

Goolwa Wharf Precinct Project

Alexandrina Council Briefing – Part 2

Concept Master Plan Options

28 February 2022

“A place to experience a vibrant riverfront township enriched with culture and history”



Goolwa Wharf Precinct Project

The information provided in this workshop is to assist Elected Members in making a decision at a future Council Meeting on a preferred design option to progress to deliver a revitalised Goolwa Wharf Precinct.

The recommended Option as presented on 21 February and in these slides are based on independent expert advice and detailed analysis (on balance) with feedback received from key stakeholders and the community.

The final report to Council will offer a range of options for their consideration and choice.

Goolwa Wharf Precinct...

Improved public accessibility and connectivity, businesses and community events, encouraging innovative diverse and flexible open spaces and environments that foster activation, economic activity and a variety of engaging experiences and opportunities within the Precinct



Goolwa Wharf Precinct Project

Draft Master Plan

The development of the Goolwa Wharf Precinct (Concept Master Plan) compliments the unique heritage character of the site. The **rich heritage fabric is preserved and enhanced, and the historical context is amplified** to create a world-class waterfront tourist destination.

The **legacy of ad-hoc infrastructure upgrades over the last fifty years has been addressed**. The Concept Master Plan explores the potential of replacing heavily engineered roads with paved shared-use spaces, reclaiming open space, repairing the wharf, and removing and replacing ill-conceived building additions.

Principles such as **replace, repair, renew and conserve** have been continually applied during the development of the Concept Master Plan. This ensures that every planning and design decision **focuses on the heritage significance** of the Precinct.

The **recommendations of the Master Plan are measured and responsive**. Changes are recommended where necessary, and every effort has been made to retain the existing features that reinforce that heritage character of the Precinct.

DRAFT MASTERPLAN (A)

KEY OUTCOMES

- CONTINUOUS WATERFRONT OPEN SPACE
- PEDESTRIAN PRIORITY THROUGHOUT WHARF
- INCREASE WATERFRONT ACTIVATION (NEW BUSINESS OPPORTUNITIES FOR WHARF SHED)
- CONSOLIDATION OF CAR PARKING (TOTAL OF 148)
- NEW FACILITY FOR THE PS OSCAR W BOAT AND VOLUNTEERS
- MARKETS IN JARALDE PARK OR OPPORTUNITY TO LOCATE IN WATERFRONT OPEN SPACE
- EXPANSION OF WIFI
- NEW WAYFINDING SIGNAGE
- NEW LIGHTING
- 11,000M2 GREEN SPACE AND 1,000 M2 PUBLIC REALM

- ACCESSIBLE CAR PARKS
- LOADING ZONES

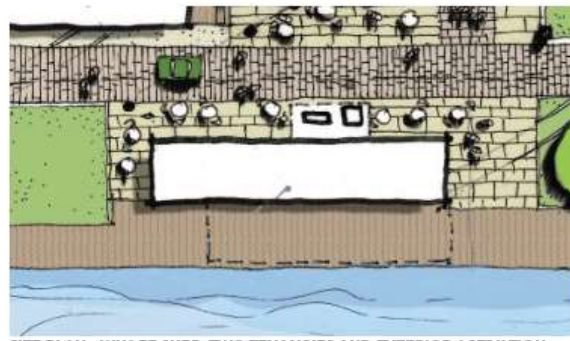
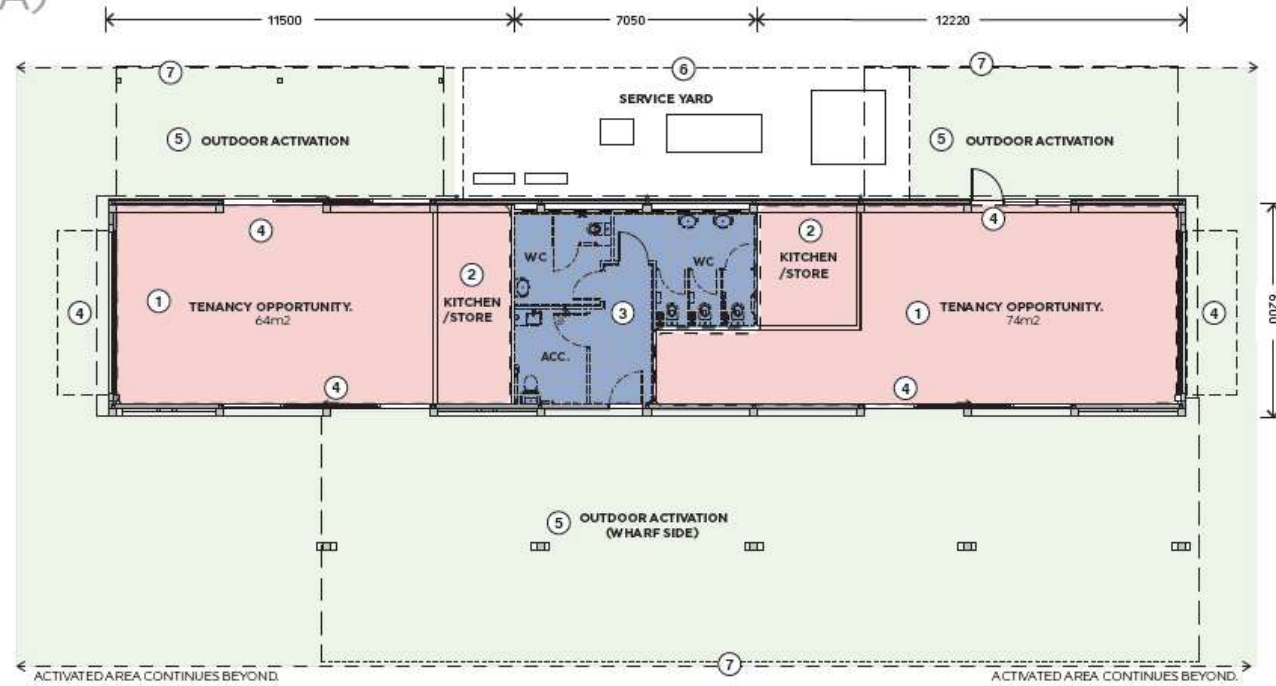


1. NEW STATION CAR PARK (ASPHALT)
2. NEW ENTRANCE PLAZA TO STATION AND NEW TOILET
3. REPURPOSING PART OF JARALDE PARK TO PROVIDE CAR PARKING ENABLING MORE GREEN SPACE AND GREATER CONNECTION TO THE WATERFRONT.
4. BEYOND ACCESS TO THE RSL AND VISITORS INFORMATION CENTRES, ONE WAY ALONG CUTTING ROAD WITH NEW 3 METRE PATHWAY FOR PEDESTRIANS AND CYCLISTS
5. CONNECTION OF THE PRECINCT TO GOOLWA MAINSTREET
6. PLATFORM CONNECTION AND PEDESTRIAN CROSSING
7. INTERNAL AND EXTERNAL IMPROVEMENTS TO SIGNAL POINT BUILDING AND BETTER INTEGRATION WITH THE PRECINCT
8. NEW 30M MAST WITH LIGHTING
9. NEW DEDICATED BUILDING FOR VOLUNTEERS TO SUPPORT THE OPERATION AND MAINTENANCE OF THE PS OSCAR W (9A - RELOCATION OF THE MOORING OF THE PS OSCAR W BOAT)
10. POTENTIAL RELOCATION OF DART AS MARITIME ARTEFACT (PART OF FUTURE WOODEN BOAT STRATEGY)
11. ADDITIONAL OPEN SPACE TO SUPPORT OUTDOOR DINING, POP UPS, COMMUNITY EVENTS/FESTIVALS
12. NEW OPEN SPACE AND EVENT SPACE
13. FORMALISATION OF RAIL CORRIDOR WITH FENCING TO IMPROVE SAFETY FOR PEDESTRIANS AND VEHICLES
14. REFURBISHMENT OF THE WHARF SHED TO MAINTAIN HERITAGE VALUES AND PROVIDE ADDITIONAL BUSINESS OPPORTUNITIES
15. SHARED USE OF WHARF ROAD FOR PEDESTRIANS, CYCLISTS AND VEHICLES (LOW SPEED AND NO KERBS)
16. EXISTING PLAYGROUND
17. FORMALISATION OF CAR PARKING AT AMELIA PARK
18. REFURBISHMENT OF THE WHARF
19. IMPROVED PEDESTRIAN AND CYCLE LINKAGES TO AND THROUGHOUT THE PRECINCT AND BEYOND
20. SOLAR PANELS AND CANOPY TO REAR OF BUILDING ACCESS
21. NEW RAIL CROSSING PEDESTRIAN MAZES
22. CONNECTION TO MARINA (FOR SMALLER BOATS TO ACCESS WHARF PRECINCT)
23. CONNECTION TO CHART ROOM

DRAFT MASTERPLAN (A)

WHARF SHED

1. TWO NEW HOSPITALITY/RETAIL TENANCIES TO WHARF SHED.
2. KITCHEN/STORE PROVISIONS.
3. NEW AMENITIES WITHIN WHARF SHED FOOTPRINT.
4. IMPROVED ACCESS TO OUTDOOR AREAS.
5. OUTDOOR AREAS ACTIVATED.
6. VISUAL SCREENING TO EXISTING SERVICE YARD.
7. EXISTING CANOPIES RETAINED.



SITE PLAN - WHARF SHED, TWO TENANCIES AND EXTERIOR ACTIVATION.

ARTIST IMPRESSION

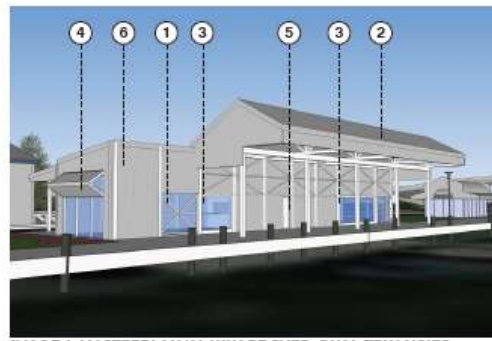


IMAGE 1: MASTERPLAN 'A' WHARF SHED, DUAL TENANCIES (WHARF SIDE).

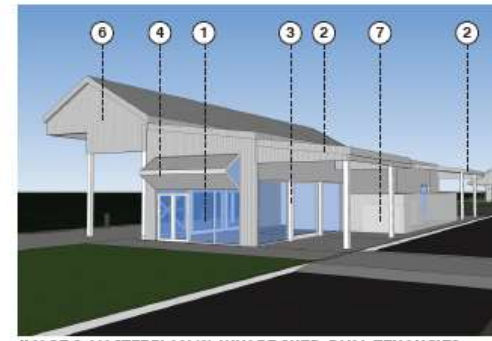


IMAGE 2: MASTERPLAN 'A' WHARF SHED, DUAL TENANCIES (WHARF ROAD SIDE).

1. NEW GLAZING
2. RETAIN CANOPIES.
3. INCREASED ACCESS VIA SLIDING DOORS.
4. PANEL LIFT DOOR
5. CENTRAL WC ACCESS.
6. REPLACE CLADDING WITH NEW GALV. METAL SHEETING.
7. SCREEN TO SERVICE YARD.

DRAFT MASTERPLAN (A)

NEW OSCAR W. VOLUNTEERS BUILDING.

1. WC AMENITIES PROVIDED FOR PUBLIC USE.
2. BACK OF HOUSE/MEETING/LUNCH ROOM WITH KITCHENETTE FACILITIES..
3. 2 WAY TICKET BOOTH (INTERNAL AND EXTERNAL)
4. MUSEUM AND MEMORIBILIA.
5. WORKSHOP AND STORE.
6. ACCESS FOR UNLOADING WOOD.



SITE PLAN - OSCAR W. VOLUNTEERS NEW BUILDING.

ARTIST IMPRESSION

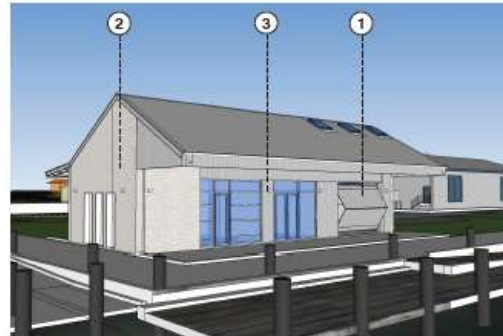


IMAGE 1: MASTERPLAN 'A' OSCART W NEW FACILITY (WHARF SIDE).

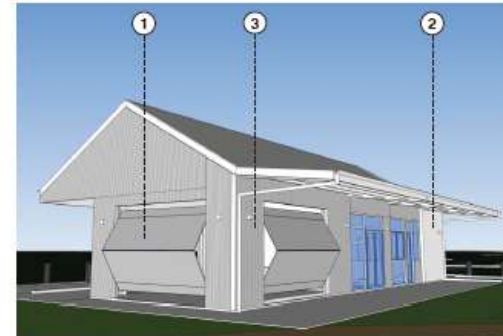


IMAGE 2: MASTERPLAN 'A' OSCART W NEW FACILITY (WHARF ROAD SIDE).

1. PANEL LIFT DOORS TO ALLOW EASE OF ACCESS FOR LOADING/ UNLOADING.
2. PUBLIC USE WC.
3. CLADDING TO MATCH WHARF SHED.





Goolwa Wharf Precinct Project – Consultation Outcomes

- 29 meetings were held with key stakeholders throughout the period of May to September 2021 - understand key stakeholder matters, constraints and challenges, and opportunities.
- Important discussions and information used in the planning and development of the design
- [Option A Concept Master Plan](#) used for community and stakeholder consultation (23 September to 22 October 2021)
- Outcomes presented to Council at Briefing 22 November and Report at Council Meeting 20 December 2021
- Community response was comprised:
 - 601 completed feedback forms
 - Over 50 people attended the Village Conversation
 - Over 250 people attended the Community Open Day
 - 3 presentations to Boards / Committees; and
 - 37 written feedback
- Project team presented to SteamRanger Heritage Railway, Cittaslow Markets and Rotary Club Encounter Bay (Goolwa Wharf Markets)
- Petitions received - 22 November Council Meeting

Goolwa Wharf Precinct Project – Consultation Outcomes

On Balance, responses demonstrate that most features of the Draft Master Plan are supported:

- **67% support** ‘the creation of a premier waterfront destination that celebrates its unique cultural heritage’
- **63% support** ‘improvements to traffic flow and accessibility for pedestrians and cyclists’
- **63% support** the ‘refurbishment of the Wharf Shed to maintain its heritage values and provide additional business opportunities
- **71% support** ‘improvements to Signal Point including heating/cooling and creation of useable flexible spaces’
- **56% support** ‘the provision of new green and other open spaces that support outdoor dining, markets, festivals and events’. 36% do not support. Comparatively, a good level of support.
- **49%** do not support ‘creation of a new dedicated building for volunteers and relocation of the boat’, and **46%** of support. Divided response linked to relocation of the boat and perceived historical disconnect from the wharf shed
- **56%** do not support ‘consolidation of car parking into a purpose built location’ and **40%** support. Linked to perceived relocation of markets and loss of parking near Hectors
- Petitions showed the same sentiments as the concerns raised above (dedicated building for volunteers and relocation of the boat, parking in Jaralde Park and perceived relocation of the Markets)

Goolwa Wharf Precinct Project – Options

- Design Options developed
- Responds to ALL community and stakeholder feedback received:
- **OPTION B:**
 1. removal of car park in Jaralde Park
 2. add 2hr timed parallel parking on the Amelia Park roadway (adjacent Hectors)
- **OPTION C:**

Same as Option B, and

 1. No new building for Oscar W Volunteers at the South end of the Wharf.
 2. Maintaining the new retail/business opportunity on the north side of wharf shed
 3. Maintaining Oscar W Volunteers residing in the south side of the Wharf Shed

DRAFT PLAN (B)

KEY OUTCOMES

- CONTINUOUS WATERFRONT OPEN SPACE
- PEDESTRIAN PRIORITY ALONG THE WHARF
- INCREASE WATERFRONT ACTIVATION (NEW BUSINESS OPPORTUNITIES FOR WHARF SHED)
- REDUCED CAR PARKING IN THE PRECINCT (TOTAL OF 107)
- NEW FACILITY FOR THE PS OSCAR W BOAT AND VOLUNTEERS
- MARKETS IN JARALDE PARK
- EXPANSION OF WIFI
- NEW WAYFINDING SIGNAGE
- NEW LIGHTING
- 12,750 M2 GREEN SPACE AND 1,000 M2 PUBLIC REALM

- ACCESSIBLE CAR PARKS
- LOADING ZONES



1. NEW STATION CAR PARK (ASPHALT)
2. NEW ENTRANCE PLAZA TO STATION AND NEW TOILET
3. JARALDE PARK AND RETENTION OF MARKETS WITH INCREASED AMENITY WITH A SHELTER AND FOOTPATH CONNECTIONS
4. BEYOND ACCESS TO THE RSL AND VIC, ONE WAY ALONG CUTTING ROAD WITH NEW 3 METRE PATHWAY FOR PEDESTRIANS AND CYCLISTS
5. CONNECTION OF THE PRECINCT TO GOOLWA MAIN STREET
6. PLATFORM CONNECTION AND PEDESTRIAN CROSSING
7. INTERNAL AND EXTERNAL IMPROVEMENTS TO SIGNAL POINT BUILDING AND BETTER INTEGRATION WITH THE PRECINCT
8. NEW 30M MAST WITH LIGHTING
9. NEW DEDICATED BUILDING FOR VOLUNTEERS TO SUPPORT THE OPERATION AND MAINTENANCE OF THE PS OSCAR W (9A - RELOCATION OF THE MOORING OF THE PS OSCAR W BOAT)
10. POTENTIAL RELOCATION OF DART AS MARITIME ARTEFACT (PART OF FUTURE WOODEN BOAT STRATEGY)
11. ADDITIONAL OPEN SPACE TO SUPPORT OUTDOOR DINING, POP UPS, COMMUNITY EVENTS/FESTIVALS
12. NEW OPEN SPACE AND EVENT SPACE
13. FORMALISATION OF RAIL CORRIDOR TO IMPROVE SAFETY
14. REFURBISHMENT OF THE WHARF SHED TO MAINTAIN ITS HERITAGE VALUES AND PROVIDE ADDITIONAL BUSINESS OPPORTUNITIES
15. SHARED USE OF WHARF ROAD FOR PEDESTRIANS, CYCLISTS AND VEHICLES (LOW SPEED AND NO KERBS)
16. ACCESS ROAD WITH SHORT TERM (2HR) PARALLEL PARKING (9 SPACES INCLUDING 2 ACCESSIBLE PARKS)
17. EXISTING PLAYGROUND
18. FORMALISATION OF CAR PARKING AT AMELIA PARK (16 SPACES)
19. REFURBISHMENT OF THE WHARF
20. ADDITIONAL PARKING ON PORTER ROAD (SUBJECT TO HARBOUR MASTERS DEVELOPMENT)
21. SOLAR PANELS AND CANOPY TO REAR OF BUILDING ACCESS
22. IMPROVED PEDESTRIAN AND CYCLE LINKAGES TO AND THROUGHOUT THE PRECINCT AND BEYOND
23. NEW RAIL CROSSING PEDESTRIAN MAZES
24. CONNECTION TO MARINA (FOR SMALLER BOATS TO ACCESS WHARF PRECINCT)
25. CONNECTION TO CHART ROOM



DRAFT PLAN (C)

KEY OUTCOMES

- CONTINUOUS WATERFRONT OPEN SPACE (EXCLUDING AMELIA ROAD)
- PEDESTRIAN PRIORITY ALONG THE WHARF
- REDUCED WATERFRONT ACTIVATION (SINGLE BUSINESS OPPORTUNITY IN THE WHARF SHED)
- REDUCED CAR PARKING IN THE PRECINCT (TOTAL OF 127)
- OSCAR W VOLUNTEERS REMAIN IN THE WHARF SHED (SOUTH END)
- MARKETS IN JARALDE PARK
- EXPANSION OF WIFI
- NEW WAYFINDING SIGNAGE
- NEW LIGHTING
- 12,850 M2 GREEN SPACE AND 1,000 M2 PUBLIC REALM

- ACCESSIBLE CAR PARKS
- LOADING ZONES



1. NEW STATION CAR PARK (ASPHALT)
2. NEW ENTRANCE PLAZA TO STATION AND NEW TOILET
3. JARALDE PARK AND RETENTION OF MARKETS WITH INCREASE AMENITY AND ADDITIONAL SHELTERS AND FOOTPATH CONNECTIONS.
4. BEYOND ACCESS TO THE RSL AND VIC, ONE WAY ALONG CUTTING ROAD WITH NEW 3 METRE PATHWAY FOR PEDESTRIANS AND CYCLISTS
5. CONNECTION OF THE PRECINCT TO GOOLWA MAIN STREET
6. PLATFORM CONNECTION AND PEDESTRIAN CROSSING
7. INTERNAL AND EXTERNAL IMPROVEMENTS TO SIGNAL POINT BUILDING AND BETTER INTEGRATION WITH THE PRECINCT
8. NEW 30M MAST WITH LIGHTING
9. FUTURE DEVELOPMENT OPPORTUNITY
10. RETENTION OF OSCAR W VOLUNTEERS AND SCREEN TO NEW SERVICE YARD (10A PS OSCAR W RELOCATED TO SOUTHERN END OF WHARF SHED)
11. ADDITIONAL OPEN SPACE TO SUPPORT OUTDOOR DINING, POP UPS, COMMUNITY EVENTS/FESTIVALS
12. NEW OPEN SPACE AND EVENT SPACE
13. FORMALISATION OF RAIL CORRIDOR WITH FENCING TO IMPROVE SAFETY
14. REFURBISHMENT OF THE WHARF SHED TO PROVIDE ADDITIONAL BUSINESS OPPORTUNITIES
15. SHARED USE OF WHARF ROAD FOR PEDESTRIANS, CYCLISTS AND VEHICLES (LOW SPEED AND NO KERBS)
16. ACCESS ROAD WITH SHORT TERM (2HR) PARALLEL PARKING (9 SPACES INCLUDING 2 ACCESSIBLE PARKS)
17. EXISTING PLAYGROUND
18. FORMALISATION AND ENLARGEMENT OF CAR PARKING AT AMELIA PARK (21 SPACES)
19. REFURBISHMENT OF THE WHARF
20. IMPROVED PEDESTRIAN AND CYCLE LINKAGES TO AND THROUGHOUT THE PRECINCT AND BEYOND
21. SOLAR PANELS AND CANOPY TO REAR OF BUILDING ACCESS
22. ADDITIONAL PARKING ON PORTER ROAD (SUBJECT TO HARBOUR MASTERS DEVELOPMENT)
23. NEW RAIL CROSSING PEDESTRIAN MAZES
24. CONNECTION TO MARINA (FOR SMALLER BOATS TO ACCESS WHARF PRECINCT)
25. CONNECTION TO CHART ROOM
26. POTENTIAL RELOCATION OF DART AS MARITIME ARTEFACT (PART OF FUTURE WOODEN BOAT STRATEGY)

DRAFT PLAN (C)

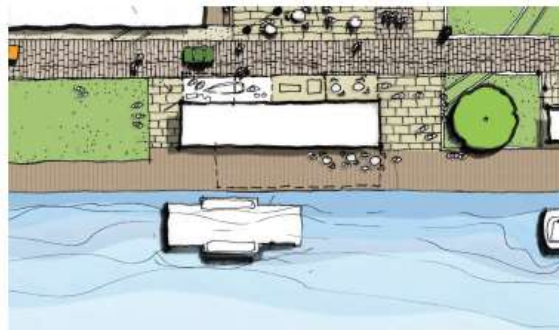
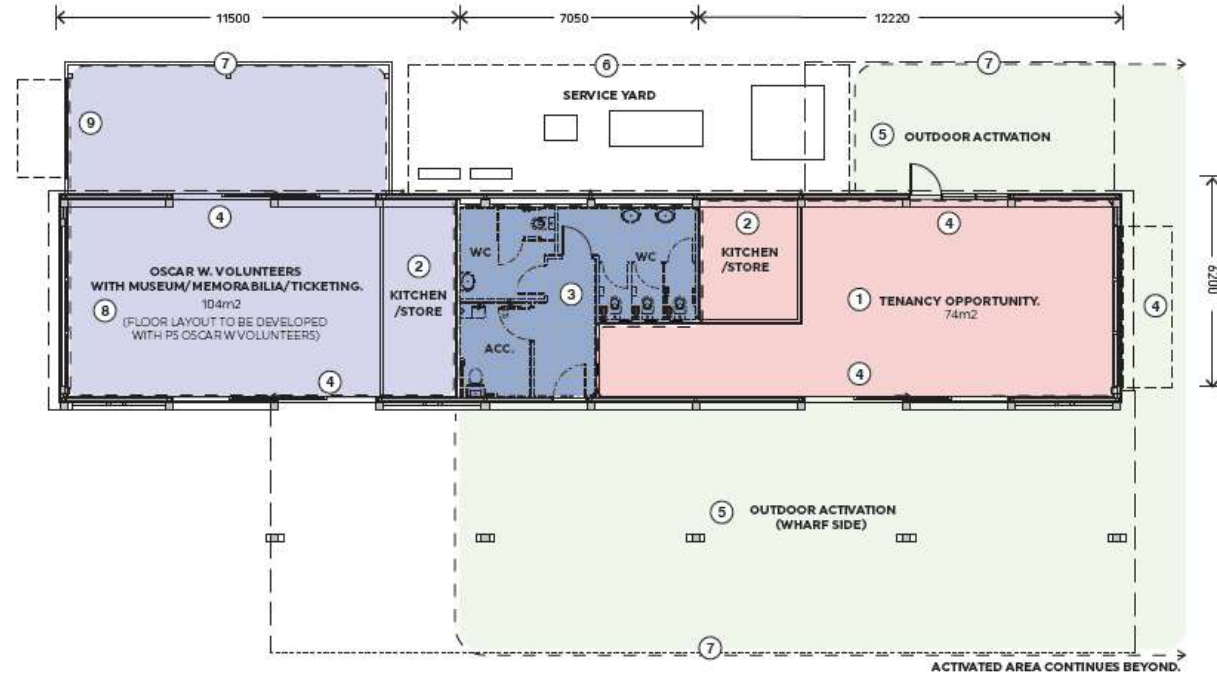


1. NEW STATION CAR PARK (ASPHALT)
2. NEW ENTRANCE PLAZA TO STATION AND NEW TOILET
3. **JARALDE PARK AND RETENTION OF MARKETS WITH INCREASE AMENITY AND ADDITIONAL SHELTERS AND FOOTPATH CONNECTIONS.**
4. BEYOND ACCESS TO THE RSL AND VIC, ONE WAY ALONG CUTTING ROAD WITH NEW 3 METRE PATHWAY FOR PEDESTRIANS AND CYCLISTS
5. CONNECTION OF THE PRECINCT TO GOOLWA MAIN STREET
6. PLATFORM CONNECTION AND PEDESTRIAN CROSSING
7. INTERNAL AND EXTERNAL IMPROVEMENTS TO SIGNAL POINT BUILDING AND BETTER INTEGRATION WITH THE PRECINCT
8. NEW 30M MAST WITH LIGHTING
9. **FUTURE DEVELOPMENT OPPORTUNITY**
10. **RETENTION OF OSCAR W VOLUNTEERS AND SCREEN TO NEW SERVICE YARD (10A PS OSCAR W RELOCATED TO SOUTHERN END OF WHARF SHED)**
11. **ADDITIONAL OPEN SPACE TO SUPPORT OUTDOOR DINING, POP UPS, COMMUNITY EVENTS/FESTIVALS**
12. NEW OPEN SPACE AND EVENT SPACE
13. FORMALISATION OF RAIL CORRIDOR WITH FENCING TO IMPROVE SAFETY
14. **REFURBISHMENT OF THE WHARF SHED TO PROVIDE ADDITIONAL BUSINESS OPPORTUNITIES**
15. SHARED USE OF WHARF ROAD FOR PEDESTRIANS, CYCLISTS AND VEHICLES (LOW SPEED AND NO KERBS)
16. **ACCESS ROAD WITH SHORT TERM (2HR) PARALLEL PARKING (9 SPACES INCLUDING 2 ACCESSIBLE PARKS AND 5 PARKS FOR FUTURE DEVELOPEMENT)**
17. EXISTING PLAYGROUND
18. FORMALISATION AND ENLARGEMENT OF CAR PARKING AT AMELIA PARK (21 SPACES)
19. REFURBISHMENT OF THE WHARF
20. IMPROVED PEDESTRIAN AND CYCLE LINKAGES TO AND THROUGHOUT THE PRECINCT AND BEYOND
21. SOLAR PANELS AND CANOPY TO REAR OF BUILDING ACCESS
22. ADDITIONAL PARKING ON PORTER ROAD (SUBJECT TO HARBOUR MASTERS DEVELOPMENT)
23. NEW RAIL CROSSING PEDESTRIAN MAZES
24. CONNECTION TO MARINA (FOR SMALLER BOATS TO ACCESS WHARF PRECINCT)
25. CONNECTION TO CHART ROOM
26. POTENTIAL RELOCATION OF DART AS MARITIME ARTEFACT (PART OF FUTURE WOODEN BOAT STRATEGY)

DRAFT MASTERPLAN (C)

WHARF SHED

1. NEW HOSPITALITY/RETAIL TENANCY TO NORTH END.
2. KITCHEN STORE PROVISIONS.
3. NEW AMENITIES WITHIN WHARF SHED.
4. IMPROVED ACCESS TO OUTDOOR AREAS.
5. OUTDOOR ACTIVATED AREAS.
6. VISUAL SCREENING TO EXISTING SERVICES YARD.
7. EXISTING CANOPIES RETAINED.
8. OSCAR W. LOCATED WITHIN WHARF SHED.
9. PANEL LIFT DOOR AND ENCLOSED WORKING AREA.



ARTIST IMPRESSION

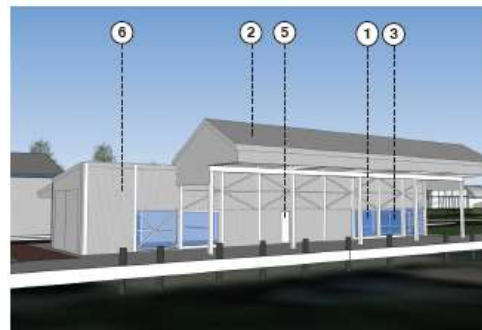


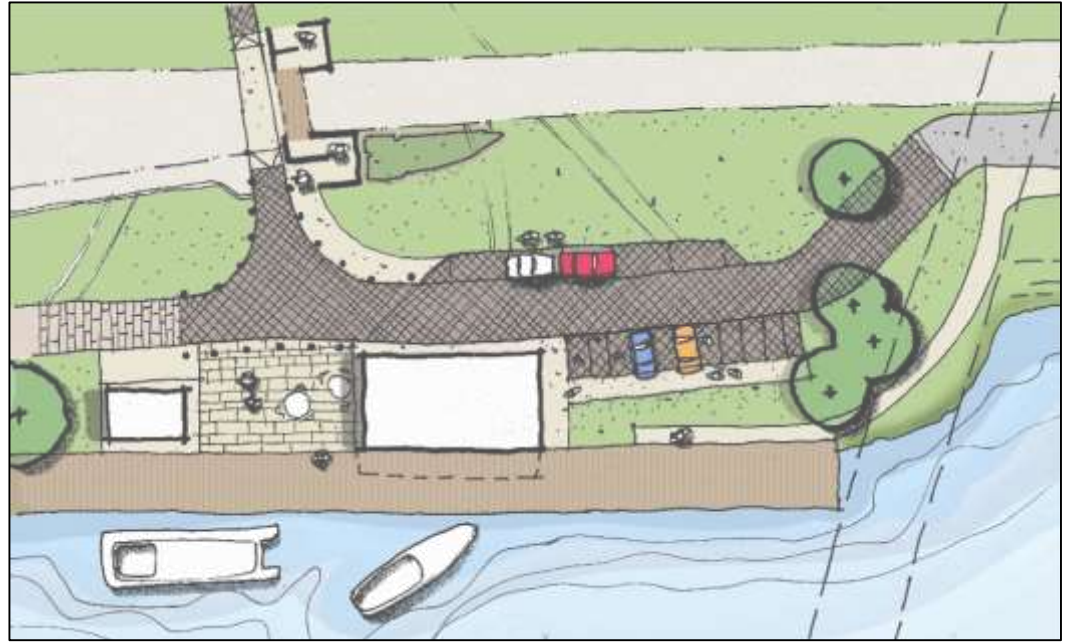
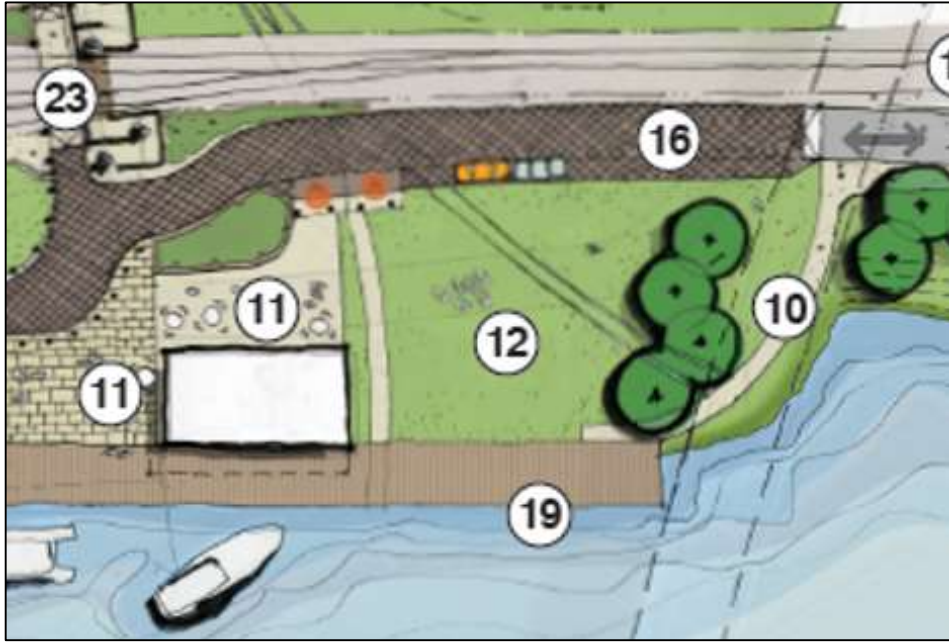
IMAGE 1: MASTERPLAN 'C' WHARF SHED, OSCAR W. VOLUNTEERS TO SOUTHERN END WHARF SHED (WHARF SIDE).



IMAGE 2: MASTERPLAN 'C' WHARF SHED, BUILT FABRIC UPDATES FOR TENANCY (WHARF ROAD SIDE).

1. NEW GLAZING
2. RETAIN CANOPIES.
3. INCREASED ACCESS VIA SLIDING DOORS.
4. PANEL LIFT DOOR
5. CENTRAL WC ACCESS.
6. REPLACE CLADDING WITH NEW GALV. METAL SHEETING.
7. SCREEN TO SERVICE YARD.

Goolwa Wharf Precinct Project – Car Park Sub-option (near Hector's)



DRAFT PLAN (D)

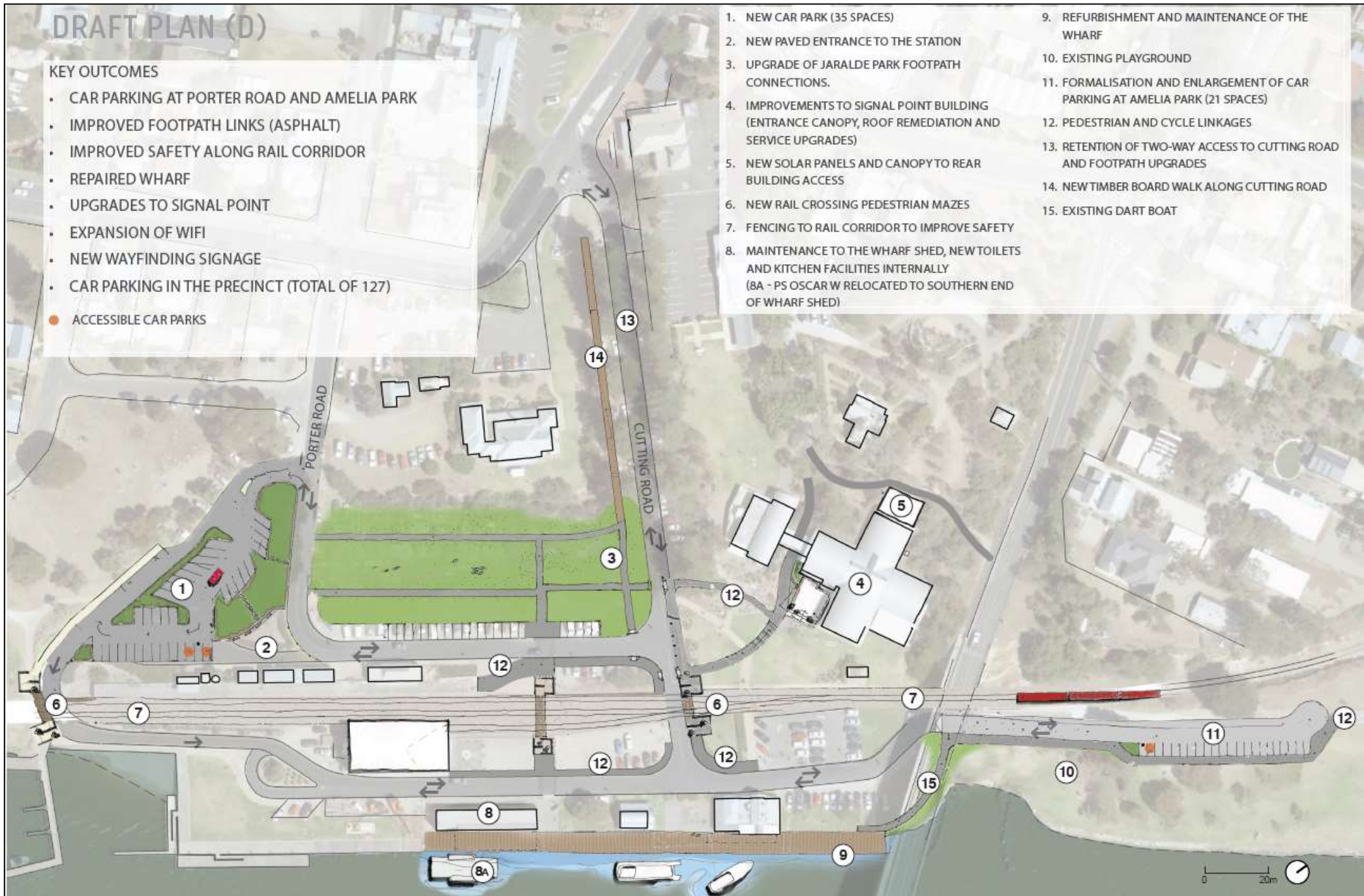
KEY OUTCOMES

- CAR PARKING AT PORTER ROAD AND AMELIA PARK
- IMPROVED FOOTPATH LINKS (ASPHALT)
- IMPROVED SAFETY ALONG RAIL CORRIDOR
- REPAIRED WHARF
- UPGRADES TO SIGNAL POINT
- EXPANSION OF WIFI
- NEW WAYFINDING SIGNAGE
- CAR PARKING IN THE PRECINCT (TOTAL OF 127)

● ACCESSIBLE CAR PARKS

1. NEW CAR PARK (35 SPACES)
2. NEW PAVED ENTRANCE TO THE STATION
3. UPGRADE OF JARALDE PARK FOOTPATH CONNECTIONS.
4. IMPROVEMENTS TO SIGNAL POINT BUILDING (ENTRANCE CANOPY, ROOF REMEDIATION AND SERVICE UPGRADES)
5. NEW SOLAR PANELS AND CANOPY TO REAR BUILDING ACCESS
6. NEW RAIL CROSSING PEDESTRIAN MAZES
7. FENCING TO RAIL CORRIDOR TO IMPROVE SAFETY
8. MAINTENANCE TO THE WHARF SHED, NEW TOILETS AND KITCHEN FACILITIES INTERNALLY (8A - PS OSCAR W RELOCATED TO SOUTHERN END OF WHARF SHED)

9. REFURBISHMENT AND MAINTENANCE OF THE WHARF
10. EXISTING PLAYGROUND
11. FORMALISATION AND ENLARGEMENT OF CAR PARKING AT AMELIA PARK (21 SPACES)
12. PEDESTRIAN AND CYCLE LINKAGES
13. RETENTION OF TWO-WAY ACCESS TO CUTTING ROAD AND FOOTPATH UPGRADES
14. NEW TIMBER BOARD WALK ALONG CUTTING ROAD
15. EXISTING DART BOAT



Goolwa Wharf Precinct Project – Costs

	Option A (\$m)	Option B (\$m)	Option C (\$m)	Option D (\$m)
Project Cost	14.76	14.26	13.73	9.42
Contingency Allowance	1.25	1.20	1.15	0.78
TOTAL	16.01	15.46	14.89	10.20
Economic Benefit	\$120m	\$120m	\$80m	\$35m
Benefit – Cost Ratio	1.22	1.23	1.22	1.01
Jobs	142	142	95	40

- Informed financial decision-making – look at both cost and economic benefits / return
- Cost is based on building the project in its entirety i.e. in one go
- Staged approach (or delivery over several years) typically attracts 20% - 30% premium i.e. cost would be in excess of \$20m

Goolwa Wharf Precinct Project – Costs

- **Option D (\$10.2m) vs Original Project Scope (\$7.5m)... 27% increase**
 - Original estimate is in 2019 dollars (no indexation)
 - Covid19 impacts on the economy
 - Significant amount of construction works occurring in the market (increased demands on Contractors)
 - Supply chain and logistical issues – cost of labour, plant and materials up by 30%
 - Project has evolved:
 - Responds to Council’s aspirations and objectives.
 - Learnings and new information generated through the design-development phase
 - Desk-top and field investigations to adhere to statutory and non-statutory requirements
 - Learnings and feedback through the extensive stakeholder engagement and consultation
 - A complete and fully integrated design that is ‘shovel ready’ for immediate delivery
- Council is committed to delivering Option D as the minimum at \$10.2M - asset renewals and minor upgrades to the Precinct.

Goolwa Wharf Precinct Project – Recommendation

Preferred Option

Option B - \$14.26m (plus \$1.20m contingency)

- Delivers on the Grant Application
- Delivers on Council's Aspiration for delivering a revitalised Goolwa Wharf Precinct
- Responds to all of the Objectives in the Roadmap to Revitalisation Goolwa Wharf Placemaking Strategy (2020)
- Delivers an enhanced public realm upgrade and building improvements to fully activate the Precinct
- Adapts best practice placemaking principles to increase tourism, realise economic uplift and benefits, deliver on stakeholder and community needs and contemporary visitor expectation
- Responds to all consultation outcomes
- Proven significant economic benefits to Alexandrina LGA (circa \$120m contribution to the LGA economy and 142 jobs)

Viable Option

Option C - \$13.73m (plus \$1.15m contingency)

Similar to Option B, but some shortcomings for consideration:

- Forgoes hospitality / retail tenancy opportunity in south end of Wharf Shed (reduced income stream for Council).
- Relinquishes on the creation of the new PS Oscar W identity (no new dedicated building).
- Lower economic benefits for the community and ongoing jobs (circa \$80m contribution to the LGA economy and 95 jobs).

Goolwa Wharf Precinct Project – Funding Strategy

- Current budget is \$7.5m budget (based on the 2019 costed project)
- Ratepayers contribute \$2.5m towards the current budget (remaining \$5m by State and Federal Governments).
- Option D (re-set of original scope works) is now \$10.20m – committed to deliver
- Return of external funds is not an option - Council will need to pay for essential asset renewal works in its entirety (circa \$8.5M)
- Co-contribution model: 25% Local Government and 25% State Government funding to attract 50% Federal Government funding (initial discussions have indicated an appetite to fund, and the Project has a high benefit-cost of 1.23)
- To realise the full potential of Options B or C requires an extra \$1.85m to \$1.99m, compared to \$1.35m for Option D
- This equates to \$500k to \$640k extra-over for Option B or C compared to Option D – You will get a superior outcome for the Goolwa Wharf Precinct
- For Option B - new PS Oscar W volunteers' facility is around \$375k. Council co-contribution would only be \$95k (part of the \$640k)
- Fund by borrowing at 2.2% interest rate
- Equates to 0.12% rate adjustment and an increase on Council's annual operating budget of approx. \$43k
- A modest investment over the longer term to achieve such strong economic and generational benefits for the Community & Council

Goolwa Wharf Precinct Project – Funding Strategy

	Option B (\$m)	Option C (\$m)	Option D (\$m)	
Existing Budget	7.50	7.50	7.50	
Project Cost (incl contingency)	15.46	14.89	10.20	
Variance:	7.96	7.39	2.70	
FINANCIAL CONTRIBUTIONS	Federal Government	3.98	3.69	-
	State Government	1.99	1.85	1.35*
	Council	1.99	1.85	1.35
	Extra Over Cost	\$640k	\$500k	0

*Due to quantum and scale and lack of economic benefit, it is unlikely both tiers of Government would further fund.

Goolwa Wharf Precinct Project – Summary

- Progress Option B - \$14.26m (plus \$1.20m contingency)
- This is a 'shovel ready' Project, backed by a full business case, advanced design and analyses (it can progress to procurement and construction reasonably quickly).
- Deliver Council's aspiration to create and activate a revitalised Goolwa Wharf Precinct
- Enhance & preserve its rich Early Settler and Ngarrindjeri heritage through recognition and 'replace, repair, renew and conserve'
- Realise significant economic benefits to the Alexandrina Council, local business and community (circa \$120m contribution to the LGA economy and 142 ongoing jobs)
- Progress co-contribution: 25% Local Government + 25% State Government funding to attract 50% Federal Government funding (Project has a high Benefit / Cost = 1.23)
- Commit to fund \$1.99m compared to \$1.35m for Option D (only \$640k extra-over)
- Option B provides \$50k rental return (Option C provides \$25k – forgoes 50% income)
- Fund by borrowing at 2.2% IR
- Modest investment over the longer term to achieve such strong economic and generational benefits for the Community & Council

A vibrant place of cultural and environmental significance; activated with events, arts and places that provide a launch pad for entrepreneurs to invest in the precinct, and one which encourages locals and tourists to stay and explore the region further



*“A place to experience
a vibrant riverfront
township enriched
with culture and
history”*

*[Developed and approved
by Alexandrina Council at
their Meeting on 20
September 2021]*



Goolwa Wharf Precinct Project – Comparative Summary

	OPTION A	OPTION B	OPTION C	OPTION D
Project Cost (including Contingency)	16.01	15.46	14.89	10.20
Economic Benefit to the Alexandrina Council Area and Community	\$120m	\$120m	\$80m	\$35m
Benefit – Cost Ratio (the higher the BCR the better the investment)	1.22	1.23	1.22	1.01
Jobs	142	142	95	40
Council Contribution (co-contribution - Council, State, Commonwealth)	\$2.13m	\$1.99m	\$1.85m	\$1.35m
Extra-over Cost (compared to Option D)	\$780k	\$640k	\$500k	\$0
Project Scope Item:				
Precinct Activation - Enhanced Amenity, Public Realm, Pathways and Connectivity, Creation of Plaza Areas and Open Space (to support outdoor dining, picnicking, community events)	✓	✓	✓	-
Retail / Hospitality Businesses in Wharf Shed (North & South Sides)	✓	✓	-	-
Purpose built & dedicated new facility for the Friends of the Oscar W (relocation of boat to south end)	✓	✓	- (1)	-
Car Park adjacent Hectors on Wharf Business	-	✓	✓	✓
Car Park at Jaralde Park	✓	-	-	-
Car Parks at Porter Street and Amelia Park	✓	✓	✓	✓
Lighting for Pedestrians, Cyclists and Cars (Smart Lights)	✓	✓	✓	-
Asset Renewals (essential maintenance works) – Wharf, Wharf Shed and Signal Point Gallery Roof	✓	✓	✓	✓
Signal Point Gallery Upgrades – heating/cooling system, solar panels, entrance canopy	✓	✓	✓	✓
New Amenities and 2 x New Kitchen Areas in Wharf Shed (removal of existing external non-compliant toilets)	✓	✓	✓	✓
CCTV (Security & Safety), Wi-Fi Expansion and Way-finding Signage	✓	✓	✓	✓
Essential Safety Improvements to Rail Corridor (boundary fencing and pedestrian crossing mazes)	✓	✓	✓	✓

(1) PS Oscar W in Wharf Shed (South Side) & Retail / Hospitality Business in Wharf Shed (North Side)