022 demonstrate that the area upon which the pool is proposed has shown very little movement brought about by actions of the sea.

Possible impacts to the earthen embankment to the north or the south of the pool is based only on our observations of the beach. The 25m design appropriately includes embankment protection to the south of the pool. The 50m design extends further south, is closer to the embankment and therefore is set at a lower height above natural terrain, but some increased wave energy to the south may occur. In storms from northwest to west, wave energy may be focussed on the embankment just north of the concrete structures adjacent the embankment if the storms were of sufficient height over the Childrens pool. To be clear, these factors should not be seen as impediments to the proposal, but rather points of review in subsequent design stages.

Embankment considerations

In the context of considering embankment protection issues for the remainder of the embankment the following approach is recommended:

- Using storm data collected in the current monitoring program consult with Coast Protection Branch to ascertain how these storms relate to the sea-flood probability curve (calculated as an average return interval in terms of years).
- Identify the storm and associated wave effects which is likely to damage the embankment and the frequency that this is estimated to occur.
- Ascertain the cost of repair for the 9 May 2016 event and its relationship to the sea-flood probability curve, taking into account that the pool will have removed one area of vulnerability, and adjust for inflation.
- Conduct a cost-benefit analysis to ascertain whether it is cost-effective to protect the remainder of the embankment in this present time or to repair the embankment on the occasion when a more extreme and rarer event occurs.


new
land parcels (1)
High Rise Tide
Low Rise Tide
20m
CITY OF MARION



Community Engagement Plan

Concept designs for the Hallett Cove Seaside Pool

DRAFT

KEY CONTACTS	
Engagement contact	Matt Green
Project Lead	Alex Cortes
Start / end date	
Budget / Cost centre	
Funding partners	



Document Amendment Record

Rev	Change Description	Date	Author	Checked
1.0	First draft	12/05/2022	M Green	

Document Management

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Required endorsement

Elected Members and Mayor	Yes
Executive Leadership team	Yes
Senior Leadership team	Yes

Associated key documents

Document name	Link / location	Owner
Making Marion	www.makingmarion.com.au/hallett-cove-sea-side-pool	Engagement
FAQs	Appendix 1	Engagement
Key Messages	Appendix 2	Engagement
Residents letter	Appendix 3	Engagement
Letter catchment area	Appendix 4	Engagement
Making Marion content	Appendix 5	Engagement
Online survey	Appendix 6	Engagement

DRAFT



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DRAFT



1. Project description and background

In 2018 a community campaign to build a 'Seaside Pool' at Hallett Cove was initiated by a local resident. The campaign received high levels of interest from locals and others in greater Adelaide.

In response to the interest, Council agreed to an offer from the Minister for Environment and local Member of Black to partner on a study to assess the technical feasibility of a sea pool.

The feasibility study confirmed that Hallett Cove beach would require future protection from coastal erosion (e.g., a sea wall) and this protective structure could be feasibly designed to incorporate a seawater swimming pool.

The feasibility study suggested that the project concepts could include:

- A potential 50 x 20m main pool.
- A potential 250 to 450m2 wading pool.
- Approximate 250 to 450m2 of constructed public space.
- Rock protection to the pool nearby sections of the Hallett Cove foreshore.
- Ancillary works could include toilets, change rooms, lighting, access paths and car parking.

Sea pools are well-loved community assets forming part of the sea-side culture popular along the east coast of Australia, many being constructed during times of similar economic hardship. Due to the structure of the Hallett Cove coastline a 'seapool' is not a feasible option. Recommendations are to explore concepts for a 'Seaside Pool' which would be a seawater-filled pool.

2. Engagement scoping statement

Council received funding to develop concept designs for a seaside pool following on from a feasibility study carried out in June 2019. In August 2022 community consultation was undertaken to ascertain community sentiment on building a seaside pool at the Hallett Cove foreshore. The engagement sought to involve all stakeholders early in the project to gain an understanding of any concerns and to seek objective feedback. Approximately 2/3 of respondents (xx% of total respondents were from HC) were supportive of the proposal.

Feedback from this initial community consultation has been used to develop concept plans for a seaside pool. Feedback received from Ward Councillors in April 2023, resulted in a design being developed for a 25m pool option as well as the 50m option.

Following on from consultation on the concept designs, the findings will be reported back to General Council where the results of the consultation will be considered in future decision making about a pool.



3. Legislation

Community engagement is required for this project as set out in our Public Consultation Policy, which is a requirement for Council under section 50 of the Local Government Act, 1999.

4. Level of engagement

The **engagement level selection tool** is to assist staff in deciding what level of engagement to select – e.g., *inform, consult, involve, collaborate or empower*. It is a technical approach and needs to be used in conjunction with the engagement framework and the human elements such as values and expectations.

Score indicates:

1-2 Very low to Low

2-3 Low to Moderate = at least Consult

3-4 Moderate to High = Involve or Collaborate

4-5 High to Very High = minimum Involve, consider Collaborate and Empower

Questions to consider	Very low	Low	Med	High	Very high
1. What is the level of difficulty to find a solution that everyone can live with?				X	
2. What is the potential for community outrage for your project?				X	
3. How much do major stakeholders care about the decision to be made?					X
4. What degree of input do the community appear to want?			X		
Count number in each column	0	0	1	2	1
Multiply	x1	x2	X2	x4	x5
Enter score			2	8	5
Add total of all 5 columns	=15				
Divide	15/5				
Average score	= 3				
Method	Consult				

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5. What good engagement looks like

Community and Stakeholder Engagement on this project has ensured that:

☐ Project materials are provided in an accessible manner and consider:

- Language
- Digital literacy level
- Demographic i.e., elderly

☐ There are clear accessible methods for the community to provide feedback

- Remotely via online means
- Face to face with a project team member
- Filling out hard copy forms at a council facility

☐ Every attempt has been made whilst considering the local area, to ensure that awareness of the project and how to provide feedback is maximised through best practice communications and engagement techniques.

☐ Engagement activities will be evaluated by the project team and lessons learned will be incorporated into future project engagements.

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6. Stakeholder identification and analysis

CoM stakeholder listing has been checked to ensure all key stakeholders are included ☒

Stakeholder	**Level of interest** (high, medium, or low)	**Level of influence** (high, medium, or low)	**Why are we engaging?**	**Level of engagement**	**Engagement method(s)**	**Due date**	**Responsibility**
Member for Kingston (Amanda Rishworth) Member for Black (David Speirs – Opposition Leader)	High	Medium	• Key stakeholder on the proposal • Previously was Minister for Environment and Water and secured funding for the feasibility study	Inform	Email / letter	Ahead of 19/06	ELT/SLT/Project Manager
Coastal Ward Councillors: Sarah Luscombe, Ian Crossland **Southern Hills Ward Councillors:** Jana Mates, Luke Naismith	High	High	• Awareness of project in their electorate • Endorsement and support with engagement activities	• Involve • Empower	• Ward briefing • Phone / email	June 13 (GC)	Engagement / Project Manger
Department for Environment and Water (Coastal)	High	High	• Environmental impact aspects • Cultural Heritage	Involve	• Email / face to face meetings	Ongoing	Project Manager
Kaurna Community	High	High	• Cultural Heritage, significant sites • Awareness of proposal	Consult	• Email • Making Marion project website • Community information session • Electronic direct mail (targeted)	N/A	Engagement
Local businesses	High	Medium	• Generate awareness of the proposal • Enable them to plan for potential increase	Consult	• Door knock • Letterbox drop • Making Marion project website • Community information session • Electronic direct mail (targeted)	19/06	Engagement
Residents (immediate proximity and local)	High	Medium	• To gain feedback on the proposed concept plans • To understand the key issues that residents are concerned about • To assess the level of support or otherwise for the proposal	Consult	• Door knock • Letterbox drop • Making Marion project website • Community information session • Electronic direct mail (targeted)	19/06	Engagement
Development and Regulatory Services	High	High	• Planning and approvals process • Regulatory aspects of the proposal (fencing etc.)	Involve	Meetings as part of the project team	Ongoing	Project Manager
General Public/Wider Community	Medium	Low	• Create a broader awareness across the CoM	Inform	• Engagement eNewsletter • Media Release • Website article	19/06	Engagement



7. Engagement activity timeline

Date (Week commencing)	12 June (GC June 13)	19 June	26 June	3 July	10 July	17 July	24 July	31 July	7 August	14 August	21 August	28 August
Activity												
GM (General Manager) Signoff Engagement Plan												
Internal staff notification												
Internal Notification/ Mayor & Elected Members												
Emails / meetings with key stakeholders		**19/06 – 17/07**										
Door knocking residents living in close proximity (Zone A)												
Direct Mail to nearby residents (Zone A and B – Appendix 4)												
Website – Making Marion and survey (including EDM to registered users)		**19/06 – 17/07**										
On-site signage		**19/06 – 17/07**										
Hard copy concept plans and surveys available at Cove Civic Centre and the Council Administration building		**19/06 – 17/07**										
Social Media posts: • Engagement open / drop-in session / closing soon		**19/06 – 17/07**										
Community / stakeholder workshop session. (Designed as a drop-in session and will be staffed by key technical members of the project team)			**Sunday July 2 from 2pm – 4pm**									
Evaluate community feedback and develop community feedback report for GC												
Community feedback report to GC											**22/08**	
Making Marion updates EDM to project subscribers and respondents Communication of outcomes with key stakeholders												



Appendix 1 – Frequently asked questions

Why is the option of embankment protection only being considered as an option?

The feasibility study identified that the effects of coastal erosion will have an impact on the local coastline at Hallett Cove Beach. This option provides a potential solution without a sea-side pool that will provide the necessary protection for coastline at this location.

Would a proposed pool protect the Hallett cove coast from the effects of coastal erosion?

Yes, it is expected that a seaside pool along with rock armouring at the base of the Heron Way Reserve, would provide protection from the effects of coastal climate change at this location.

How would a seaside pool impact on the local environment, i.e., water quality, local wildlife, seagrass etc?

Seaside pools are generally considered to have a low environmental impact once they are established. This is demonstrated by the existing pools in the eastern states. The construction footprint of the pool and inlet pipeline would have some temporary impact to the intertidal area. The pool design aims to create new “living shoreline” habitat on the outer walls. Native coastal plant species will help further stabilise the Heron Way Reserve embankment.

Is a Cultural heritage study and further engagement with Kaurna representatives being undertaken?

Yes, further study and engagement would be needed to further assess the project if it was to progress towards a detailed design.

Would a pool be accessible for people of all abilities?

Yes, both seaside pool designs include a graded access ramp down to the poolside from the roadside and foreshore reserve, and a gradual sloped access ramp to get into the pool. Concrete bleachers for seating / resting have also been incorporated into the design.

How much would a seaside pool cost and who is funding the project?

Cost estimates range from $8 million for the 25-metre option and $10 million for the 50-metre option.

How much will it cost to operate and maintain a seaside pool?

Operation and maintenance would cost approximately $175,000 per annum for the 25-metre option and $200,000 for the 50-metre option.

How is the issue of car parking being addressed in the concept designs?

It is anticipated that the 50m pool option will increase parking demand by up to 30 car spaces and the 25m option will increase demand by up to 20 spaces. It is expected that this increased



demand can be accommodated by existing vacant car spaces within a 450m radius of the proposed pool.

What stage is the project at?

It is important to note that no decision has been made by council or the state Government to build a seaside pool. Our initial consultation in August 2022, did indicate that the community was generally supportive of the proposal.

Council have subsequently engaged a design consultant to develop concept designs that take into account community feedback provided. Council is now currently seeking community feedback on these concept designs.

What are the next steps?

Following consultation on the concept designs, a community feedback report will be developed for consideration by Council Members at their general meeting on 22 August 2023.

No decision on funding or building a seaside pool at Hallett Cove has been made by the City of Marion or State Government. The results of the consultation will be considered in future decision making about a pool.

How do I have say about this proposal?

Visit Making Marion where you can access the community survey at www.makingmarion.com.au/hallett-cove-sea-side-pool

How do I contact the project team?

Contact the project team on **8375 6600** or **communityengagement@marion.sa.gov.au**



Appendix 2 – Key messages (to manage external messaging)

- No decision on funding or building a seaside pool at Hallett Cove has been made by the City of Marion or State Government.
- The results of the consultation will be considered in future decision making about a pool.
- A sea-side pool along with rock armouring at the base of the Heron Way Reserve embankment would provide protection to the Heron Way Reserve embankment from coastal climate change.
- The Heron Way embankment is already at risk of damage due to coastal erosion. If a seaside pool is not progressed, then rock armouring (or another form of protection) will eventually need to extend along the whole embankment.
- There are registered cultural sites along Hallett Beach however these are not within the location for the seaside pool recommended from the feasibility study.
- Cultural heritage advice and further engagement with Kaurna representatives would be needed to further assess the project if it was to be progressed towards detailed design.
- Cost estimates range from $8 million for the 25-metre option and $10 million for the 50-metre option.
- Operation and maintenance would cost approximately $175,000 per annum for the 25-metre option and $200,000 for the 50-metre option.

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Appendix 3 – Resident's letter

Dear resident,

Background

Last year Council consulted with the community to understand what level of support there is for constructing a seaside pool at Hallett Cove. The results showed general community support for the idea of a seaside pool and at the end of the initial consultation, council committed to prepare concept plans for a seaside pool.

Council has now prepared three concept designs for community consultation:

- Option 1: 50-metre sea-side pool incorporating embankment protection
- Option 2: 25-metre sea-side pool incorporating embankment protection

The designs take into account feedback received from the community in August 2022. Please find enclosed concept plans that display options 1 and 2, and their key design features.

Council wants to understand the needs of nearby residents in the design process – if there is support for constructing a pool, and if so which option is preferred and why.

Join the conversation

We invite you to learn more and have your say by:

- Viewing the designs and completing an online survey by **5pm 17 July 2023** at **www.makingmarion.com.au/hallett-cove-sea-side-pool**
- Drop-in any time to our community drop-in session on **Sunday 2 July between 2pm and 4pm at the Cove Civic Centre** to view the designs, speak to the project team and have your say.

No decision on funding or building a seaside pool at Hallett Cove has been made by the City of Marion or State Government. The results of the consultation will be considered in future decision making about a pool.

We look forward to your input. If you have any questions, or you wish to complete a paper survey or require assistance, please call customer service on **8375 6600** or email **communityengagement@marion.sa.gov.au**.

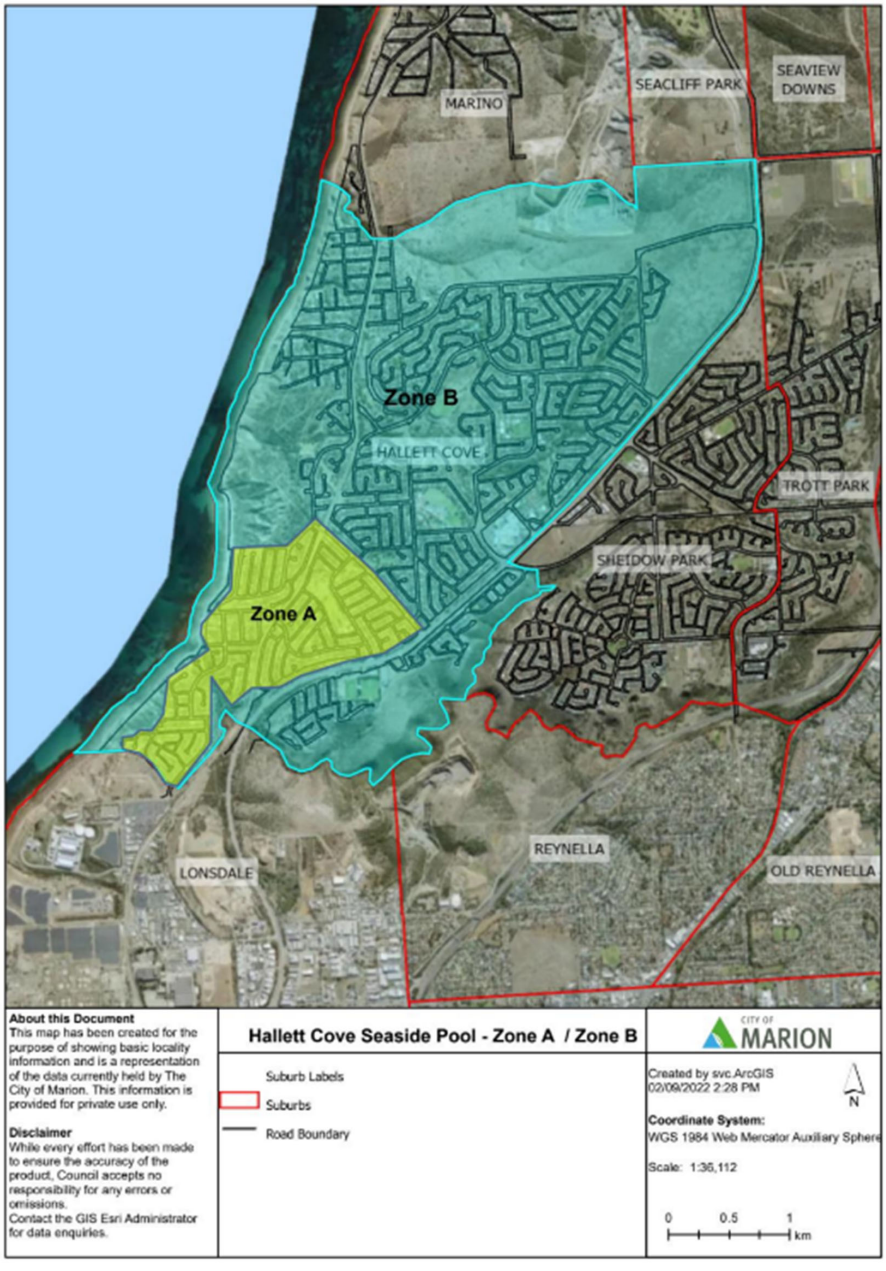
Kind regards,

City of Marion Community Engagement Team

Hallett Cove Seaside Pool - Community Engagement Plan – Media, Events and Engagement



Appendix 4 – Direct mail catchment area





Appendix 5 – Making Marion page

The City of Marion has prepared two concept designs for a Seaside Pool at Hallett Cove and wants to understand your level of support or otherwise.

In August last year Council consulted with the community to understand the level of support for a seaside pool at Hallett Cove. The results showed that the community was generally supportive. (Link to consultation report). Some considerations raised included traffic and parking, environmental impacts, visual amenity and costs.

Council has now prepared two concept designs for community consultation:

- Option 1: 50-metre sea-side pool incorporating embankment protection
- Option 2: 25-metre sea-side pool incorporating embankment protection

The designs seek to deliver positive outcomes whilst managing and taking into account the traffic, parking, environmental, and visual amenity impacts raised by community.

You can have your say on the concept designs by completing the online survey (below) before **5pm on 19 Monday July 17 2023** or by attending the community drop-in session (details below).

Drop-in session:

- Sunday July 2, between 2pm and 4pm at the Cove Civic Centre
- Drop in anytime to view the designs, speak to the project team and have your say.

No decision on funding for building a seaside pool at Hallett Cove has been made by the City of Marion or State Government. The results of the consultation will be considered in future decision making about a pool.

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Appendix 6 – Survey questions

*Indicates a response is mandatory

1. Suburb*

DROP DOWN

2. Street name*

FREE TEXT

3. If you would like to be kept informed of the outcomes of this consultation, please provide your contact details (optional):

   - Name:
   - Email:
   - Postal address:

4. What is your relationship to Hallett Cove Beach?* (click all that apply)

   - Hallett Cove resident
   - Hallett Cove business
   - Hallett Cove community group or organisation
   - Hallett Cove beach user
   - Hallett Cove school student or staff
   - Resident or business from outside Hallett Cove
   - Stakeholder group from outside Hallett Cove

5. What are the ages of people in your household?* (click all that apply)

   - 0-10yrs
   - 11-20yrs
   - 21-30yrs
   - 31-40yrs
   - 41-50yrs
   - 51-60yrs
   - 61-70yrs
   - 70-80yrs
   - 80-90yrs
   - 90yrs plus

6. Did you provide feedback on the initial consultation for the Hallett Cove seaside pool proposal in August 2022?*

   - Yes
   - No

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7. Have you viewed the concept plans for the, 50 metre sea-side pool and the 25 metre sea-side pool both incorporating embankment protection?*

   - Yes
   - No

8. Do you support Option 1: 50-metre sea-side pool incorporating embankment protection at Hallett Cove?*

LIKERT SCALE

- Strongly support
- Support
- Do not know / not sure
- Do not support
- Strongly do not support

9. What do you like about Option 1: 50-metre sea-side pool incorporating embankment protection at Hallett Cove?*

Free text

10. What concerns do you have about Option 1: 50-metre sea-side pool incorporating embankment protection at Hallett Cove?*

Free text

11. Do you support Option 2: 25-metre sea-side pool incorporating embankment protection at Hallett Cove?*

LIKERT SCALE

- Strongly support
- Support
- Do not know / not sure
- Do not support
- Strongly do not support

12. What do you like about Option 2: 25 metre sea-side pool incorporating embankment protection at Hallett Cove?*

Free text

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13. What concerns do you have about Option 2: 25 metre sea-side pool incorporating embankment protection at Hallett Cove?*

Free text

14. What is your preferred option?*

Radio buttons

- Option 1 - 50m sea-side pool
- Option 2 - 25m sea-side pool
- Neutral/unsure
- Neither

15. Do you have any other feedback?

Free text

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Appendix 7 - Engagement and communication tools (highlight appropriate tools)

Tool	Description
Making Marion and Website	Develop a comprehensive project page Create a community survey Frequently Asked Questions (FAQs) Illustrative images / concept plans Link to Making Marion project page from other channels Use of EDM (Electronic Direct Mall)
Paper based surveys	Make sure available for people who don't have online access
Letters/notifications	Distributed to local stakeholders at key project stages
Newspaper advertising	Where there is a requirement under the LG Act
Door knocking and home visits	Residents and businesses in close proximity to the work zones and all businesses along the alignment will be door knocked to ensure that they are aware of project impacts
Electronic Direct Mail (EDM) for registered stakeholders	Sent to local stakeholders at key project stages
Social media channels • Facebook updates (channel for project feedback) • Twitter (operational announcements) • Instagram (progress updates / good news stories)	To promote projects, providing opportunity for feedback To inform the community of good news stories, project notifications, works notifications, and to provide an easily accessible forum for users to provide feedback to the project team
Static displays / signage on site	Display of project update information at key milestones (QR code to Making Marion)
Community Information sessions / drop in sessions / workshops	Sessions to be undertaken at key stages throughout the project development/delivery
Meetings with stakeholder groups	Meetings to be undertaken at key stages throughout the project/delivery
Community group presentations	Briefings to be offered to local community groups to keep them informed of the project progress
Proactive Media – good news stories / opportunities for promotion	Opportunities for proactive media with regard to project milestones will be identified in advance by project team
Virtual Project Room	Hosted by project lead and engagement to provide project information for stakeholders



Appendix 8 – Engagement approach

The aim of our community engagement activities is to work directly with the relevant stakeholders throughout the process to ensure that potential concerns and aspirations are understood, considered and reflected (where considered appropriate).

Councils' engagement activities follow the key International Association of Public Participation (IAP2) principles to ensure that a robust community engagement process is delivered.

The IAP2 engagement spectrum (below) identifies a number of levels at which stakeholders can participate in the decision-making process; this will be used by the project team to determine the scope of public participation in strategic and planned approaches to stakeholder participation throughout the planning, design, construction, and delivery of the project.

Council is committed to delivering engagement that is;

- genuine
- inclusive and respectful
- fit for purpose
- early and ongoing
- informed and transparent
- a relationship-based, collaborative approach
- builds upon previous engagement where applicable
- ensures that stakeholders understand how their feedback has been considered reviewed and improved

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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