9.2. Goolwa Wharf Project Completion

Cr Milli Livingston declared a general conflict of interest due to being a related party. Cr Milli Livingston advised she will remain in the Chamber, participate in debate and vote.

C109/04/25

Moved Cr Sue Miller Seconded Cr Lou Nicholson

That Council:

1. **receive the Goolwa Wharf Project Completion Report**
2. **note the content of the report and advise that:**
   - **the remaining capital budget allocation balance will be presented in the upcoming quarterly project report to the 19 May 2025 council meeting**
   - **no further capital work is planned at this stage and Administration are finalising grant payments and acquittals**
3. **note the cost of $17, 614.40 for the installation of the remaining two (2) spring poles situated slightly in front of the wharf that were part of the original design and Development Application (DA), which included four (4) spring poles along the waters edge, will be funded from the existing Wharf project budget contingency.**

CARRIED

Cr Milli Livingston voted in favour of the motion and the majority of Councillors voted in favour of the motion.

9.2. Goolwa Wharf Project Completion

Decision Report

Responsible Officer: Alan Harvey (General Manager Infrastructure)

Report Author: Lee Graham (Manager Projects & Delivery)

Previous Decisions: January 2023 - C23006 to C23018, February 2023 - C23037, C23046, C23047, March 2023 - C23080 to C23084, April 2023 - C23112, September 2023 - C23351 to C23357, April 2024 - C24144, June 2024 - C24258.

Report Purpose

To provide a summary of the project's achievements, its challenges, remaining budget and close out the Goolwa Wharf Precinct project.

Recommendation

That Council receive and note the content of the report.

Background

The revitalisation of Goolwa's Wharf Precinct has been a major initiative of Council since 2018 and was needed to realise the full potential of one of the Fleurieu Peninsula region's best known tourist destinations.

The Precinct's working wharf, cluster of historic buildings and existing private and public facilities required further investment in renewal, tourist related infrastructure and improvements to the Precinct's public spaces.

The Goolwa Wharf Precinct project (the Project) has strengthened and maintained the Precinct's appeal as a major tourist destination, will lead to increased tourism capacity and tourist visitation levels (domestic and international), economic growth, job creation and foster new commercial and cultural opportunities.

Discussion

Following the Project's initial conception in late 2018 supporting grants were awarded from both State and Federal Government in late 2019 and the Project could begin in earnest. The Project had an original budget of $7.5m supported by two grants totalling $0.5m - $1.25m from the State Governments Regional Growth Fund and $3.75m from the Commonwealth Building Better Regions Fund.

The Project's commencement came at a time of great upheaval across the globe with the impacts of COVID-19 and this resulted in not only substantial progress delays but considerable increases in construction costs. The changes in public priorities, construction lockdowns and material availability all delayed the Project and increased its budget by more than double.

With the design going through a number of iterations, changes of direction and priority by the community the project reached its final design in 2023 and work began on the first stage with the works to the Signal Point Building to install an air conditioning system, new roof and other remediation works in late 2023. The final project scope being defined as Option D Enhanced (refer ***Attachment 1***) in the January 2023 Council meeting.

These first stage works were completed at the end of 2023 with the award and commencement of the final larger stage of the Project in early 2024 on the principal works at the Wharf including the full replacement of the wharf, Wharf Shed full rebuild, new wayfinding, new toilets, minor landscaping, major car parking enhancements and many other sub-surface civil works.

At the time of the final stages of the project commencing the project budget was $18.11m due to latent site conditions and increased costs of construction. The Project budget also provided $0.25m towards the fit-out of the Riverboat Centre.

The Project reached full practical completion on the 21 November 2024 and has been received well by the community, commercial operators, community groups and visitors. An official opening is planned for 26 April 2025 to coincide with the South Australian Wooden Boat Festival held at the Wharf.

Alongside the main project goals a supporting body of work to install an interactive story telling experience in both physical and digital formats was undertaken within the Signal Point Experience Centre. This comprised a Welcome to Region, interpretive story telling exhibition and multi-function workshop and activity area at a value of almost $0.9m. This work was only possible with the supporting infrastructure work that Goolwa Wharf Precinct project provided, this part being fully funded by a separate grant from The Commonwealth of Australia represented by Department of Agriculture, Water and the Environment.

Upon completion the project has a remaining capital budget allocation of over $0.25m with the final balance being presented in the upcoming quarterly project reporting.

With the Project now formally completed, the Goolwa Wharf Precinct is now back under operational management and no further capital work is planned at this stage. As such Administration are finalising grant payments and acquittals.

Financial Implications

In accordance with the Alexandrina Council's Adopted Budget / Long Term Financial Plan, the financial implications of adopting this recommendation are considered Low.

Risk Implications

In accordance with Alexandrina Council's Risk Assessment Matrix, the risk of adopting this recommendation is considered Low.

Attachments

Attachment 1 – Option D Enhanced Plan

Attachment 1 - Option D Enhanced Plan

Attachment 3 - Option D - Enhanced Plan

