

## NOTICE OF MEETING

Notice is hereby given that an ordinary meeting of Council will be held via

### **Electronic Means in a Virtual Meeting Room**

The meeting will be live streamed via a link on our website:

<https://www.holdfast.sa.gov.au/council/council-meetings>

**Tuesday 12 May 2020 at 6.00pm**

Roberto Bria  
CHIEF EXECUTIVE OFFICER



## Ordinary Council Meeting Agenda

### 1. OPENING

*The Mayor will declare the meeting open at 6:00pm.*

### 2. KAURNA ACKNOWLEDGEMENT

*We acknowledge Kurna people as the traditional owners and custodians of this land.*

*We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kurna People today.*

### 3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

*The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.*

### 4. PRAYER

*Heavenly Father, we pray for your presence and guidance at our Council Meeting. Grant us your wisdom and protect our integrity as we carry out the powers and responsibilities entrusted to us on behalf of the community that we serve.*

### 5. APOLOGIES

5.1 Apologies Received

5.2 Absent

### 6. ITEMS PRESENTED TO COUNCIL

### 7. DECLARATION OF INTEREST

*If a Council Member has an interest (within the terms of the Local Government Act 1999) in a matter before the Council they are asked to disclose the interest to the Council and provide full and accurate details of the relevant interest. Members are reminded to declare their interest before each item.*

### 8. CONFIRMATION OF MINUTES

#### Motion

**That the minutes of the Ordinary Meeting of Council held on 28 April 2020 be taken as read and confirmed.**

Moved Councillor \_\_\_\_\_, Seconded Councillor \_\_\_\_\_

**Carried**

### 9. PUBLIC PRESENTATIONS

9.1 Petitions - Nil

9.2 Presentations - Nil

9.3 Deputations - Nil

**10. QUESTIONS BY MEMBERS**

- 10.1 **Without Notice**
- 10.2 **On Notice** - Nil

**11. MEMBER'S ACTIVITY REPORTS**

- 11.1 **Mayor's Activity Report for February 2020 to April 2020** (Report No: 112/20)

**12. MOTIONS ON NOTICE** - Nil**13. ADJOURNED MATTERS** - Nil**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

- 14.1 Information Report – Southern Region Waste Resource Authority – 3 February 2020 (Report No: 122/20)

**15. REPORTS BY OFFICERS**

- 15.1 Items in Brief (Report No: 114/20)
- 15.2 Appointment to Audit Committee (Report No: 113/20)
- 15.3 Glenelg Oval Stage 2 Masterplan Funding (Report No: 121/20)

**16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS**

*Presented for the information of Members is a listing of resolutions subject to formal resolutions, for Council and all Standing Committees, to adjourn or lay on the table items of Council business, for the current term of Council.*

**17. URGENT BUSINESS – Subject to the Leave of the Meeting**

- 17.1 Late Report – Proposed Shellfish Reef (Report No: 127/20)

**18. ITEMS IN CONFIDENCE**

- 18.1 Holdfast Tennis Club – Courts and Clubhouse Upgrade – Funding Request and Contract Award (Report No: 93/20)

Pursuant to Section 90(2) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- d. commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.

**19. CLOSURE**

**ROBERTO BRIA**  
**CHIEF EXECUTIVE OFFICER**

Item No: **11.1**

Subject: **MAYOR'S ACTIVITY REPORT FOR FEBRUARY 2020 TO APRIL 2020**

Date: 12 May 2020

Written By: Executive Assistant to the CEO and Mayor

General Manager: Chief Executive Officer

## SUMMARY

Presented for the information of Members is the Activity Report for the Mayor for February 2020 to April 2020.

## RECOMMENDATION

**That the Mayor's Activity Report for February 2020 to April 2020 be received and noted.**

## REPORT

Date	Activity	Location
****	Conducted various interviews with the media including print, radio and TV	
1/02/2020	Fat Boy Slim	
2/02/2020	Brighton and Seacliff Yacht Club 100 Years Launch	Upper deck Brighton and Seacliff Yacht Club
2/02/2020	Marilyn's Swim Guinness World Record to meet at 8am (no later than 8.30am)	Yester Avenue, Brighton, South Australia.
2/02/2020	Brighton Jetty Sculptures People's Award and draw our raffle	Stage at the Brighton Jetty Swim
3/02/2020	GAROC Mayors Lunch	Boardroom - Murray and Mallee Room. Ground Floor, 148 Frome Street Adelaide;
3/02/2020	GAROC Heritage Character Workshop - 3 February 2020	Boardroom - Murray and Mallee Room. Ground Floor, 148 Frome Street Adelaide;
4/02/2020	SA Coastal Strategy Steering Committee meeting	DEW: 81 Waymouth 7.5 Keith Walker Room (16)
4/02/2020	Workshop - Annual Business Plan and Budget Forecast	Brighton Civic Centre - Kingston Room
5/02/2020	JRMC BUDGET Meeting	Glenelg Library
5/02/2020	JRMC Meeting	Glenelg Library Meeting Room, Colley Terrace
7/02/2020	Judy Chappell	The Oyster Bar - 5 Holdfast Promenade, Glenelg SA 5045, Australia

8/02/2020	Brighton & Seacliff Yacht Club Centenary Regatta Launch	Brighton & Seacliff Yacht Club
10/02/2020	Meeting with Con Maios	
10/02/2020	Viola West is the eldest living ex Lady Mayoress of the Glenelg Council	Mayor's Parlour Glenelg Town Hall
11/02/2020	Pam Jackson	
11/02/2020	Amanda and CEO Agenda catch up	CEO's Office
11/02/2020	Pre - Council Workshop - Disability Access and Inclusion Workshop	Glenelg Town Hall - Chamber
11/02/2020	Council Meeting	Glenelg Town Hall - Council Chamber
12/02/2020	Meeting with Cr Abley	Sea fearing fools
12/02/2020	Birthday for Babies event - Still Aware	Partridge House
12/02/2020	JRMC Meeting	Glenelg Library
13/02/2020	5049 Volunteers Celebration event	Kingston House
14/02/2020	Probus lunch	
14/02/2020	Coast Protection Board Meeting	DEW:81 Waymouth 7.5 Keith Walker Room (16)
15/02/2020	Allity Somerton Park grand opening	7 Grainger Road Somerton Park
16/02/2020	Bangka Day Memorial Service	SA Women's Memorial Playing Fields Shepherds Hill Road St Marys
17/02/2020	Seacliff Joint Venture - Gasparin Group	Mayor's Office - 24 Jetty Road Brighton - Please ask for Leonie at reception
17/02/2020	CC Network Meeting	Mawson Room
18/02/2020	Workshop - Environment Strategy Workshop & Seacliff DPA	Brighton Civic Centre - Kingston Room
20/02/2020	Coast FM Interview	Studio
21/02/2020	Glenelg Town Hall Restoration - site visit,	Moseley Square
23/02/2020	FIL Your Cup	Summertown Studio 13 Paringa Ave Somerton Park
25/02/2020	Photo shoot - Lady Mawson shawls	Bay Discovery Centre
25/02/2020	Amanda and CEO Agenda catch up	CEO's Office
25/02/2020	Pre - Council Workshop - Shellfish Reef	Glenelg Town Hall - Chamber
25/02/2020	Council Meeting	Glenelg Town Hall - Chamber
27/02/2020	EOI - Chapel Street & Hindmarsh Lane pARTicipate Public Art Project	Mawson Room
28/02/2020	Cr John Smedley	Le Paris Plage - 73 Partridge Street, Glenelg South SA 5045, Australia
29/02/2020	Somerton Yacht Club	Somerton Yacht Club
3/03/2020	Workshop - (1) Outcome of recent Alwyndor Staff Culture Survey (2) Annual Business Plan and Budget- New Initiatives, Municipal Draft, Alwyndor	Brighton Civic Centre - Kingston Room
4/03/2020	JRMC Meeting	RM Glenelg Library
5/03/2020	1.5 Degrees Live! Guest Reader	Flinders University Plaza
6/03/2020	World Prayer Day service	The Anglican Parish of Glenelg St Peters Church 1 Torrens Square
10/03/2020	Amanda and CEO Agenda catch up	CEO's Office

10/03/2020	Pre - Council Workshop - Dunes Biodiversity Action Plan 2019-2024	Glenelg Town Hall - Chamber
10/03/2020	Council Meeting	Glenelg Town Hall - Council Chamber
11/03/2020	Special Council Meeting	Glenelg Town Hall - Chamber
11/03/2020	Documentary for the Restoration of the Glenelg Town Hall	Glenelg Town Hall
11/03/2020	Seawall Apartments Site - Proposed Chasecrown Development	City of Holdfast Bay Civic Centre 24 Jetty Road Brighton - Mawson Room
12/03/2020	ABC Radio Interview	
12/03/2020	Brighton Secondary School Leadership and Recognition Assembly	Brighton Secondary School front foyer from 8.45am
16/03/2020	SRWRA - MRF Announcement	SRWRA - on site
17/03/2020	Budget Workshop	Brighton Civic Centre - Kingston Room
19/03/2020	Coast FM Interview	VIA Phone
19/03/2020	Round Table discussion re Homelessness with Ministers - similar attendees to 7/11	Morphett Electorate Office, 4 Byron Street, Glenelg
23/03/2020	Briefing with Premier Steven Marshall	Zoom Meeting
23/03/2020	Citizenship Ceremony	Between the Library and Ringwood
24/03/2020	Video for Council FaceBook	
26/03/2020	JRMC Briefing Meeting	Microsoft Teams Meeting
27/03/2020	Briefing re COVID-19	Microsoft Teams Meeting
31/03/2020	Sen Birmingham Briefing	
1/04/2020	JRMC Briefing Meeting	Microsoft Teams Meeting
1/04/2020	JRMC Meeting	Glenelg Library
7/04/2020	Pre Special Council Meeting Check	Remote Meeting
7/04/2020	Special Council Meeting	Zoom Meeting
8/04/2020	COVID-19 briefing with Premier Steven Marshall	Zoom Meeting
9/04/2020	Member Workshop - COVID-19 Council Rates and Budget Setting	Zoom Meeting
9/04/2020	Filming activity packs	
14/04/2020	Amanda and CEO Agenda catch up	Microsoft Team Meeting
14/04/2020	Council Meeting	Zoom Meeting
15/04/2020	Filming post council meeting	
15/04/2020	Chanel 10 interview	
16/04/2020	Coast FM Interview	Via telephone
17/04/2020	Corey Wingard site visit to Brighton Oval	Meet in the carpark near site office
20/04/2020	Interview Channel 10	
20/04/2020	Interview Messenger - activities pack	
21/04/2020	Council Workshop - Budget Discussion	Zoom Meeting
25/04/2020	Anzac Day	Australia
27/04/2020	GAROC - Current & Proposed Activities Webinar	Zoom Meeting
28/04/2020	Amanda and CEO Agenda catch up	Microsoft Team Meeting
28/04/2020	Council Meeting	Zoom Meeting
29/04/2020	SBS World News Interview	

Item No: **14.1**

Subject: **INFORMATION REPORT – SOUTHERN REGION WASTE RESOURCE  
AUTHORITY BOARD MEETING– 3 FEBRUARY 2020**

Date: 12 May 2020

Written By: Chief Executive Officer, Mr R Bria

CEO: Mr R Bria

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### **SUMMARY**

The information reports of the Southern Region Waste Resource Authority (SRWRA) Board meeting held on 3 February 2020 are attached and provided for information.

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### **RECOMMENDATION**

1. **That the Information Reports of the Southern Region Waste Resource Authority Board meeting held on 3 February 2020 be noted.**
  2. **That having considered Attachment 2 to Report No: 122/20 Information Report – Southern Region Waste Resource Authority Board Meeting – 3 February 2020 in confidence under section 90(2) and 3(b) and 3(d) of the Local Government Act 1999, the Council, pursuant to Section 91(7) of the Act orders that Attachment 2 be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.**
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### **COMMUNITY PLAN**

Economy: Supporting and growing local business  
Economy: Harnessing emerging technology  
Environment: Building an environmentally resilient city  
Environment: Using resource efficiently  
Environment: Fostering an environmentally connected community  
Culture: Being financially accountable

### **COUNCIL POLICY**

Not Applicable.

### **STATUTORY PROVISIONS**

Not Applicable.



**BACKGROUND**

Southern Region Waste Resource Authority (SRWRA) is a regional subsidiary established by the Cities of Onkaparinga, Marion and Holdfast Bay (the "constituent councils"), pursuant to Section 43 of the Local Government Act, 1999. The functions of SRWRA include providing and operating waste management services on behalf of the constituent Councils

In accordance with Section 2.5.2 of the SRWRA Charter - 2015, there shall be at least six ordinary meetings of the Board held in each financial year. Furthermore, section 2.5.22 states that prior to the conclusion of each meeting of the Board, the Board must identify which agenda items considered by the Board at that meeting will be the subject of an information report to the Constituent Councils.

In accordance with the above, identified agenda items from the Board Meeting held on 3 February 2020 are attached for Members information as Attachments 1 and 2 (Constituent Council Information Report –Public and Confidential).

*Refer Attachments 1 & 2*

**BUDGET**

Not Applicable

**LIFE CYCLE COSTS**

Not Applicable

# Attachment 1



# Constituent Council Information Report

**- PUBLIC -**

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**Board Meeting Date:** 3 February 2020

**Report By:** Chief Executive Officer

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## Report

In accordance with Section 2.5.22 of the *Southern Region Waste Resource Authority Regional Subsidiary Charter - 2015*, the SRWRA Board identified the following Agenda Items to be the subject of a Public Information Report to the Constituent Councils:

Agenda Item	Report
1.6.1	<p><b>Appointment of Independent Audit Committee Members</b></p> <p>Summary - The Board resolved by electronic voting on 10 January 2020 to endorse the nominations from the Cities of Onkaparinga and Marion for their Independent Member to the SRWRA Audit Committee as follows:</p> <ul style="list-style-type: none"><li>- City of Onkaparinga – David Powell</li><li>- City of Marion – Greg Connor</li></ul>
1.6.2	<p><b>Watercart Tender Assessment</b></p> <p>Summary - The Board resolved by electronic voting on 10 January 2020 to authorise the Chief Executive Officer to purchase the Caterpillar 730 Watercart conversion and trade in the existing Volvo A25C Watercart for a net changeover price of \$356,000 (ex GST) on the condition that it successfully passes an independent vehicle inspection by a nominated Diesel Mechanic.</p>
3.1	<p><b>Plant Asset Management Plan Review Report</b></p> <p>Summary - The Plant Asset Management Plan has been reviewed and updated building on current and contemporary asset management principles provided by the LGA. This plan will help ensure an agreed level of service is provided to our Constituent Councils and customers in the most cost-effective manner while identifying and managing associated risks.</p>

### **3.2 Proposed 600KW Solar Farm**

Summary - SRWRA has received an updated proposal from LMS Energy (LMS) to develop a trial 600KW solar system on the capped Northern Area of the SRWRA landfill adjacent to LMS's newly constructed Gas Utilisation Facility (GUF).

The Board approved the Chief Executive Officer to negotiate a Lease with LMS with a royalty payment structure acceptable to the Board.

LMS has considerable industry expertise, technical capability and experience in renewable energy generation and trading of the wholesale electricity spot price on the National Electricity Market and provides a unique opportunity for SRWRA and LMS to establish a showpiece renewable energy hub on its site.

### **3.3 Charter Review 2019**

Summary - At the August 2019 Board Meeting, the Board resolved that the review of the Southern Region Waste Resource Authority (SRWRA) Charter (2015) be conducted.

The draft Charter was endorsed by the Board for presentation to the Constituent Councils for approval. Once approved by the Constituent Councils, the Charter will be sent to the Minister of Local Government for final approval.

### **3.4 Adoption of 2019 -2026 Strategic Plan**

Summary - The Charter requires SRWRA to prepare a five-year Strategic Plan. The current Strategic Plan expires in 2019-2020. Following the Board's Strategic Planning Workshops, the Draft Strategic Plan 2019-2026 was adopted by the Board following consultation with Constituent Councils.

### **3.5 Draft Budget Review Two – Jul to Dec 2019**

Summary - Draft Budget Review Two – Jul to Dec 2019 Finance Reports were presented to the Audit Committee meeting on 20 January 2020 for consideration and comment and presented to the SRWRA Board for adoption.

A Financial Summary is attached.

### **3.7 2020 – 2021 Budget Parameters & Assumptions**

Summary - The 2020 -2021 Budget Parameters and Assumptions require review as they are an integral part of the Business Plan and Budget preparation.

The 2020 - 2021 Budget Parameters and Assumptions were presented to the Audit Committee for consideration and comment on 21 January 2020 and were presented to the SRWRA Board for adoption.

### **3.8 Policy Review – Public Interest Disclosure Policy**

Summary - The Chief Executive Officer has undertaken the ongoing annual review of the SRWRA Policies. Due to The Public Interest Disclosure Act 2018 (PID Act) commencing on 1 July 2019 a draft of the Public Interest Disclosure Policy was presented to the Board. The Board requested further clarification regarding reference to the Responsible Officer. This Policy replaces the Whistle Blower Protection Policy.

- 3.9 Audit Committee – Appointment of Board Member and Proxy**  
Summary - The SRWRA Board is required to nominate a Board member and a proxy representative for the Audit Committee. The term of current representatives, Mark Booth and John Smedley, expire at the end of February 2020.  
The Board nominated Mark Booth and John Smedley for reappointment. Both nominations were accepted.
- 3.10 Audit Committee – Appointment of Presiding Member**  
Summary - The SRWRA Board is required to appoint the Presiding Member for the Audit Committee. The term of current Presiding Member, Greg Connor, expired at the end of January 2020.  
The Audit Committee unanimously agreed at the SRWRA Audit Committee Meeting held on 21 January 2020 to nominate Greg Connor as the Presiding Member for a 12 month term expiring January 2021. Greg Connor accepted the nomination. The Board endorsed the nomination.
- 3.11 Proposed Lease of 78 Hagley Road**  
Summary - SAHARA has expressed interest in leasing the above property with the view of potentially entering into a long-term arrangement. SAHARA is a not-for-profit organisation dedicated to saving companion animals from euthanasia and rehoming them. The Board determined that SRWRA is not prepared to accept the commercial terms and will withdraw from further negotiations.
- 4.5 Les Perry Memorial Grants – Acquittal**  
Summary - The Les Perry Memorial Grant Program was instigated to recognise the substantial contribution made to SRWRA by the late Les Perry with the primary purpose to support projects and activities that contribute to the education of primary school students in the area of waste minimisation and recycling. The overall results and grant usage were very pleasing with varied focus on reducing waste, recycling and reuse of waste.
- 4.6 Appointment of Independent Board Chair**  
Summary - The Chair's term expires on 14 September 2020. The current Chair was appointed in September 2000 and has held the position for 19 years. During the Chair's tenure, SRWRA has grown into a strong, financially independent commercial entity that continues to provide high value to its Constituent Councils. The Board resolved to recommend to the Constituent Councils that Mark Booth be appointed for a further three (3) years with a determination to that an Expression of Interest process be sought for an independent chair 6 months prior to September 2023.

# financial summary

## snapshot so far

62,065



**tonnes received**

4% below budget  
received through the gate

39% of waste



diversion of waste from landfill equals 24,299 tonnes

\$62,926



**current operating surplus**

allow positive operations & to enable us to meet liabilities

\$607,190



**forecast operating surplus**

to help facilitate key goals, to enable us to respond to ongoing needs

\$14,871,163



**investments**

will be used to help fund key projects such as the new mrf facility

\$363,639



**spent on capital works**

\$303,024 src shed extension  
\$60,615 mrf professional fees

\$5,721,647



**income**

15% below budget to support services and facilities

\$5,658,722



**expenditure**

11% below budget to provide services and facilities

\$19,346



**interest received**

future interest income forecast down due to fall in current interest rates & future capital works

\$726,245



**employee costs**

12% above budget due to restructure



unfavourable against budget >5%  
variable movement against budget >1% to <5%  
favourable against budget >5%

Item No: **15.1**

Subject: **ITEMS IN BRIEF**

Date: 12 May 2020

Written By: Personal Assistant

General Manager: Strategy and Business Services, Ms P Jackson

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## **SUMMARY**

These items are presented for the information of Members.

After noting the report any items of interest can be discussed and, if required, further motions proposed.

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## **RECOMMENDATION**

**That the following items be noted and items of interest discussed:**

1. **Request for Additional Bicycle Police Control – Coast Park**
  2. **Letter from Stephen Patterson MP**
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## **COMMUNITY PLAN**

Culture: Supporting excellent, efficient operations

## **COUNCIL POLICY**

Not applicable

## **STATUTORY PROVISIONS**

Not applicable

## **REPORT**

1. **Request for Additional Bicycle Police Control – Coast Park**

At its meeting on 14 April 2020, Council passed Resolution No: C140420/1768:

*“That Council write to South Australia Police requesting bicycle police to have a presence on the weekends on the shared pathway including Jetty Road to Broadway and in front of Minda to deter cyclists from speeding.”*

On 22 April 2020, Administration wrote to the Commissioner of Police, Mr Grant Stevens to increase bicycle police patrols along the Coast Park Trail.

*Refer Attachment 1*

Administration received an email from Senior Sergeant First Class Brett Girardi, Operations Manager – District Policing Teams on 30 April 2020.

*Refer Attachment 2*

**2. Letter from Stephen Patterson MP**

A letter has been received from Stephen Patterson MP, Member for Morphett, congratulating the City of Holdfast Bay on receiving the grant funding as part of the Council Modernisation Grants, Kerbside Performance (Food Waste) incentive program for the weekly trial, organics collection to 1,000 households.

Letter attached for Members information.

*Refer Attachment 3*



# Attachment 1



22 April 2020

Commissioner of Police  
SA Police Headquarters  
GPO Box 1539  
**ADELAIDE SA 5001**

Dear Sir,

**Request for additional Bicycle Police Patrol – Coast Park – City of Holdfast Bay**

Following a recent Council Resolution by the Elected Members of the City of Holdfast Bay, dated 16 April 2020, I write to seek assistance from the South Australian Police to increase bicycle police patrol along the Coast Park Trail, and in particular between Glenelg and Brighton within the City of Holdfast Bay areas and in particular the newly constructed Minda boardwalk.

In recent months, Council has received an increasing number of public enquiries/complaints in relation to cyclist's anti-social behaviours along the Coast Park Trail, mostly around speed and safety for pedestrians. Our recent cyclist volumes survey in March 2020 also shows a 25% increase in cyclist volumes when compared to same period last year. The construction of the Coast Park has been an overwhelming success.

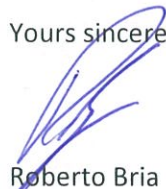
We appreciate that the South Australian Police increases its bicycle police patrol in the summer months and would like to see this carry on during the rest of the year particularly weekends.

The increase of bicycle police patrol will contribute to the safety of Coast Park users including pedestrians and cyclists.

Separately, The City of Holdfast Bay is investigating options to encourage all Coast Park users (pedestrians, cyclists, scooter, runners, dog walkers etc) to share the path safely through improved signage and promotion of Coast Park etiquette.

If you require any more information, please contact Michael de Heus, Manager Engineering on 0419840104 or via email on [mdeheus@holdfast.sa.gov.au](mailto:mdeheus@holdfast.sa.gov.au).

Yours sincerely,



**Roberto Bria**  
**CHIEF EXECUTIVE OFFICER**



# Attachment 2



**From:** Girardi, Brett (SAPOL) [<mailto:Brett.Girardi@police.sa.gov.au>]  
**Sent:** Thursday, 30 April 2020 3:53 PM  
**To:** Michael de Heus <[MdeHeus@holdfast.sa.gov.au](mailto:MdeHeus@holdfast.sa.gov.au)>  
**Subject:** Coast Park - request for additional Bicycle Patrols

Good afternoon Michael,

I am in receipt of a letter dated 22 April 2020 from CEO Roberto Bria of the City of Holdfast Bay requesting additional Bicycle Patrols as a result of a recent Council Resolution dated 16 April 2020.

I am pleased to advise you that I am the Manager of the Southern District - District Policing Teams. The suburbs of Brighton and North Brighton are policed by these teams and have a Bicycle Patrol capability.

The issue identified of unsafe use of the Coast Park by cyclists will be monitored by these Bicycle Patrol members.

I have also notified the Road Policing Section – South of the concern raised by Council.

I thank the Council for bringing this issue to our attention.

Please feel free to contact me if you have any further queries.

Kind regards,

**Senior Sergeant First Class Brett GIRARDI**  
Operations Manager – District Policing Teams  
Southern District  
Netley Police Station  
242 Marion Road  
NETLEY SA 5037  
T 08 8463 7208 F 08 8463 7240  
E [brett.girardi@police.sa.gov.au](mailto:brett.girardi@police.sa.gov.au)  
W [www.police.sa.gov.au](http://www.police.sa.gov.au)  
**SOUTH AUSTRALIA POLICE**  
KEEPING SA SAFE



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# Attachment 3





6<sup>th</sup> May 2020

Mayor Amanda Wilson  
City of Holdfast Bay  
**Via Email:** [lgallacher@holdfast.sa.gov.au](mailto:lgallacher@holdfast.sa.gov.au)

Dear Mayor Wilson

**Congratulations on Grant Funding for Weekly Organics Collection Trial**

It is with much pleasure that I congratulate the City of Holdfast Bay on receiving a \$97,000 grant as a part of the Council Modernisation Grants, Kerbside Performance (Food Waste) Incentives program.

I note the grant will be used to trial a weekly, organics collections to 1,000 households in Seacliff and Somerton Park over a 12-month pilot.

I am the Presiding Member of the Environment, Resources and Development Parliamentary Committee, which is currently running an inquiry into the Recycling Industry. The Committee has heard evidence about the importance of diverting food and garden organics from landfill. Additionally, there was evidence given that retaining food in the circular economy means those nutrients can find their way back into our traditionally nutrient poor soils.

City of Holdfast Bay has a strong record of promoting the diversion of organic waste from land fill. In May 2013, when I was an elected member of the council, I was pleased to support the "Food to Greens" Program that provided baskets and bags to allow Holdfast Bay residents to easily place their food waste into the green organics bin. Prior to this, residents weren't allowed to place their food in the green bin.

The trial of a weekly collection of the green organics bin is an example of the State Government and Local Government working together to build South Australia's circular economy.

I look forward to viewing the progress of the trial and reviewing the results once the trial is finished.

Yours sincerely

**STEPHEN PATTERSON MP**  
Member for Morphett

Item No: 15.2

Subject: **APPOINTMENT TO AUDIT COMMITTEE**

Date: 12 May 2020

Written By: Manager Financial Services

General Manager: Strategy & Business Services, Ms P Jackson

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### **SUMMARY**

The term of Mr Sean Tu on Council's Audit Committee has expired and it is recommended that he be re-appointed for a further 3-year term.

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### **RECOMMENDATION**

**That Council re-appoint Mr Sean Tu as an independent member of its Audit Committee for a term of 3 years.**

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### **COMMUNITY PLAN**

Culture: Being financially accountable

### **COUNCIL POLICY**

Audit Committee Terms of Reference.

### **STATUTORY PROVISIONS**

Sec 126 Local Government Act 1999.

### **REPORT**

The terms of reference for Council's Audit Committee provides for a membership of 5 comprising not less than 2 Elected Members and not less than 2 independent members.

At its meeting on 11 December 2018, Council appointed two Elected Members, Councillors Smedley and Snewin to the Audit Committee for the term of Council. Councillor Smedley was appointed Presiding Member by the Committee.

There are three independent members on the Audit Committee:

- Mr Sam Spadavecchia
- Ms Paula Davies
- Mr Sean Tu

Mr Tu was appointed to the Audit Committee in February 2017 for a 3-year term which has now expired. Mr Tu is a Certified Practising Accountant (CPA) and member of the Institute of Internal Auditors of Australia and the Risk Management Institute of Australasia. He has extensive experience as an internal audit manager in both the public sector but mainly in the private sector and has been a member the audit committees of the City of Adelaide, City of Unley, City of Port Adelaide Enfield and City of Burnside. He currently is the Audit Director at the Central Adelaide Health Network.

As this is Sean's first Audit Committee term and has added value to the Committee's deliberations due to his extensive experience in audit and risk, it is recommended to re-appoint Sean for a further 3 years.

Council's Elected Members on the Audit Committee, Councillors Smedley and Snewin, have expressed their support to re-appoint Mr Tu for a further 3-year term.

#### **BUDGET**

This report does not have any budget implications.

#### **LIFE CYCLE COSTS**

This report does not have any full life-cycle cost implications.



Item No: **15.3**

Subject: **GLENELG OVAL STAGE 2 MASTERPLAN FUNDING**

Date: 12 May 2020

Written By: Manager Active Communities

General Manager: Community Services, Ms M Lock

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## **SUMMARY**

To assist in the funding of a component of Stage 2 of the Glenelg Oval masterplan, Administration and key stakeholders have applied for an Office for Recreation, Sport and Racing (ORSR) "Grass Roots" Sports infrastructure grant. This Grant provides a dollar for dollar funding of up to \$500,000 for cricket and football related infrastructure projects. In close consultation with Glenelg Football Club (GFC), Glenelg District Cricket Club (GDCC), Cricket Australia and SANFL, Council has applied for a grant of \$500,000 to assist in the funding of new uni-sex, multi-sporting code compliant change rooms to be constructed to the immediate south of the Function Centre. Due to the funding round being brought forward there was limited time to bring a report to Council before the grant close off date.

In order for the grant submission to be assessed for consideration, Administration need to confirm Council's endorsement of the contribution of \$200,000 towards the project. This contribution will ensure the application is considered for funding by ORSR, with successful grant applicants notified by the State Government in June 2020. The GFC have received a Federal Government grant of \$300,000 for new female friendly change rooms and will be contributing this amount to the project. It is recommended that Council's contribution to the new change room development be contingent on receiving the \$500,000 grant from the State Government. If this grant is unsuccessful the other options will need to be considered by GFC in regards to the application of the \$300,000 Federal Government grant.

It is envisaged that the funding for the Glenelg Oval Masterplan will need to be staged over the next 5-10 years. Since the adoption of the Masterplan in 2017, there has been a number of changes to the environment which requires a review of the Masterplan. This was planned to occur in the next financial year. Therefore, Council Administration have also been in discussions with the GDCC regarding upgrading their existing change rooms in their club rooms to make them female friendly and compliant. The budget for this project is \$90,000. The upgrading of the change rooms will fill the short to medium need of providing female friendly change rooms to the cricket club. In addition, GDCC are seeking \$9,000 in funding for the upgrade to their sight screens enabling safer change over from white to black screens.

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## RECOMMENDATION

### That Council endorses:

1. The Administration submission for a funding application for the ORSR funding grant to receive matched funding (\$500,000) towards the first component of the Stage 2 Glenelg Oval Masterplan, being the new uni-sex Football and Cricket change rooms.
  2. The allocation of \$200,000 as the Council contribution for the project, subject to Council being successful in the State Government grant of \$500,000.
  3. That \$90,000 for the renovations of the existing GDCC change rooms as outlined in Attachment 4, be considered as part of the 2020/21 draft budget.
  4. That \$9,000 for the installation of rails and sliding tracks to the two GDCC sight screens be considered a part of the 2020/21 draft budget.
- 

## COMMUNITY PLAN

Placemaking: Developing walkable connected neighbourhoods  
Community: Building a healthy, active and resilient community  
Community: Providing welcoming and accessible facilities  
Economy: Supporting and growing local business  
Economy: Boosting our visitor economy

## COUNCIL POLICY

Not Applicable.

## STATUTORY PROVISIONS

Not Applicable.

## BACKGROUND

The City of Holdfast Bay 'Our Place 2030' Strategic Plan has identified the development of new sporting and community hubs as a priority. This project is part of the overall Glenelg Oval Master Plan which helps deliver on the 'Our Place 2030' plan. This project provides a coordinated and strategic approach to the provision and development of community, sport and recreation infrastructure at the site which then provides increased opportunity for wider community connection and programming. Implementation of Glenelg Oval Master Plan is a direct outcome for building a healthy, active and resilient community.

Council adopted the Glenelg Oval masterplan in 2017 which contained three recommended stages of implementation. The full implementation of the masterplan had a cost estimation of approximately \$20 million in 2017 and was proposed to occur over a 10+ year timeframe. Stage 1 being the redevelopment of the Holdfast Tennis Club courts and clubrooms, Stage 2 being the redevelopment of the Glenelg Football Club and Glenelg District Cricket Club facilities, and Stage 3 being the further investigation into an indoor multi-sport stadium and associated car parking. The endorsed 2017 masterplan is attached for reference.

*Refer to attachment 1*

Stage 1 of the masterplan has been tendered and construction is soon to be commenced, Stages 2 and 3 are un-funded and require some concept review and possible redesign due to a number of occurrences since 2017.

As with most multi-staged masterplans, there are several interdependencies within the proposed staging plan that require completion prior to the subsequent stages commencing. This is the case with Glenelg Oval, and as such, a more detailed breakdown of the possible sequence of staging has been developed by Administration to support discussions with potential funding partners and key stakeholders. Attachment 2 outlines the detailed staged breakdown. This staged approach provides Council the opportunity to allocate funds across a number of financial years, in line with the proposed sequence of works, and investigate relevant external funding opportunities to assist in delivery.

*Refer to attachment 2*

The State Government, through ORSR administer a funding program specifically designed to part fund the construction of enhanced player and spectator facilities for Australian Rules Football, Cricket and Netball only. This grant is known as “Grass Roots” and is in its final round of funding which closed 30 April 2020. Council Administration have worked with key stakeholders to apply to this grant for 50% of the project funding for the new change rooms. Applications are considered on a dollar for dollar basis up to \$500,000, and must serve the needs of multiple sports clubs and codes. In the case of Glenelg Oval, the grant will achieve outcomes for Cricket and Australian Rules Football, along with providing the Glenelg Primary School with access to additional indoor rooms for Physical Education and activities.

Council established a Working Group in May 2019 to work with the Glenelg Football Club (GFC), the representation on the working group are Councillors Smedley, Bouchee and Abley. The working group has had discussion with GFC in regard to the proposal of applying for a grant through ORSR for the construction of the facility discussed in this report. The working group has recommended the proposal on the proviso that government funding of \$500,000 is secured through State Government for the project.

## REPORT

### Glenelg Oval Masterplan

As part of the 2017 endorsed Glenelg Oval masterplan, Stage 2 was a multi-faceted redevelopment with the proposed redevelopment of a large portion of the precinct with the western side of the Glenelg Oval a key component. This included the construction of a new indoor training facility for cricket, gymnasium, uni-sex change rooms for football and cricket along with coaching facilities. Stage 2 also included the relocation of the cricket practice nets to the southern end of the oval, relocation of the scoreboard and other enhancements for spectators such as rebuilt terraces and public amenities. The new cricket nets are intended to help attract first class cricket to the oval while also providing enhanced facilities for the Glenelg District Cricket Club.

Stage 2 was proposed to be delivered in a 5-10 year timeframe, subject to funding and required additional planning, design and development to properly inform the final design for implementation. Another important component of Stage 2 is the enhanced community recreation and community access to the Oval. The redevelopment of the adjoining Margaret Messenger Reserve and associated works will enhance the community link to the oval and provide additional family friendly facilities within the precinct. This element of Stage 2 complements the upgrades to the adjacent Holdfast Tennis Club community tennis courts.

Since the masterplan was endorsed by Council in 2017, a number of things have changed that will influence what occurs as part of stage 2 and 3 of the masterplan.

For instance, the H.Y Sparks Grandstand roof was blown off in the December 2016 storm, and subsequently in 2017, the grandstand was demolished and the grass mound spectator viewing area was created. At the time of endorsing the masterplan, it was undecided what the best use of the H.Y Sparks grandstand would be and the mound was created as a short term solution.

The H.Y Sparks grandstand housed the change rooms for Glenelg and the opposition teams. Once the grandstand was decommissioned in 2017, the Glenelg Football Club then built a new change room under the function centre for their club to use, with the opposition team now using the refurbished former St John's Ambulance building in the South Eastern corner of the precinct as a temporary measure. This has presented a new opportunity for Council and all stakeholders to reconsider how the site of the former H.Y Sparks grandstand is best used in the long term, and will be subject to further consultation.

In addition, since the masterplan was endorsed, SACA and Cricket Australia have invested several million dollars into the new cricket facility in the Adelaide Park Lands at Karen Rolton Oval (Park 25). This diverted possible funds away from Glenelg Oval and SACA have now programmed several first class fixtures at the new facility including first class women's fixtures.

**Glenelg Football Club grant funding and ORSR grant submission**

In the lead up to the May 2019 Federal Government election, the GFC were granted \$300,000 as a contribution towards the construction of new change rooms to cater for female players. The change rooms designed by Phillis and Associates on behalf of the GFC are attached for reference and have been costed at approximately \$1.3m by quantity surveyors, Rider Levett Bucknall (RLB).

*Refer to attachment 3*

Although the cost estimation is in excess of the \$1m proposed budget, Council will project manage the project from within existing resources, reducing some of the professional fees, preliminaries and potentially design contingency. In addition, in discussions with the architect, there are some construction methods and materials being suggested which will reduce the overall costs of building works.

With the above taken to consideration, the cost estimation from RLB would be reduced, and with additional concept revision and value management, further cost savings will be achieved. However, with the late receipt of the costings by Administration, this review and value management exercise was unable to be undertaken prior to submission to the State Government and this Council report.

The Federal Government grant of \$300,000 is the GFC's contribution towards the construction of the new change rooms, and they are seeking a contribution of \$200,000 from Council to assist in the funding of the project. On this basis, Administration have submitted the funding application to ORSR. Advice from ORSR is that successful grant applicants will be notified in June 2020.

**Demand for female friendly change rooms**

Investment in new unisex change rooms plays a key role in encouraging participation growth across both cricket and Australian Rules Football. In 2018, female participation in football had record growth of 30 per cent. Female club registrations in South Australia jumped by 92 per cent between 2017 and 2018, with almost one in eight club players now female.

In relation to the GFC, it is proposed that SANFLW senior football team and junior female players will access the facilities on evenings and weekends. The GFC was a foundation member of the SANFLW competition when it was introduced in 2017 and is committed to building a more inclusive and resilient football club. New unisex change rooms will enable this to occur, including the ability for AFLW to participate at Glenelg Oval by meeting AFL standards.

The demand in women's cricket is also growing with large crowds attending the T20 World Cup, the interest in the elite level cricket game is translating to grassroots and female participation. The GDCC are also looking to field an additional female team yet the existing change facilities at Glenelg Oval are substandard. GDCC is committed to developing women's cricket encouraging a friendly atmosphere for girls, women and their families. Fielding a successful women's senior B grade team in 2018/19 was reliant on the inclusive atmosphere at the club. The lack of access to unisex change rooms inhibits further growth of female participation and ability to host state and national events.

Given the existing change rooms leased by GDCC, these do not meet Cricket Australia's Community Facility Guidelines, new unisex change rooms will enable the club to host competitions and games that previously could not be held at Glenelg Oval in its current facilities. In addition, new unisex facilities will enable back to back games being held and it will also accommodate multiple groups at once for training.

GFC and GDCC female players have for many seasons used sub-standard temporary facilities and/or male change rooms that are not fit-for-purpose. The Clubs are conscious they have a duty of care to provide safe and welcoming facilities for all players, coaches and volunteers and see new change rooms as a high priority for their clubs.

### **Functionality and access**

The existing change room facilities were built for a single purpose and are typically used for games and training sessions only. The total access hours under this scenario would be approximately 10 hours per week. The proposal for new change rooms, supported by multiple community user groups during weekdays ACH Group, Glenelg Primary School, will provide community access for up to 50 hours per week.

Both the existing GDCC change rooms and GFC home change rooms have open stall showers which are barriers to participation. The existing GDCC facilities were intended to be addressed in the un-funded 'Stage 5' of the attached 'Master Plan – Stages' for the upgrade of the western side of Glenelg Oval, however, it is acknowledged this stage is several years off from implementation.

Umpire facilities at Glenelg Oval are limited with only 1 umpire change room which has 1 shower and toilet within the existing GDCC change room building used by both sporting codes. This limits the ability to be welcoming and inclusive to accommodate multiple umpires, particularly female and male umpires simultaneously.

Although the proposed new change rooms are not in the central location suggested in the masterplan, all stakeholders consider the proposed location to the immediate south of the Glenelg Oval function centre to be suitable in the short and long term. By placing the new change rooms in this location, it enables the original location (former H.Y.Sparks Grandstand) to be revisited to determine its highest and best use within the context of the site.

### **Glenelg District Cricket Club change rooms**

The GDCC will be a direct beneficiary of the new uni-sex change rooms proposed as part of the ORSR submission, as the rooms will be compliant with Cricket Australia's community facilities guidelines. By placing new change rooms immediately south of the function centre, they will also be in a convenient location long term as they will be in close proximity to the proposed cricket nets. The new uni-sex change rooms will cater for juniors, seniors, males and females, while also providing new amenities for umpires and game day staff. It is proposed the use of the new facility will be shared by the GFC and GDCC and aligned to their respective seasons.

As any major investment and redevelopment of the western side of the precinct is 5-10 years away and currently unfunded, the GDCC have requested a refurbishment of their existing change rooms in the ground floor of their club rooms. The existing rooms are not female friendly and do not meet minimum standards for community sports facilities. Administration have been working with the GDCC and architects to design simple, low cost alterations that will enable the rooms to be female friendly and meeting the standards required for community club sport.

Attached are the plans for the GDCC change rooms showing the current change room layout, followed by option 1 - a minor refurbishment to existing fit out and option 2 (shown as option 4 on the plan) being the preferred design which includes additional showers and toilet cubicles in both the home and away team change rooms.

*Refer to attachment 4*

Administration believes option 2 is a cost effective means by which to increase uni-sex change room capacity at the Oval and provide the GDCC with upgraded change rooms within their Club room building. The upgraded change rooms will enable back to back matches to be played and training sessions with boys, girls, and senior players. As such, Administration recommends Council endorse a budget allocation of \$90,000 to undertake the works prior to the scheduled commencement of the 2020/21 cricket season in early October 2020. These works can commence on adoption of the 2020/21 budget and are not reliant on matched grant funding from external project partners.

#### **Glenelg District Cricket Club sight screens upgrade**

In order to maximise the use of Glenelg Oval for all forms of cricket (T20, 1 Day, 2 and 4 day), the sight screens at each end of the Oval need to be a contrasting colour to the ball that is being used, to maximise visibility of the ball for the safety of batters. White ball cricket requires a black sight screen and red ball cricket requires a white sight screen.

To help ensure the safety of their volunteers, the GDCC are requesting \$9,000 to fund the installation of railing and sliding tracks to their two sight screens that will greatly assist in the changeover of black to white curtains needed to cater for all forms of cricket. At present, club volunteers are required to stand at the top of a ladder on the oval and manually change the curtains which are approximately 16m in length each. This poses a work health and safety risk for the volunteers and club as a whole. The installation of railings would act much like a curtain rail enabling a swift changeover of curtains simply by walking and sliding the required colour across the sight screen.

#### **BUDGET**

The new uni-sex change rooms proposed in the ORSR grant application are estimated at approximately \$1 million, with a requirement for Council to fund \$200,000.

The refurbishments required to the existing GDCC change rooms to make them female friendly are estimated at \$90,000 for the recommended option.

The upgrade to the GDCC sight screens is estimated at \$9,000.

### **LIFE CYCLE COSTS**

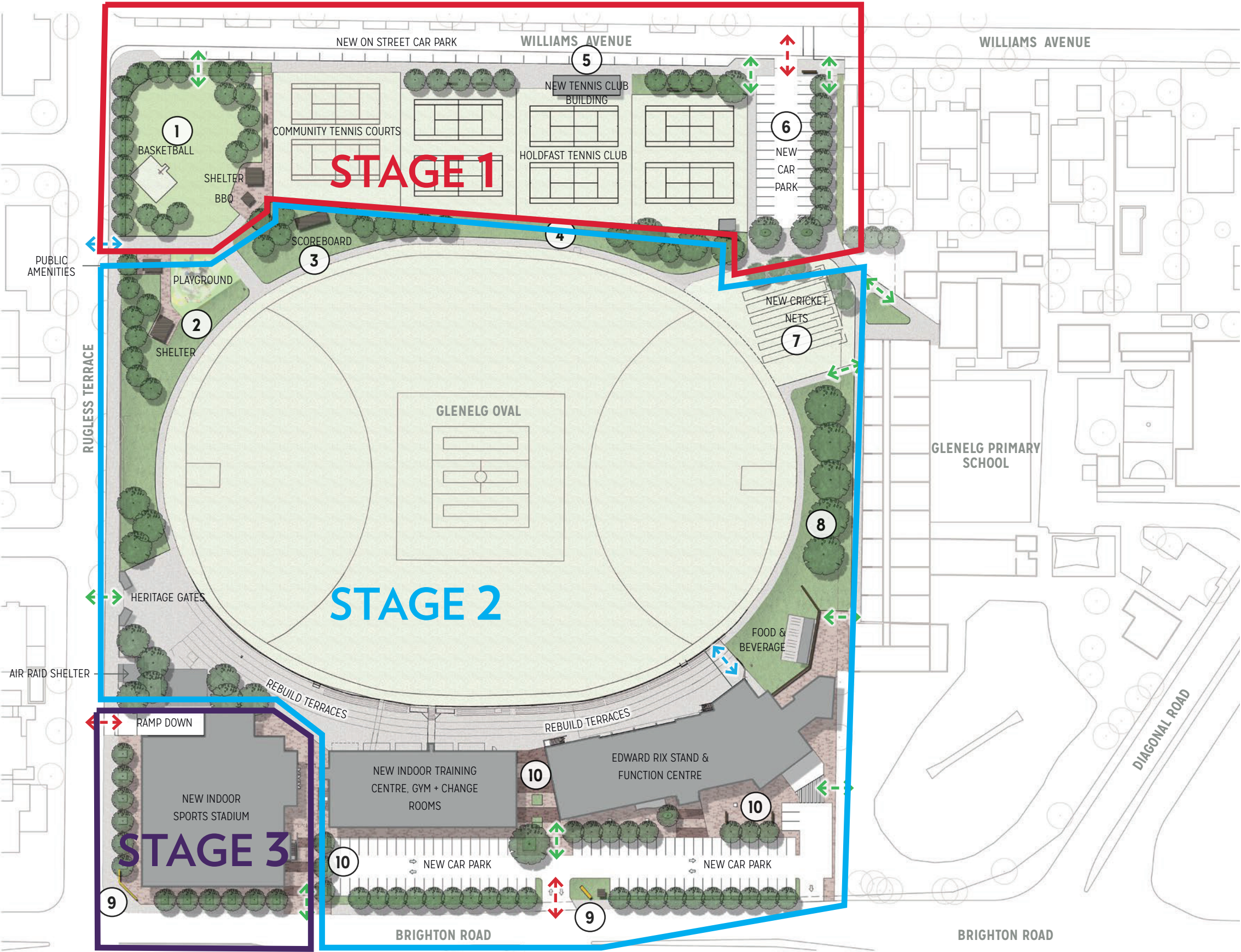
Life cycle costs will be dependent of final designs and construction materials.



# Attachment 1



GLENELG OVAL LANDSCAPE MASTER PLAN  
CITY OF HOLDFAST BAY

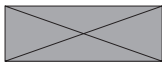


KEY MOVES

- 1 Upgrade Margaret Messenger Reserve, provide new entry points, retain existing shelter, BBQ and 3 on 3 basketball court
- 2 Provide new playground, shelter, public amenities and tree planting
- 3 Install new scoreboard and reduce northern end of existing stone retaining wall to improve access to Glenelg Oval
- 4 Retain existing mound and provide new tree planting and path to oval edge
- 5 Provide new tennis club building, courts and tree planting
- 6 Provide defined entry pathway to Glenelg Primary School with new car parking, signage, tree planting and paving
- 7 Install new cricket nets
- 8 Remove existing retaining wall, provide a path to the oval edge with new tree planting and reduce mound to improve access from Glenelg Primary School
- 9 Provide new signage/entry walls and tree planting to Brighton Road/Williams Road and retain selected existing trees
- 10 Provide entry plazas to new and existing buildings and formalise the central entry plaza for Glenelg Oval

ENTRIES

- ➡️ Pedestrian
- ➡️ Pedestrian + Maintenance
- ➡️ Vehicle



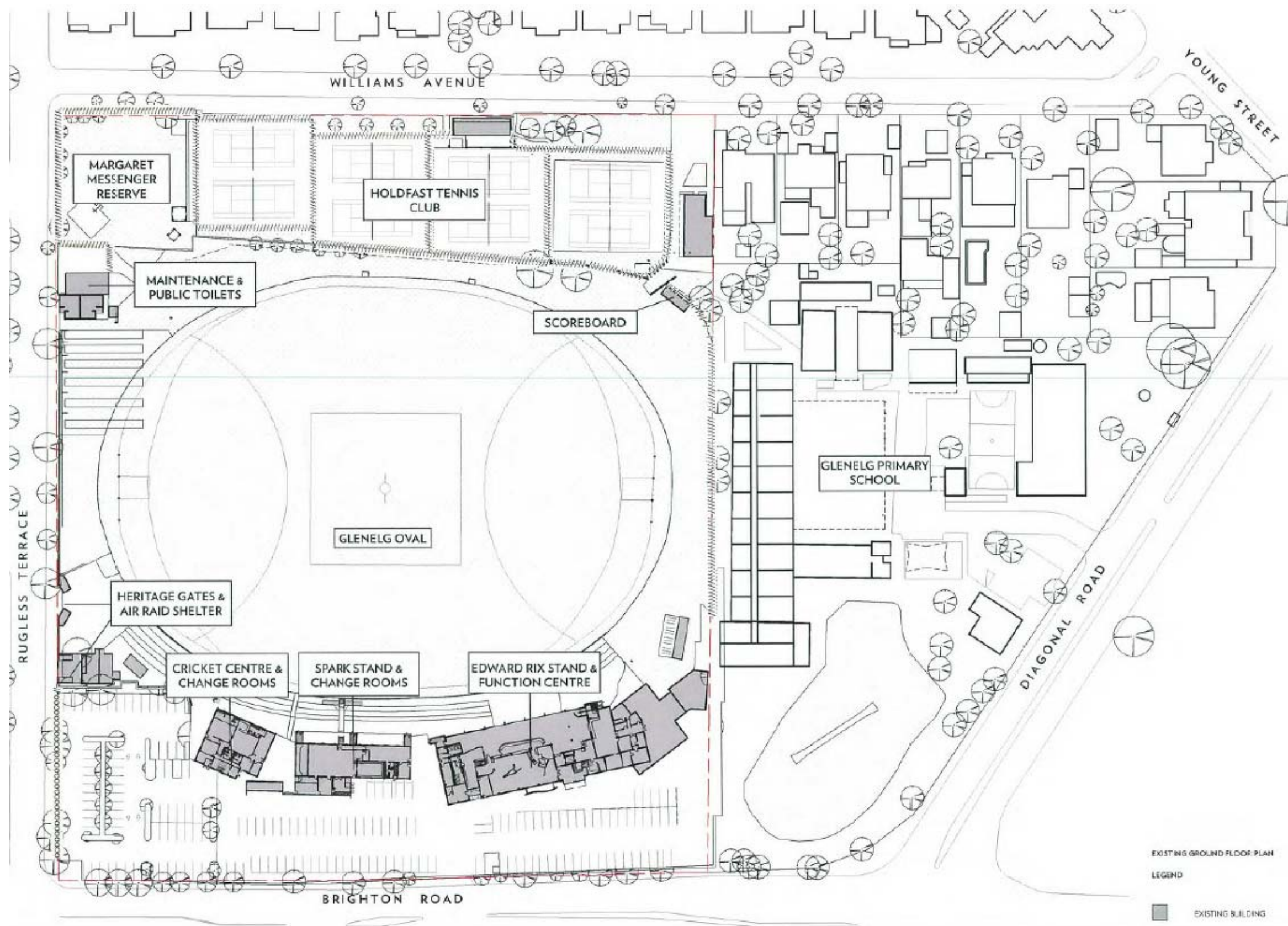
# Attachment 2



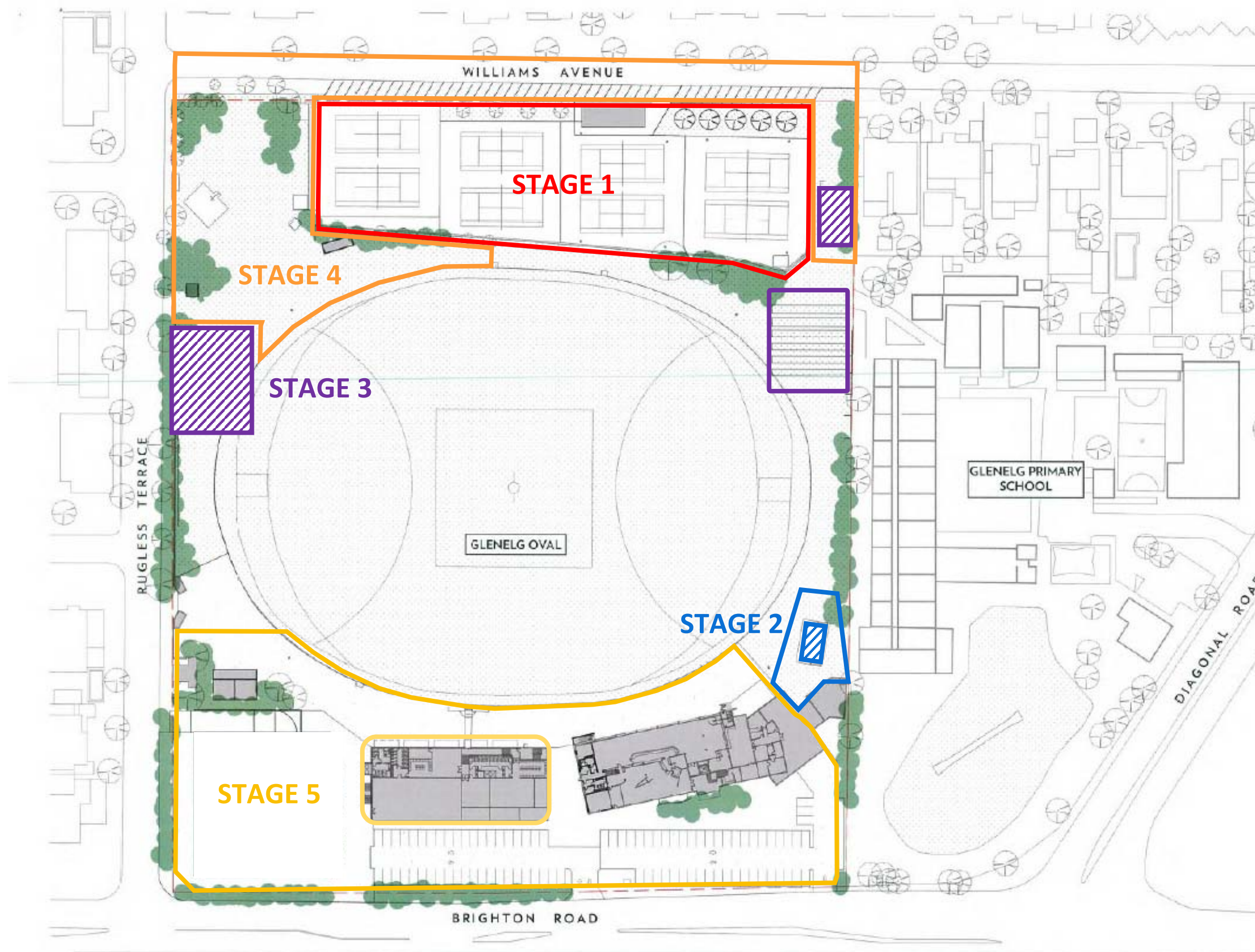


**EXISTING SITE PLAN – as at June 2017**

\*Note Spark Stand has been removed.







## **PROPOSED STAGED PLAN - April 2020**

### **STAGE 1** (Funded)

Redevelop Holdfast Tennis Club building and courts \$1.1M

Due for completion September 2020.

### **STAGE 2** (Unfunded)

Develop new change rooms and removal of existing temporary food and beverage outlet.

### **STAGE 3** (Unfunded)

Demolish visitors change room and existing cricket nets. Develop of new cricket nets on the south east side of the oval. Relocate maintenance sheds to the south side of oval.

### **STAGE 4** (Unfunded)

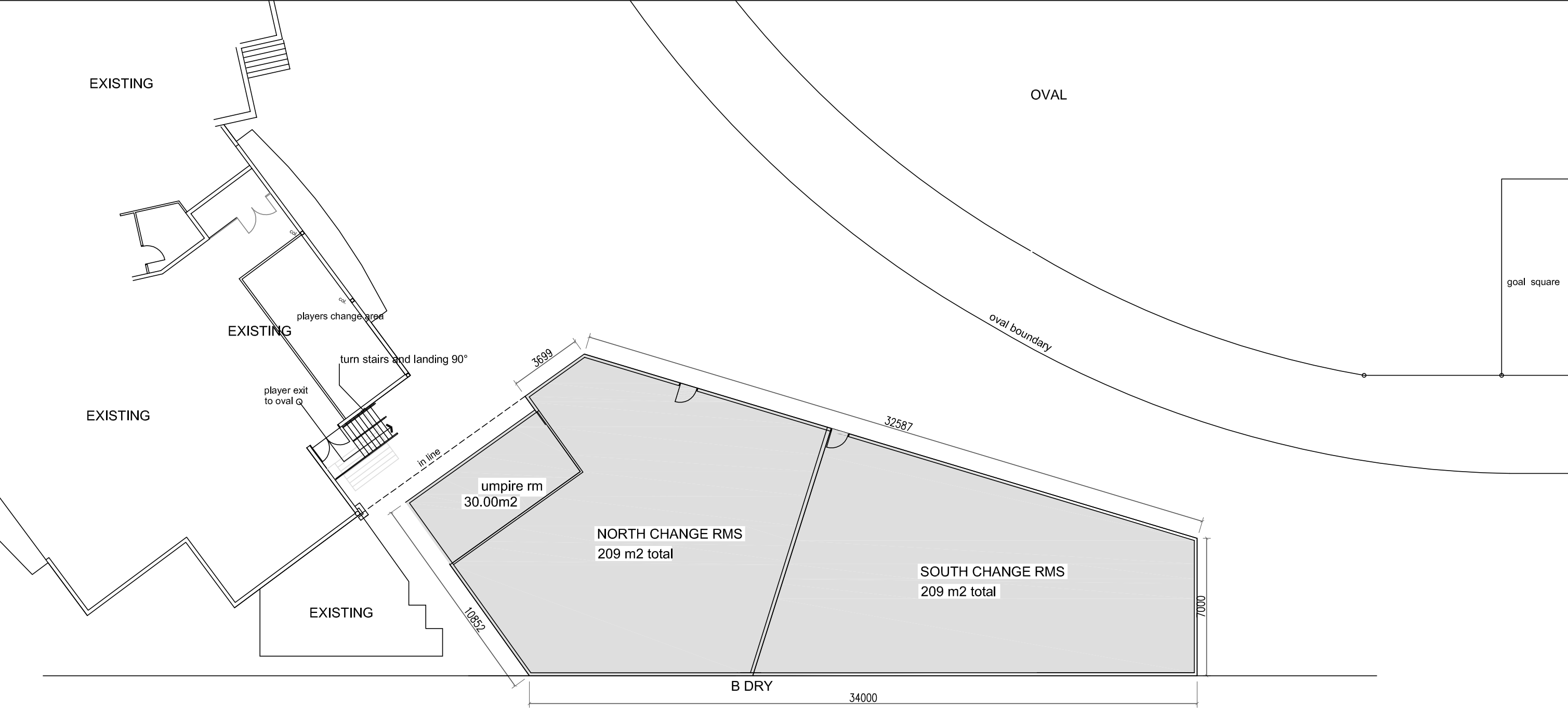
Upgrade Margaret Messenger Reserve including playspace and new public toilets, integrating to the oval precinct. Upgrade Williams Avenue with additional car parking and a school access zone.

### **STAGE 5** (Unfunded)

Undertake feasibility study to determine viability of indoor stadium/training facility. Construct new indoor training and function facility. Redevelop western spectator areas and associated car parking.

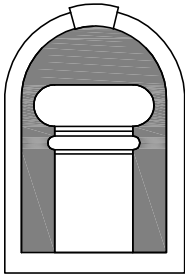
# Attachment 3





**SITE PLAN**  
1:200

ADJACENT PRIMARY SCHOOL



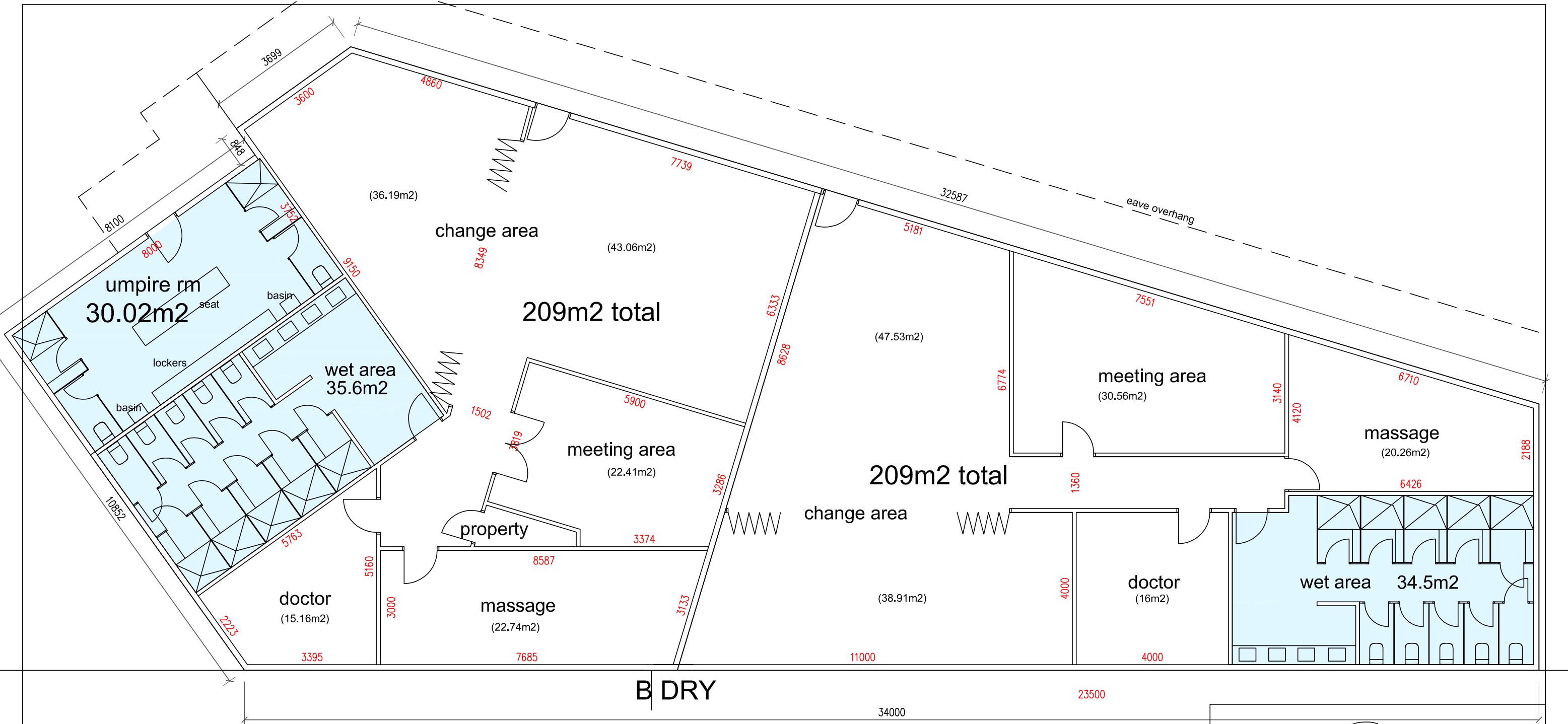
**PHILLIS**  
**& ASSOCIATES**  
*A r c h i t e c t s*

7 Esplanade, Somerton Park, SA 5044  
Phone (08)8376 9900 - Fax (08)8376 9905

1020 SK1  
Site Plan

date: 28-4-2020  
scale : 1:200  
**A3**

project: **NEW FEMALE FACILITIES**  
for: **Glenelg Football Club**  
**Glenelg Oval , Glenelg**



# GROUND PLAN

1:100



**P H I L L I S**  
**& ASSOCIATES**  
*A r c h i t e c t s*

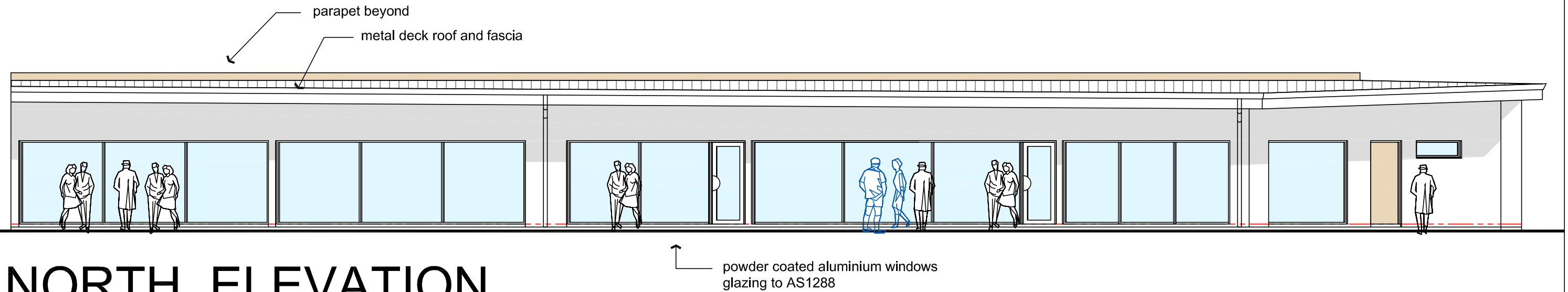
7 Esplanade, Somerton Park, SA 5044  
Phone (08)8376 9900 - Fax (08)8376 9905

1020 SK2  
Ground Plan

date: 28-4-2020  
scale 1:100  
**A3**

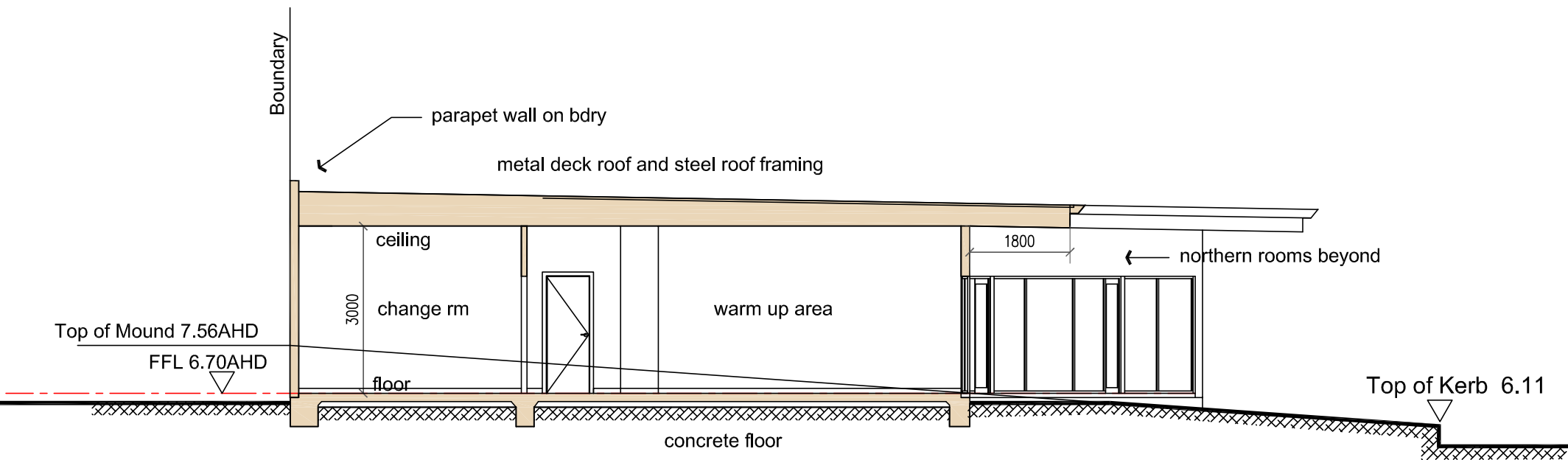
project: NEW FEMALE FACILITIES  
for: Glenelg Football Club  
Glenelg Oval , Glenelg





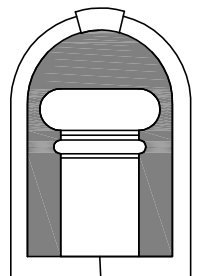
# NORTH ELEVATION

1:100



# SECTION THRU'

1:100



**P H I L L I S**  
**& ASSOCIATES**

*A r c h i t e c t s*

7 Esplanade, Somerton Park, SA 5044  
Phone (08)8376 9900 - Fax (08)8376 9905

1020 SK3  
Elevation and Section

date: 28-4-2020  
scale : 1:100  
**A3**

project: NEW FEMALE FACILITIES  
for: Glenelg Football Club  
Glenelg Oval , Glenelg









GLIDEROL GARAGE DOORS DAY MOUNTING SERVICE

CADDLE CRASH REPAIR

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ORDER OF CONCEPT COST ESTIMATE

APRIL 2020

## GLENELG FOOTBALL CLUB - FEMALE FACILITY

# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

### Project Details

#### Description

##### ***Basis of Estimate***

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at April 2020. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

##### Limitation of Estimate

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should **not** be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

##### COVID-19 Impact

Our estimate has been prepared on the basis of normal economic and industry circumstances. The full impact of COVID-19 is unknown at this stage and changing daily. Our estimate makes no provision for the impacts of COVID-19 virus and we advise that an impact on the estimate is probable and could vary considerably depending on the extent of a variety of issues. These may include but are not limited to the following issues, which are intended as a guide as opposed to a comprehensive list:

- Economy, industry and society shut down
- Exchange rate fluctuations (our estimate reflects pricing as at the US\$0.70 market exchange rate at Q1 2020 and not the current rates).
- Off shore manufacturing capacity and delivery timing
- On shore site deliveries of plant, materials and equipment
- On site staff to manage productivity of the works
- On site labour to implement the works

RLB has observed that, for key construction components, there is an increasing reluctance by contractors to commit to a definitive programme or cost for future projects. This estimate does not consider increased project costs due to potential programme delays, alternative procurement methods of materials and/or labour nor the wider potential impact of COVID-19 on construction activities.

##### Potential COVID-19 Actions

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our new programming capability can also be of assistance in these matters.

Please let us know if you would like RLB to assist with a sensitivity analysis on the exchange rate fluctuations to inform on the impact of the current exchange rate and potentially include in any additional COVID-19 project contingency.



# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

### Project Details

#### Description

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances but this will be subject to ongoing monitoring.

#### **Items Specifically Included**

This estimate specifically includes the following:

##### Contingencies & Escalation

The estimate includes the following contingency allowances:

- ☐ Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

#### **Items Specifically Excluded**

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

##### Project Scope Exclusions

- ☐ Demolition and Site Preparation
- Murals and works of art
- Stormwater storage tanks
- Solar panels
- Work outside site boundaries
- Site infrastructure upgrades (assumed adequate existing)

##### Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Piled foundation systems (assumed raft slab)
- Underpinning or propping existing structures
- Rock excavation
- Staging / Phasing costs

##### Scope Exclusions for works by others

- ☐ Loose Furniture, Fittings and Equipment
- Sports Equipment

# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

### Project Details

#### Description

- Medical Equipment
- Active ICT, AV, phone etc.

#### Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Holding costs and finance charges
- Escalation in costs beyond mid-2020

#### **Documents**

The following documents have been used in preparing this estimate:

#### ARCHITECTURAL Documents prepared by Phillis & Associates Architects

- SK1 - Site Plan
- SK2 - Ground Plan
- SK3 - Elevation and Section

# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

Location Summary

Rates Current At April 2020

Location		Total Cost
<b>A</b>	<b>DEMOLITION AND SITE CLEARING</b>	<b>Excl.</b>
<b>B</b>	<b>BUILDING WORKS</b>	<b>1,102,843.37</b>
<b>C</b>	<b>EXTERNAL WORKS &amp; INFRASTRUCTURE</b>	<b>37,156.63</b>
<b>ESTIMATED NET COST</b>		<b>\$1,140,000.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
Design Development Contingency	4.0%	\$46,000.00
Construction Contingency	3.0%	\$36,000.00
Professional Fees	10.0%	\$122,000.00
Statutory Fees and Charges	0.4%	\$6,000.00
Escalation in construction costs beyond mid 2020		Excl.
Goods and Services Taxation		Excl.
<b>ESTIMATED TOTAL COST</b>		<b>\$1,350,000.00</b>





# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

Location Elements Item

### B BUILDING WORKS

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
<b>SB Substructure</b>				
5 Allowance for substructure including strip footings, concrete slab complete	m <sup>2</sup>	435	250.00	108,750.00
<b>Substructure</b>				<b>\$108,750.00</b>
<b>CL Columns</b>				
6 Allowance for steel columns throughout	m <sup>2</sup>	512	35.00	17,920.00
<b>Columns</b>				<b>\$17,920.00</b>
<b>RF Roof</b>				
7 Allowance for roof including structural steel, purlins, insulation, roof sheeting and roof plumbing complete	m <sup>2</sup>	512	295.00	151,040.00
<b>Roof</b>				<b>\$151,040.00</b>
<b>EW External Walls</b>				
8 Masonry or CFC external walls including internal stud frame, insulation and impact resistant plasterboard	m <sup>2</sup>	274	305.00	83,570.00
<b>External Walls</b>				<b>\$83,570.00</b>
<b>WW Windows</b>				
9 Aluminium framed single clear glazed window suite	m <sup>2</sup>	62	600.00	37,200.00
<b>Windows</b>				<b>\$37,200.00</b>
<b>ED External Doors</b>				
10 Single aluminium framed glazed door including hardware	No	2	1,950.00	3,900.00
11 Single solid core door including frame, hardware and paint finish	No	1	1,250.00	1,250.00
<b>External Doors</b>				<b>\$5,150.00</b>
<b>NW Internal Walls</b>				
12 Partitions generally - assumed lightweight including stud frame, insulation, and 3 layers total of flush impact resistant plasterboard (to 2.7m high)	m <sup>2</sup>	292	200.00	58,400.00
13 Folding accordion wall - assumed lightweight non-acoustic	m <sup>2</sup>	45	350.00	15,750.00
14 Structural beam over accordion wall	m	15	350.00	5,250.00
52 Allowance for sundry acoustic baffles	Item			3,000.00
<b>Internal Walls</b>				<b>\$82,400.00</b>
<b>NS Internal Screens and Borrowed Lights</b>				
15 Toilet partition including door	No	12	1,450.00	17,400.00
16 Shower partition including door and bench seat	No	12	1,650.00	19,800.00
<b>Internal Screens and Borrowed Lights</b>				<b>\$37,200.00</b>
<b>ND Internal Doors</b>				
17 Single solid core door including frame, hardware and paint finish	No	8	950.00	7,600.00
18 Pair of solid core doors including frame, hardware and paint finish	No	1	1,850.00	1,850.00
45 Allowance for sundry service cupboard doors, access hatches etc.	Item			2,500.00
<b>Internal Doors</b>				<b>\$11,950.00</b>

# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

Location Elements Item

### B BUILDING WORKS (continued)

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
<b>WF Wall Finishes</b>				
19 2100mm high wall tiles to showers only including waterproofing (PC Sum \$25/m2 tile supply)	m <sup>2</sup>	38	115.00	4,370.00
<b>Wall Finishes</b>				<b>\$4,370.00</b>
<b>FF Floor Finishes</b>				
20 Floor tiles including waterproofing and screed to falls (PC Sum \$35/m2 tile supply)	m <sup>2</sup>	100	165.00	16,500.00
21 Vinyl flooring generally	m <sup>2</sup>	325	95.00	30,875.00
22 Concrete sealer to change area	m <sup>2</sup>	12	15.00	180.00
23 Skirting tile to amenities	m	70	39.00	2,730.00
24 Vinyl skirting generally	m	229	9.00	2,061.00
<b>Floor Finishes</b>				<b>\$52,346.00</b>
<b>CF Ceiling Finishes</b>				
25 Flush impact resistant plasterboard ceiling including framing and paint finish	m <sup>2</sup>	335	85.00	28,475.00
26 Moisture resistant flush plasterboard ceiling including framing and paint finish	m <sup>2</sup>	101	90.00	9,090.00
<b>Ceiling Finishes</b>				<b>\$37,565.00</b>
<b>FT Fitments</b>				
27 Vanity bench to amenities including laminate finish	m	7	450.00	3,150.00
41 PC Sum - Lockers including bench to changerooms - extent TBC	Item			60,000.00
42 Toilet roll holders	No	12	95.00	1,140.00
43 Hand Dryers	No	4	650.00	2,600.00
46 Allowance for signage and graphics	Item			4,000.00
47 Allowance for whiteboards and pinboards	Item			5,000.00
48 Allowance for sundry fitments and joinery	Item			3,000.00
<b>Fitments</b>				<b>\$78,890.00</b>
<b>PD Sanitary Plumbing</b>				
28 Toilet suite including associated plumbing connections	No	12	3,500.00	42,000.00
29 Shower including associated plumbing connections	No	12	3,150.00	37,800.00
30 Vanity sink including associated plumbing connections	No	10	3,450.00	34,500.00
31 Tundishes to wet areas	No	6	750.00	4,500.00
39 Allowance for hot water service	Item			7,500.00
<b>Sanitary Plumbing</b>				<b>\$126,300.00</b>
<b>VE Ventilation</b>				
33 Allowance for ventilation generally, high wall split to massage, meeting areas and doctors room	Item			55,000.00
<b>Ventilation</b>				<b>\$55,000.00</b>
<b>LP Electric Light and Power</b>				
34 Allowance for electric lighting, power and data cabling - no allowance for security	m <sup>2</sup>	512	160.00	81,920.00
<b>Electric Light and Power</b>				<b>\$81,920.00</b>

# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

Location Elements Item

### B BUILDING WORKS (continued)

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
<b>BW Builders Work in Connection With Specialist Services</b>				
1 Builders work in connection with services	Item			7,900.00
<b><i>Builders Work in Connection With Specialist Services</i></b>				<b><i>\$7,900.00</i></b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			78,359.92
<b><i>Preliminaries</i></b>				<b><i>\$78,359.92</i></b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			45,012.45
<b><i>Builders Margin</i></b>				<b><i>\$45,012.45</i></b>
<b>FE Furniture, Fittings &amp; Equipment</b>				
40 No allowance for loose FF&E	Note			Excl.
<b><i>Furniture, Fittings &amp; Equipment</i></b>				<b><i>Excl.</i></b>
<b><i>BUILDING WORKS</i></b>				<b><i>\$1,102,843.37</i></b>

# Glenelg Football Club - Female Facility

## Order of Concept Cost Estimate

Location Elements Item

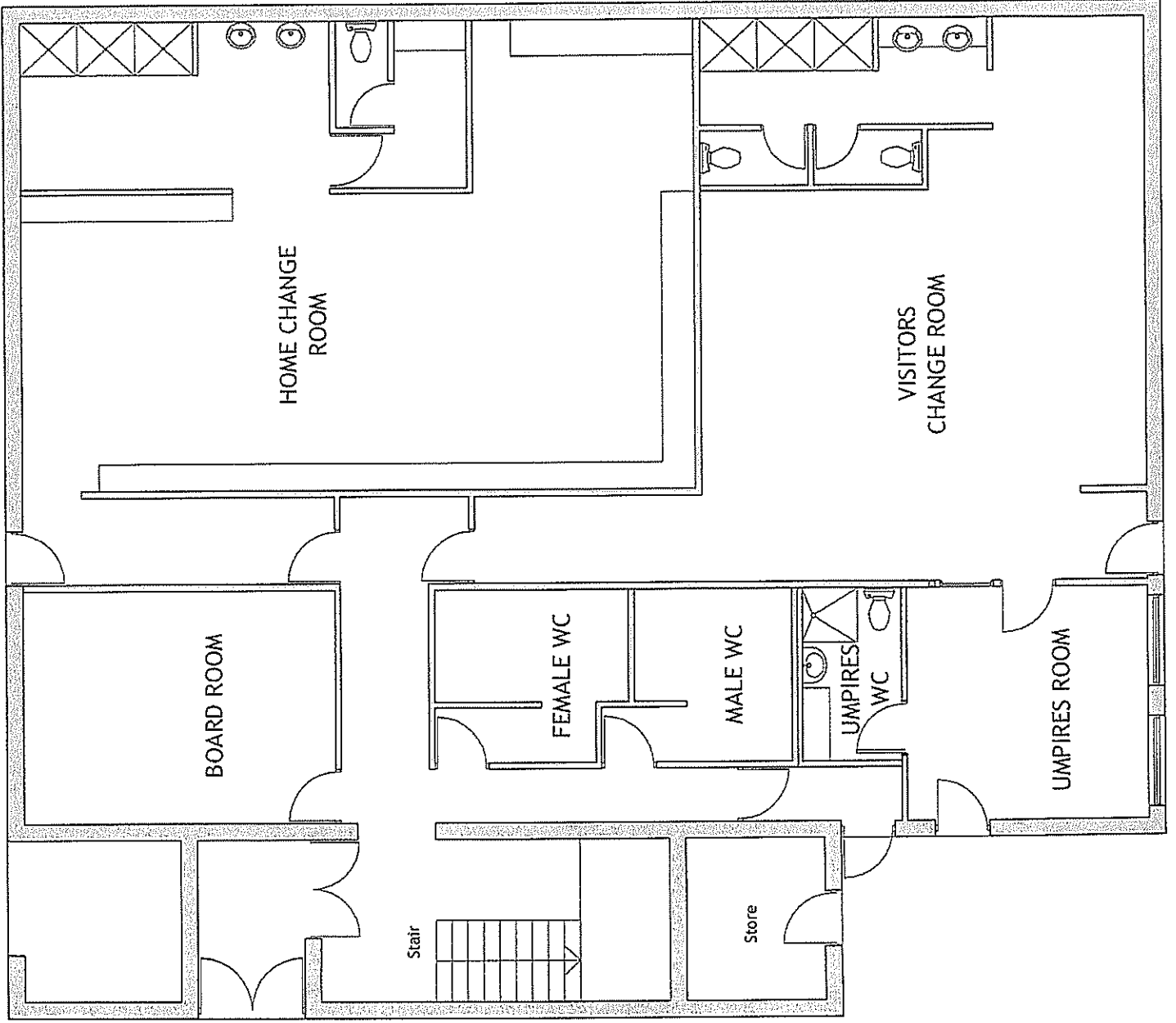
### C EXTERNAL WORKS & INFRASTRUCTURE

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
<b>SC Staircases</b>				
50 Allowance for alterations to exit pathway adjacent building - details TBA	Item			9,500.00
<b>Staircases</b>				<b>\$9,500.00</b>
<b>XP Site Preparation</b>				
44 No allowance for minor earthworks to design levels - assumed by club / others	Note			Excl.
<b>Site Preparation</b>				<b>Excl.</b>
<b>XR Roads, Footpaths and Paved Areas</b>				
35 Allowance for sundry paving including make good adjacent new building	Item			12,000.00
<b>Roads, Footpaths and Paved Areas</b>				<b>\$12,000.00</b>
<b>XL Landscaping and Improvements</b>				
51 No allowance for landscaping and/or making good (assumed by club)	Note			Excl.
<b>Landscaping and Improvements</b>				<b>Excl.</b>
<b>XK External Stormwater Drainage</b>				
36 Allowance for connection into existing stormwater - pending location	Item			3,500.00
<b>External Stormwater Drainage</b>				<b>\$3,500.00</b>
<b>XD External Sewer Drainage</b>				
37 Allowance for connection into existing sewer - pending location	Item			4,500.00
<b>External Sewer Drainage</b>				<b>\$4,500.00</b>
<b>XW External Water Supply</b>				
38 Allowance to connect into existing water connection - pending location	Item			3,500.00
<b>External Water Supply</b>				<b>\$3,500.00</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			2,640.08
<b>Preliminaries</b>				<b>\$2,640.08</b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			1,516.55
<b>Builders Margin</b>				<b>\$1,516.55</b>
<b>EXTERNAL WORKS &amp; INFRASTRUCTURE</b>				<b>\$37,156.63</b>

# Attachment 4



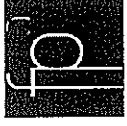


EXISTING PLAN  
SCALE 1:100 @ A4



drawing title	
existing plan	
job #	client
2017 1729	SK04
date	drawn by
28.04.20	am
scale	1:100

ENGINEERS AND CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK AND PREPARE A SHOP DRAWING, IF IN DOUBT ASK FOR CLARIFICATION



foland architects  
panozzo

project

GLENELG CRICKET  
CLUB  
CHANGE FACILITIES  
UPGRADE



folland  
architects  
panozzo

project

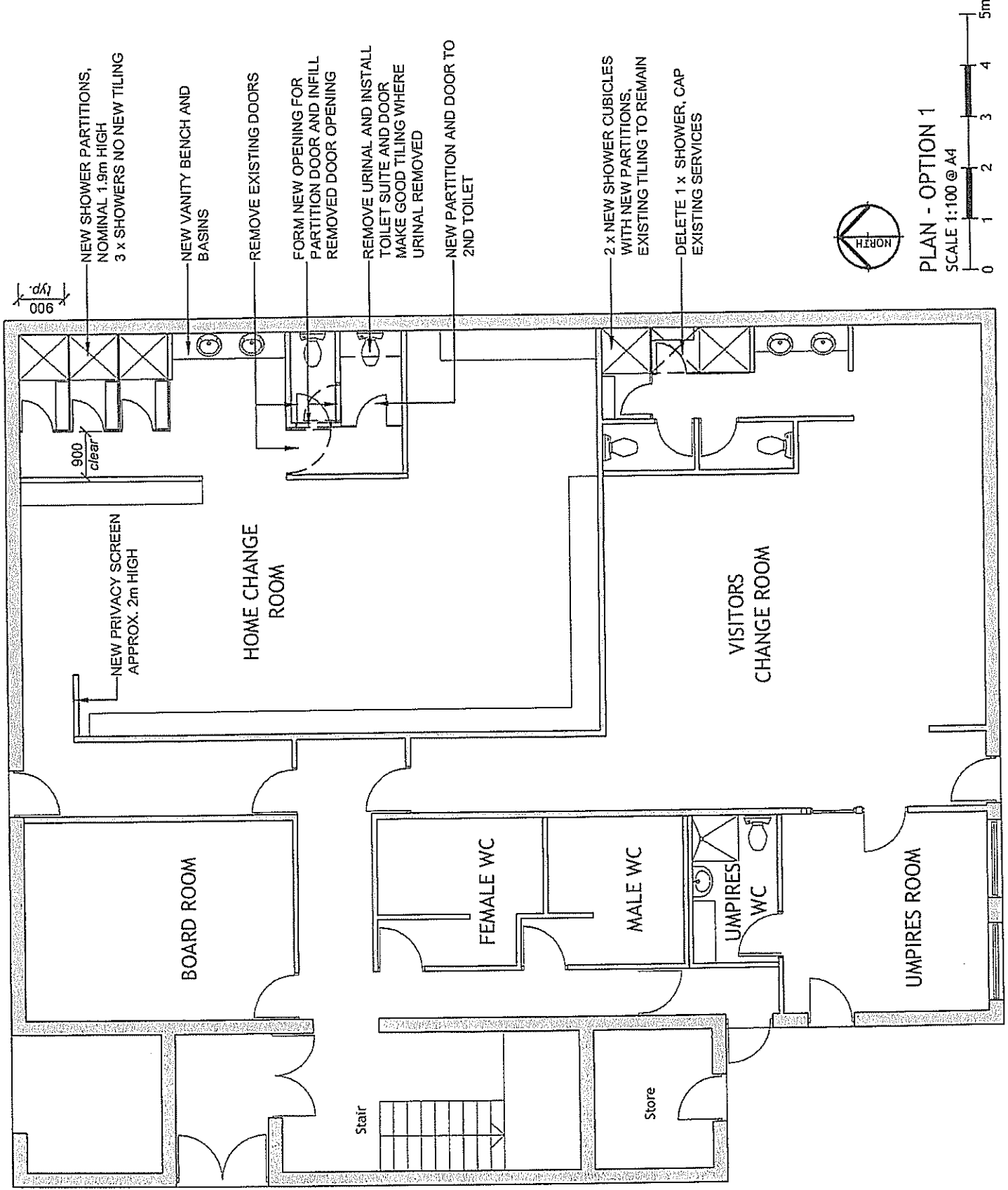
# GLENELG CRICKET CLUB CHANGE FACILITIES UPGRADE

drawing title

proposed plan - option 1

proj #	eng #	issue #
2017 1729	SK02	A
date	scales	drawn by
28.04.20	1:100	am

BUILDERS AND CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE USED FOR CLARIFICATION.



PLAN - OPTION 1

SCALE 1:100 @ A4







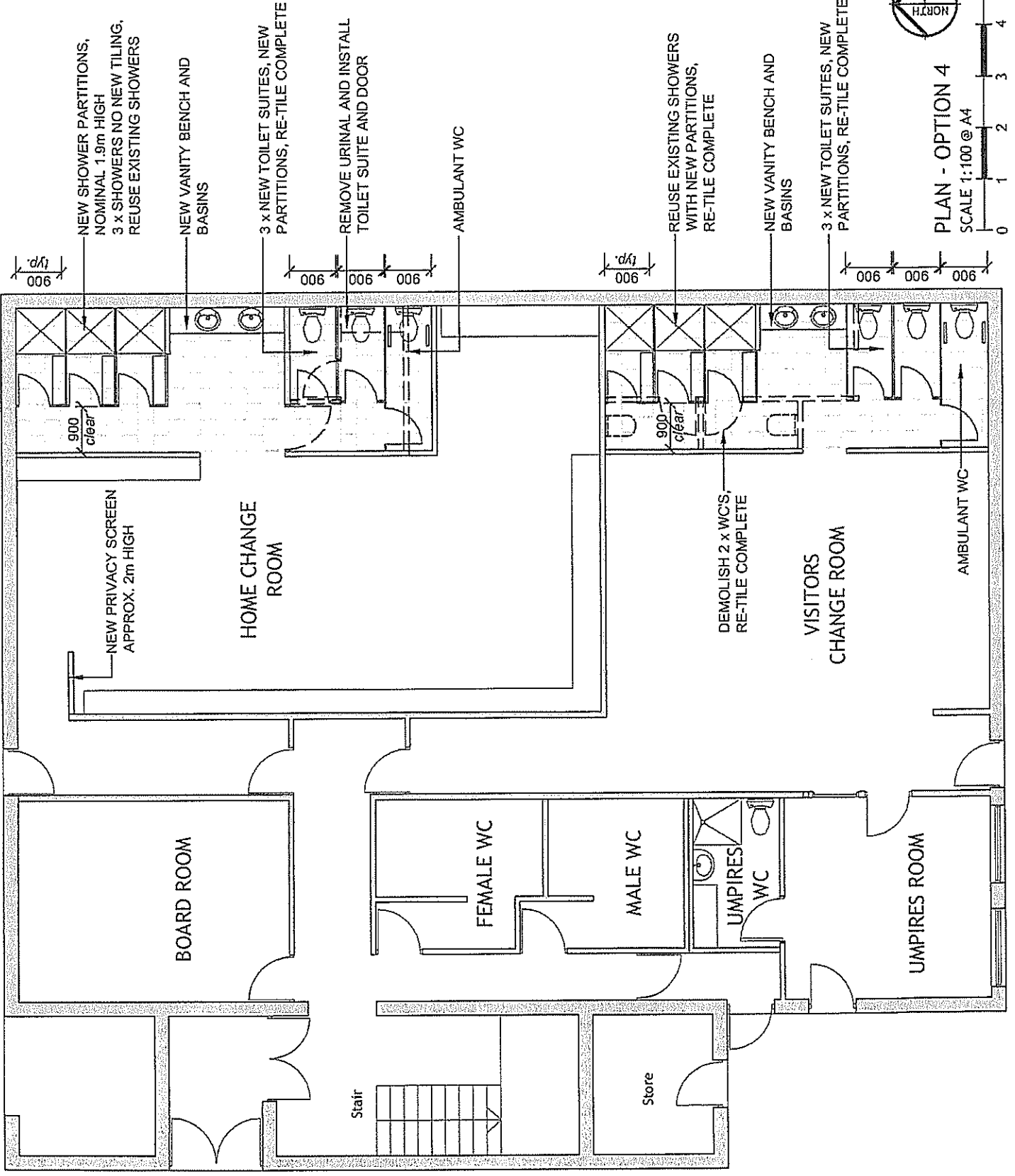
folland architects  
panozzo

project

GLENELG CRICKET  
CLUB  
CHANGE FACILITIES  
UPGRADE

drawing title	
proposed plan - option 4	
job #	drawn by
2017 1729	SK03
date	scale
28.04.20	1:100
drawn by	date
am	am

READERS AND CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK AND PREPARE SHOP DRAWINGS, IF IN DOUBT ASK FOR CLARIFICATION.



PLAN - OPTION 4

SCALE 1:100 @ A4



Item No: 17.1

Subject: PROPOSED SHELLFISH REEF

Date: 12 May 2020

Written By: General Manager City Assets and Services

General Manager: City Assets and Services, Mr H Lacy

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## **SUMMARY**

With support by the SA and Federal Governments, local government and the community, the environmental group The Nature Conservancy is planning to build a new shellfish reef off Adelaide.

This project will be an ecological 'first' for the metropolitan Adelaide coast and one of only a few globally that are situated on the doorstep of a major capital city. The project will demonstrate the use of a nature-based solution to improve biodiversity, address coastal pollution and increase recreational opportunities adjacent to a major metropolitan city.

Three potential sites are being considered – off Glenelg, O'Sullivan's Beach and Port Noarlunga. Glenelg is an ideal site, offering suitable environmental conditions, including low wave energy and close proximity to known historic native shellfish beds. It also offers potential construction mobilisation cost savings based on less travel from the limestone load-out site. There is strong community support for the restoration of a shellfish reef. Over 30% of the Government YourSay respondents were from Holdfast Bay council area.

Every additional \$10,000 investment adds 20m<sup>2</sup> more of reef can be added to the reef footprint.

It is recommended that Council supports the construction of the new shellfish reef off Glenelg and offers \$20,000 contribution towards the cost of the construction provided that the reef is located offshore from Glenelg.

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## **RECOMMENDATION**

### **That Council:**

- 1. support the development of a shellfish reef off the coast at Glenelg to be undertaken by The Nature Conservancy in partnership with the State Government**
  - 2. offer a contribution of \$20,000 towards the cost of proposed reef subject to it being located offshore from Glenelg**
-

**COMMUNITY PLAN**

Placemaking: Building character and celebrating history

Community: Building a healthy, active and resilient community

Environment: Fostering an environmentally connected community

**COUNCIL POLICY**

Not Applicable.

**STATUTORY PROVISIONS**

Not applicable

**BACKGROUND**

More than a third of the South Australian coastline supported healthy shellfish reefs teeming with oysters, mussels, crabs, cuttlefish, prawns and fish. It's estimated that shellfish reefs would have extended across more than 1,500km of South Australia's coastline from Eyre Peninsula to Adelaide.

Similar reefs could be found across most of southern Australia's bays and estuaries including in Gulf St Vincent, Port Phillip Bay, Noosa River, Oyster Harbour, and Peel-Harvey Estuary.

With the exception of the recently rebuilt Windara Reef off Rogues Point on the Eyre Peninsula (about 10km south of Ardrossan), there are no known native shellfish reefs left in South Australia today.

When the first Europeans settled in Australia in the 1800s, large amounts of oysters were harvested for food to support the growing colonies. In the early 1900s the reefs, oysters which were rich in calcium carbonate, were dredged as a source of lime and construction materials to form the foundations of city infrastructure such as bricks and concrete.

Over time, nutrients and sediments within the fresh water running into Adelaide's coastal waters reduced the ocean's water quality and clarity. With extensive urban development, the Adelaide metropolitan coastline has experienced significant environmental degradation.

Shellfish are ecosystem engineers. They provide habitat for around 100 species of fish and invertebrates (e.g. shrimps and crabs). They also filter water, stabilise sediment and transfer nutrients from the water column to the surrounding reef community. One adult oyster filters up to a bathtub of water a day.

The loss of shellfish reefs results in the loss of the social and economic benefits they provide to people and nature. Fish stocks decline because fish have no-where to breed, hide and feed whilst other marine life have no reef areas to colonise. Water quality also declines.

The removal of millions of shellfish caused the loss of a natural process that keeps our coastal waters clean and clear. This also puts our coastal communities at increased risk as these reefs provide an important line of natural defence for our coastline reducing coastal erosion and damage from storms.

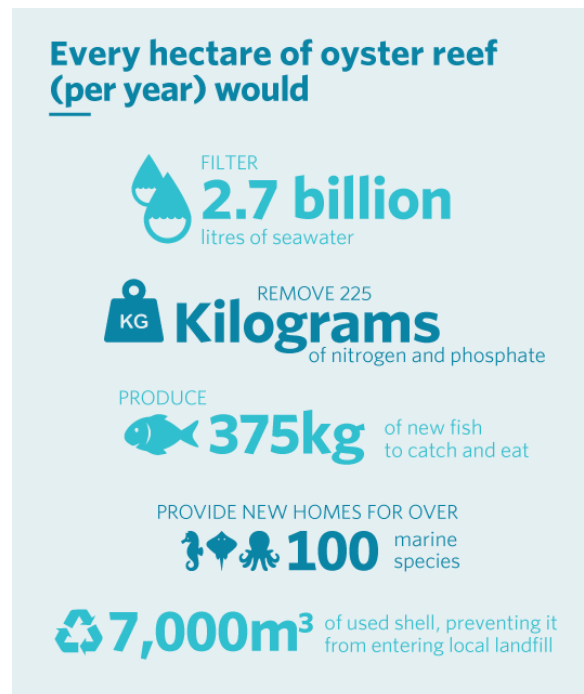
By bringing back Australia's most threatened marine ecosystem, these native shellfish reefs will return a wealth of benefits for people and nature including:

- improved local fish populations as reefs act as fish nurseries
- better water clarity due to the filtration power of oysters
- increased shoreline protection
- extra feeding habitat for threatened migratory shorebirds
- an overall increase in biodiversity
- increased opportunities for recreational fishing, economic development and tourism

New reefs are critical to improving marine biodiversity, fish production and water quality in the Gulf.

Each project creates economic and social benefits as well, through the creation of new jobs, increased aquaculture, ecotourism and recreational fishing opportunities, as well as new volunteering and community education programs.

### The benefits of Shellfish Reefs



### REPORT

With support by the SA and Federal Governments, local government and the community, the environmental group The Nature Conservancy is planning to build a new shellfish reef off Adelaide.

The Adelaide Shellfish Reef will be a minimum of 1,500m<sup>2</sup> of reef off Adelaide, spread over two (2) hectares – around the size of Adelaide Oval.

The project is being funded by the State Government contribution of \$1.2m with delivery scheduled for mid-late September 2020.

Three (3) proposed sites have been tentatively identified for the proposed Adelaide Shellfish Reef off:

- Glenelg
- O'Sullivan's Beach
- Port Noarlunga

These sites were chosen based on a combination of science, field surveys and historical and contemporary knowledge provided by fishers, divers, boaties and scientists.

The project proceeds by creating a reef base by laying natural materials on the seafloor, often a combination of limestone rubble and recycled shells, which mimic the foundations of a natural reef. This provides elevation and hard surfaces that attracts marine life.

The recycled seafood shells (oysters, mussels and scallop shells) are collected from local restaurants as part of complementary project run by The Nature Conservancy known as the ***Shuck Don't Chuck*** shell recycling project.

The reef base is then seeded with millions of baby oysters and mussels grown in nearby hatcheries in partnership with shellfish farmers. These shellfish grow and attach to the reef base and each other, creating a living reef which further attracts a diversity of fish and aquatic life.

Scientists monitor reefs for several years after construction for threats such as predators and disease and make adjustments to how the reef is constructed to ensure the reef grows and thrives into a natural, self-sustaining reef. This innovative approach is revitalising reefs from Noosa to Melbourne, from Adelaide to Perth.

The result is less waste to landfill, rejuvenated habitats for native species and improved economic outcomes for local communities. Importantly, during its formative years, the reef is protected from shellfish harvesting and from fishing to ensure rapid development of the desired species and ecosystems.

A similar reef 'Windara' was built off Yorke Peninsula. With the Windara reef construction, the Northern and Yorke Peninsula council donated \$100,000 towards the project through a Memorandum of Understanding with The Nature Conservancy.

The MOU provided the council membership on the project team which included being acknowledged in all communications and enabled the council to contribute creative, faster and more practical idea development and implementation that suited their needs.

The key socio-economic benefits that Windara Reef has brought to the Northern and Yorke Peninsula council region include the following:

- 18 FTE jobs created- enhancing employment in maritime construction, transport, aquaculture and science industries.
- 65 new volunteer opportunities.
- Returning a productive and healthy reef ecosystem back to the region.
- Increasing marine biodiversity.
- Creating a new recreational fishing spot. Increasing community recognition of Narungga language, lore and culture.
- Providing new education opportunities.

The project is supported by Environment and Water Minister David Speirs, who wrote:

*"The new reef will be around the size of Adelaide Oval and is expected to be completed by late 2020. The Nature Conservancy is the world's largest conservation organisation and has international and national expertise in reef restoration projects, including rebuilding over 60 reefs globally. I am looking forward to working with them to deliver a habitat that will boost fish productivity, create jobs and improve water quality in the region."*

A recent public consultation program was undertaken by The Nature Conservancy to identify community support for each of the three (3) proposed sites. It is understood that the Noarlunga sites was favoured slightly based on community feedback.

### **Extending the Reef**

As part of the project development, The Nature Conservancy has sought out additional funding partners so that the size of the proposed reef and therefore the environmental benefits can be increased.

Construction is expected to begin in late-September 2020.

Council has the opportunity to contribute funding to support an increase in the scale of the proposed shellfish reef. Contributing additional funds (proposal is for a contribution of \$20,000) would help secure the shellfish reef for Holdfast Bay.

The benefits include visibility of an important environmental project off the Glenelg tourism precinct, improved coastal water quality and improved recreational opportunities (eg diving, fishing, eco-tourism).

## **BUDGET**

The proposed contribution towards the cost of building a new shellfish reef of Glenelg is \$20,000.

The funding would be provided from the 2019/20 Operating Budget provided the shellfish reef is constructed off Glenelg.

## **LIFE CYCLE COSTS**

There are no lifecycle cost implications for this project.