



Port Augusta Aquatic Centre Site

Community Questions & Answers Fact Sheet



PortAugusta
CITY COUNCIL

Why is Council considering changes to the Port Augusta Aquatic Centre site?

The Port Augusta Aquatic Centre building is reaching the end of its useful life and requires significant repairs and upgrades to remain operational. Council must consider whether continuing to invest in the aging facility represents the best use of public funds and community land.

What is Council proposing?

Council is proposing to:

- Not renew the current lease with the Minister for Education when it expires on 30 November 2027.
- Demolish the existing Aquatic Centre building after the lease ends.
- Return the site to open space initially.
- Begin public consultation to move the land from the Business and Community Groups Community Land Management Plan to the Parks Community Land Management Plan.
- Explore future redevelopment opportunities for the broader foreshore area.

Why won't the lease be renewed?

The building requires substantial renewal, and replacement works that are not financially viable for Council.

The current lease expires on 30 November 2027. Providing early notice to the Department for Education will allow sufficient time to investigate alternative arrangements for aquatic education programs.

What condition is the building in?

The building is in poor condition and requires major investment to remain functional. Key costs include:

- Planned asset renewal works in 2027/28: approximately \$817,000
- Superstructure replacement by 2029/30: approximately \$3.78 million
- Additional internal replacements: approximately \$35,500

Total projected costs by 2029/30 are estimated to be close to \$4.7 million.

How much has already been spent on the facility?

Since 2020, Council has spent approximately \$326,000 on the asset, including:

- Structural repairs
- Maintenance and minor works
- Insurance and utilities
- Depreciation costs

The Department for Education has also funded upgrades during its lease period, including air conditioning replacement, roof safety improvements and fire safety compliance works.



Does the facility generate enough income to cover these costs?

No.

The facility currently generates approximately \$4,225 per year in lease revenue, plus Council rates that are subject to a mandatory 75% rebate. This revenue is significantly lower than the annual operational expenses.

What would happen if the building is demolished?

Council proposes to:

1. Demolish the existing structure.
2. Rehabilitate the site as open green space.
3. Improve pedestrian access through the area.
4. Ensure the site remains available for community use while future redevelopment opportunities are explored.

The estimated cost of demolition and site rehabilitation is approximately \$1.5 million.

What future opportunities exist for the site?

The site occupies a strategic waterfront location and has been identified in the Port Augusta CBD Master Plan as a site of strategic significance.

Possible future opportunities include:

- Enhanced foreshore access
- Recreation and tourism infrastructure
- Mangrove and water recreation experiences
- Improved connections to the Port Augusta Yacht Club
- Expansion of public open space and coastal pathways

No final redevelopment proposal has been adopted at this stage.

Why is the site considered strategically important?

The site is located on Port Augusta's foreshore and forms part of a broader area identified in both the Strategic Property Review and CBD Master Plan for future development opportunities.

The location has the potential to:

- Strengthen tourism and economic development.
- Improve community access to the waterfront.
- Support recreational and environmental outcomes.
- Enhance links between the foreshore, yacht club and marina precinct.



Is any part of the building heritage listed?

No.

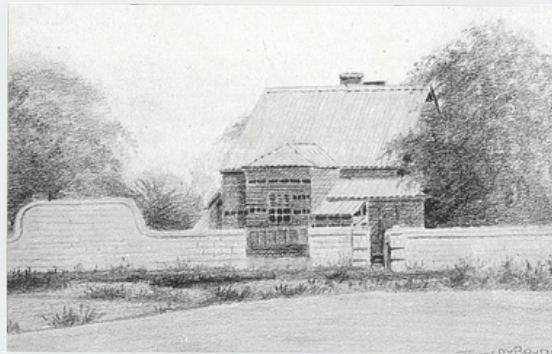
Incorporated within the overall facility, there is an old Stone Building, being part of the original 'Custom's House' which originally featured significant weatherboard extensions. This building has been significantly modified over the years as the facility was added to in various stages, with no historical features remaining.



Custom's House



View from vessel 1918-20



Old Custom's House built 1861

What happens to access to the Yacht Club?

There is an existing right of way for the Yacht Club on the land adjoining the Aquatic Centre site.

Why is Council changing the Community Land Management Plan?

The land is currently included within the Business and Community Groups Community Land Management Plan.

If the site is to be redeveloped or managed as open space in the future, the current management objectives may no longer be appropriate.

Council is therefore proposing to:

- Remove the site from the Business and Community Groups Community Land Management Plan.
- Include the site within the Parks Community Land Management Plan.
- This would better align the land's management with future open space and recreation outcomes.

Has Council already made a final decision about future redevelopment?

No.

The current proposal relates to:

- The future of the existing building.
- The expiry of the lease.
- The demolition of the building.
- Changes to the Community Land Management Plan.

Any future redevelopment proposals would be subject to separate planning, consultation and Council decision-making processes.

How can the community have input?

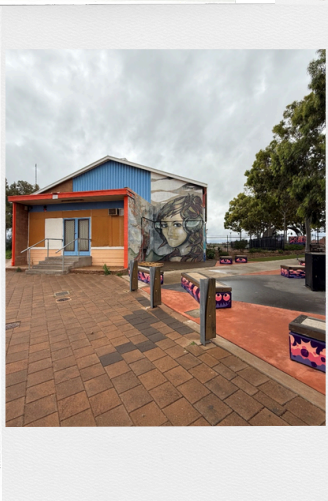
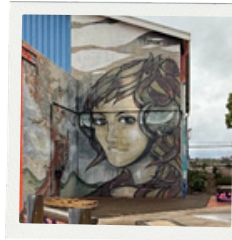
Council is undertaking public consultation before any changes are made to the Community Land Management Plan.

Community members will have the opportunity to:

- Review the proposal.
- Ask questions.
- Provide feedback.
- Make submissions for Council's consideration before a final decision is made.

Council encourages all interested residents, community groups and stakeholders to participate in the consultation process.





Aquatic Centre site if the building was demolished.

