

19.1 CITY GROWTH

19.1.1 Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update – CONFIDENTIAL

Council Meeting: 16 October 2023
Author’s Title: Manager City Development **File No.:** 3-421
Directorate: City Growth

Annexures:

- A – SLSC and Café Plans
- B – TCL Beach Plaza and Playground Precinct
- C – BRM Holdich DRAFT Prudential Report: Foreshore Master Plan August 2023

Officer Direct or Indirect Conflict of Interest:

In accordance with Local Government Act 1999, Section 120

Yes No

Status:

Information classified confidential under Section 90(2) of the Local Government Act

Yes No

Reason – This report is considered confidential on the basis that it contains information of a commercial nature consistent with Section 90(2) and (3)(b) of the Local Government Act 1999

RECOMMENDATION

Pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that the public be excluded from the meeting with the exception of Justin Commons; Chief Executive Officer, Kathy Jarrett; Director Corporate Services, Jade Ballantine; Director City Growth, Irene Adair; Manager Governance, Jodie Perone; Manager City Development, Gail Rostig; Manager City Activation, Grant Jennings; Manager Finance, Sean Kelly; Manager Communications and Public Relations, Michelle Armstrong; Executive Co-ordinator – CEO and Mayor and Lisette Symons; Executive Co-ordinator – Corporate for Agenda Item 19.1.1 – Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update.

Council considers that the requirement for the meeting to be conducted in a place open to the public has been outweighed in circumstances where the Council will receive and consider a report containing commercial information of a confidential nature the disclosure of which could reasonably be expected to prejudice the commercial position of the Council.

PURPOSE

To update the Elected Members in relation to the Whyalla Surf Life Saving and Café Building Redevelopment and the Foreshore Master Plan Stage 1, now referred to as the Whyalla Beach Plaza and Playground Precinct.

SUMMARY

Administration last presented an update to Council in January this year which requested support for the beach plaza area to be included in the scope of works for detailed design to better prepare Whyalla for Australian Government Grant Funding opportunities which have now been announced.

Council has since received the design and costings for the Surf Life Saving Club and Café development, as well as the first iteration of the beach plaza precinct. The cost analysis provided by RLB delivered a cost far greater than what was expected, mostly due to a 23% loading which was allocated to the entire build. Comparative costings from Sarah Constructions were sought as they have the most recent construction experience in Whyalla (construction of the secondary college) who returned a more favourable costing, however still substantially higher than expected.

Council and SLSC have since met to finalise the shared public benefit components of the build. WSLSC advise they are reluctant to share their component of the built form to incorporate (wheelchair beach access/public toilets/kitchenette adjacent function hire) or reduce their total build footprint to reduce costs.

RECOMMENDATION

Council:

- 1. notes the report "Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update"; and**
- 2. having considered Agenda Item 19.1.1 – Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update in confidence under Section 90(2) and (3)(e) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that this Report, the Annexures and the Minutes be kept confidential and not available for public inspection on the basis that the Report, Annexures and Minutes contain information related to matters affecting the security of the Council, Council property and employees. This order is to remain in force indefinitely, notwithstanding that it will be reviewed annually in February of each year.**

19.1.1 Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update – **CONFIDENTIAL**

BACKGROUND

In August 2022, Council committed \$2 million towards a new Whyalla Surf Life Saving Club with the condition that there be a café/kiosk included in the development. The combination of Councils \$2 million and Surf Life Saving SA State Government Funding of \$2.4 million, was considered a sufficient budget to leverage additional grant funding to assist Council and WSLSC to achieve such a construction.

Council worked with the Whyalla Surf Life Saving Club and Surf life Saving SA to consider the SLSSA plexus requirements for the surf lifesaving element of the build, as well as the café/kiosk design and shared training and function spaces which established the project brief for the architects.

Two options were sought through the tender process, a single level construction and a 2-storey construction and plans and costings have now been received for review and consideration (**Annexure “A”**). The cost differences are as follows:

Project	Budget	Single Storey	Double Storey
Surf Life Saving Club	\$4.24m	\$4.6m	\$5.24m
Café	\$1.31m	\$3.20m	\$4.31m
TOTAL	\$5.55m	\$7.8m	\$9.55m

The above costs include a 23% loading (surcharge) for regional construction.

Council and the SLSC agree that the costs associated with the 2-storey option cannot be justified given the amount of area in the foreshore precinct available to accommodate for a larger single storey construction (floor area). However, Council staff have failed to get an agreement from the WSLSC to share internal facilities such as toilets/function hire/kitchenette/wheelchair beach access as an attempt to reduce the cost of the build. The WSLSC have indicated that they may be amenable to leasing the recreation room to the café operator, however this will need to be resolved/confirmed prior to committing to further spend. This overall WSLSC position was disappointing to receive, given that this was the mutually agreed specification included in tender documents to commissioning concept design for costing. It is also important to note that the Whyalla Surf Life Saving Club patrols Whyalla beach every weekend & public holiday from October to Easter Monday between 9am – 1pm.

Support to include the surrounding Beach Plaza and Playground Precinct (Stage 1 of the Whyalla Foreshore Master Plan) in the detailed design was gained from Council in January 2023 (C4513-2023) to be ready for the larger Government Grant opportunities, has resulted in the first iteration of the plan being provided to Administration this week for review (**Annexure “B”**).

DISCUSSION

As previously advised, the SLSC project and associated Foreshore Master Plan elements being prepared for detailed design enables Council to be able to target the much larger grants programs which have been rolled out from the Australian Government. Having the architects plans for the SLSC and the first iteration of the Beach Plaza and playground area now in our hands has enabled City Growth to lodge an expression of interest for the Growing Regions Grant Fund seeking \$5.9m to match Councils \$3m and Whyalla Surf Life Saving Clubs \$2.9m (combination of SLSA Grant of \$2.4m and WSLSC contribution of \$500k) and we are currently awaiting advice from the funding body if we have been successful, and can progress to the next stage.

The attached plans of the Whyalla Beach Plaza and Playground area is noticeably different from the “artists impression” provided in the Whyalla Foreshore Masterplan documents. This is not uncommon when transitioning from the “blue sky thinking” that generates from community workshops and consultation to the more detailed plans which identify existing services and capacity, future requirements, and practical solutions for successful outcomes. This has occurred with the proposed upgraded connection between the beach plaza and playground and the Ada Ryan Gardens, and the integration of the play areas and water play elements. The clustering of these elements helps to reduce the project cost due to no longer requiring multiple set ups regarding the supporting water infrastructure for both the splash area and the bubble up (now shared), fencing materials, lighting, seating, and paved treatments for connecting elements.

Staff who have played a roll in the delivery of the project to date are all pleased with the attention (and value adds) taken by TCL (the consultants) to understand what our desired outcomes are and present up with we believe is a great first iteration.

Council has yet to be informed of its success or otherwise in its Expression of Interest to apply for Australian Government Growing Regions funding (\$5.9m), we anticipate October or November 2023. There is also the opportunity for Whyalla Council to apply for Stage 1 and/or Stage 2 of the Regional Precinct Partnerships Program \$5m and \$50m respectively for the Foreshore Precinct.

Council Administration will prepare a Council Report advising of the status of current grant applications and opportunities relating to the Whyalla Foreshore. At this time, Administration suggests that Council revisit the commitment and scope to current costed concept designs for the Whyalla Surf Life Saving Club/Café' and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) with discussion points to include (but not limited to):

- Conditioning Council's (33%) financial contribution to the WSLSC build on shared use functionality (may include additional co-tenants utilising office/recreation space in addition to currently proposed shared uses (toilet, kitchenette/wheelchair accessible beach access mat).
- Re-prioritise the staging of the WSLSC/Café construction to follow completion of all or part of the Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground)
- Separate the construction of the surf lifesaving club from the Café/Meeting/Function Hire building.
- Proceed only if successful with a Regional Precinct Partnership grant.

Financial Implications

Council has already committed \$3 million to progress the new Whyalla Surf Life Saving Building with a café/kiosk, public amenities, and splash play area, as per Stage 1 of the Whyalla Foreshore Master Plan (now referred to as the Beach Plaza and Playground Precinct) and no further funding from Council requested at this time.

Strategic Plan

Objective 2.1 - To create a city that is attractive that showcases our natural and built assets

Strategy 2.1.1 - Embed place making principles in council development to ensure that places reflect the needs and uses of the location.

Strategy 2.1.2 - Facilitate place making principles in Whyalla embracing and promoting our industrial heritage, our Aboriginal heritage and our migrant heritage.

Strategy 2.1.3 - Promote, protect, and rehabilitate the unique and historical built environment of Whyalla.

Legislation - Nil

Business Case – Prudential report Annexure C

Officer Direct or Indirect Interest - Nil

Risk Assessment - Nil

Social Considerations - Nil

Community Engagement

The Foreshore Masterplan was thoroughly undertaken and completed with thorough consultation and opportunity for engagement and feedback, however consultation of the final designs of the WSLSC and Beach Plaza and Playground Precinct will be required to undertaken once the plans are endorsed by Council.

Environmental Implications - Nil

Conclusion

Council is awaiting the outcome of the grant funding expression of interest process to understand if we can proceed to the funding submission stage. Funding will indicate the potential to undertake the WSLSC and Café Building as well as the Plaza and Playground Precinct projects at the same time.

Should Council be unsuccessful in our grant submission, consideration must be given to viability of the SLSC development, in particular the scale of the project and the public benefit in relation to the spend, given the severe cost increases to development/construction in regions.

**WHYALLA SURF LIFE
SAVING CLUB
CONCEPT DESIGN**

19.06.23

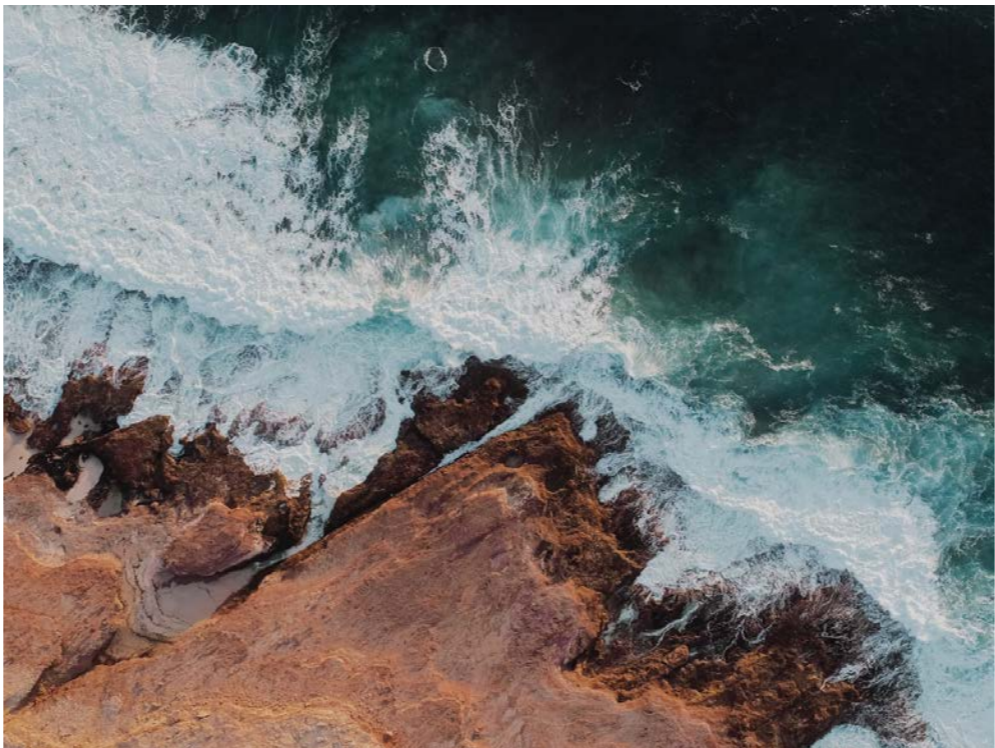
INTRO

LOCATION



0 200m

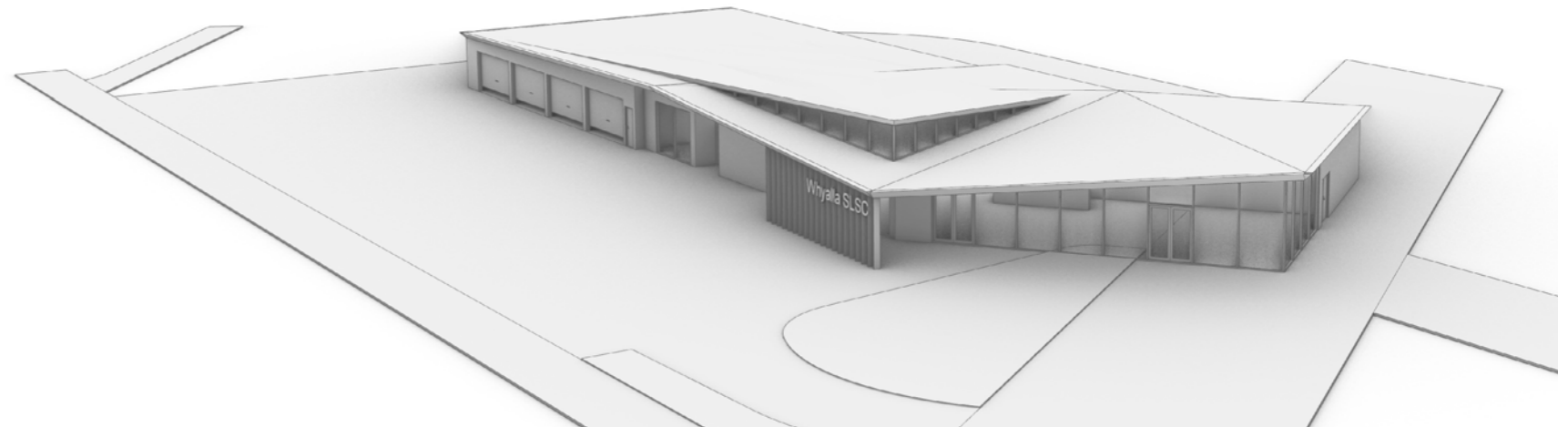
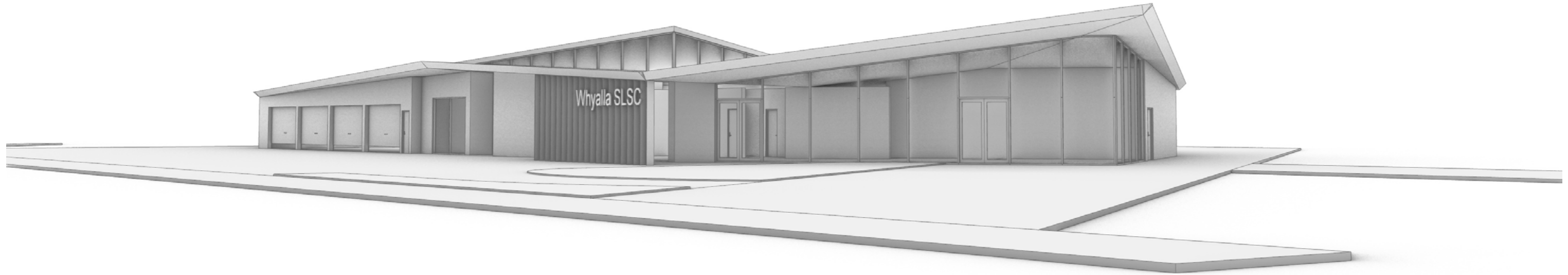
INSPIRATION



—
TRANSLATION



—
**3D INTERPRETATION
SINGLE STOREY**





SITE CONTEXT PLAN & EXISTING CONDITIONS
1:1000

Whyalla Café and Public Toilets - Room and areas (sqm.)

ROOM	AREA	COMMENT
Kiosk (KI)	20	Gnd Fl. - access to beach
Public Toilets (PT)	40	Gnd Fl. - access to beach, PR, C
Café / Bistro (CB)	80	1 st Fl. - access to K2, B2, CB adjoining RR
Kitchen (K2)	35	1 st Fl. - access to K2, B2, CB adjoining RR (base building only - tenant to fit out)
Kitchen Store (KSt)	15	1 st Fl. - access to K2, B2, CB adjoining RR (base building only - tenant to fit out)
Bar (B2)	15	1 st Fl. - access to K2, B2, CB adjoining RR (base building only - tenant to fit out)
Community Group Space	25	3rd Floor - access to K2, B2, CB
Balcony (Ba)	60	1 st Fl. - access to K2, B2, CB adjoining RR - combined with Surf Club
First Fl. Male Toilets (M)	15	1 st Fl. - Common to entire First Floor
First Fl. Female Toilets (F)	15	1 st Fl. - Common to entire First Floor
Disabled Toilet	6	1 st Fl. - Common to entire First Floor
Lift (L)	6	Common to both
Plaza	TBC	To be considered in design and subject to
TOTAL	332	

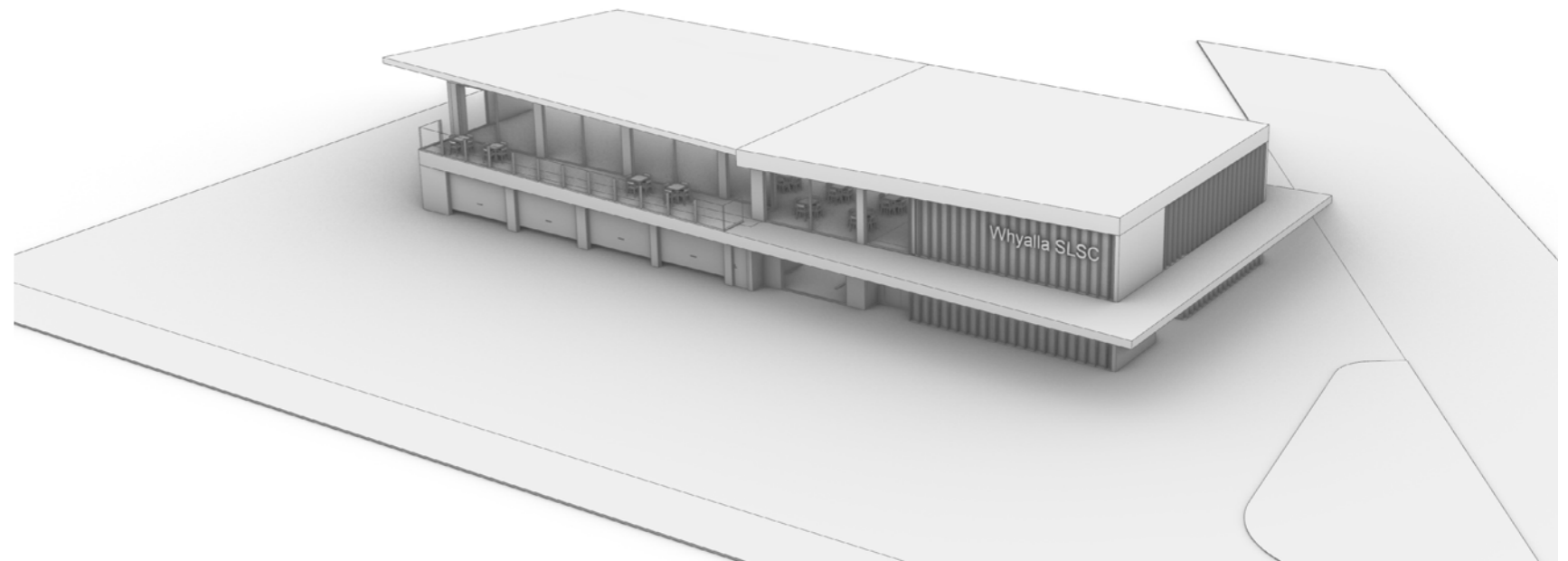
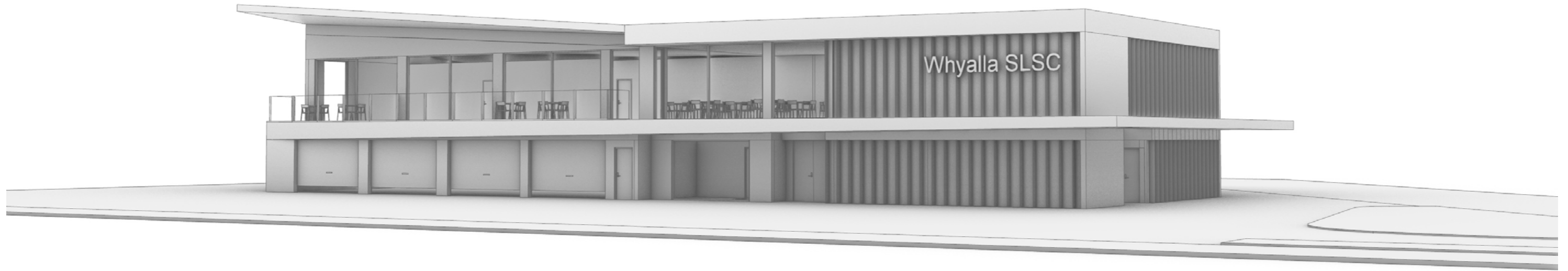
Whyalla Surf Club - WhSLSC - Surf Club room and areas (sqm.)

ROOM	PLEXUS	WhSLSC	COMMENT
Garage (G)	225	225	Gnd Fl. - access to beach, C, MC/FC
First Aid Room (FA)	21	21	Gnd Fl. - access to beach, C, MC/FC
Patrol Room (PR)	17	17	Gnd Fl. - access to beach, FA, C
Male Change / Toilets (MC)	50	45	Gnd Fl. - access C, G
Female Change / Toilets (FC)	54	50	Gnd Fl. - access C, G
Disabled Toilet (D)	6	6	Gnd Fl. - access C, G and Public
Gymnasium (Gy)	66	40	Gnd Fl. Or 1 st Fl. - access C, L
Recreation Rm (RR)	116	80	1 st Fl. - access L, K, B, MA, M, F, Ba, C
Kitchenette (K)	25	15	1 st Fl. - access RR, L, KS, B, T, M, F, Ba, C, MA
Kitchen Store (KS)	7	4	1 st Fl. - access K
Bar (B)	10	10	1 st Fl. - access K, KS, RR, T
Cleaners Room (CR)	4	4	Gnd Fl. Or 1 st Fl. - access C, L
Training / Meeting Rm (T)	40	40	Gnd or 1 st Fl. - access L, K, B, RR, M, F, C - could be saved space and used as part of 80sqm Recreation Room
Office (O)	11	9	Gnd Fl. Or 1 st Fl. - access C, L
Corridors (C)	17	30	
Plant Room (PR)	68	35	
Storage	5	5	
TOTAL	742	636	



GROUND FLOOR PLAN
1:250

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3D INTERPRETATION
2 STOREY





SITE CONTEXT PLAN & EXISTING CONDITIONS
1:1000

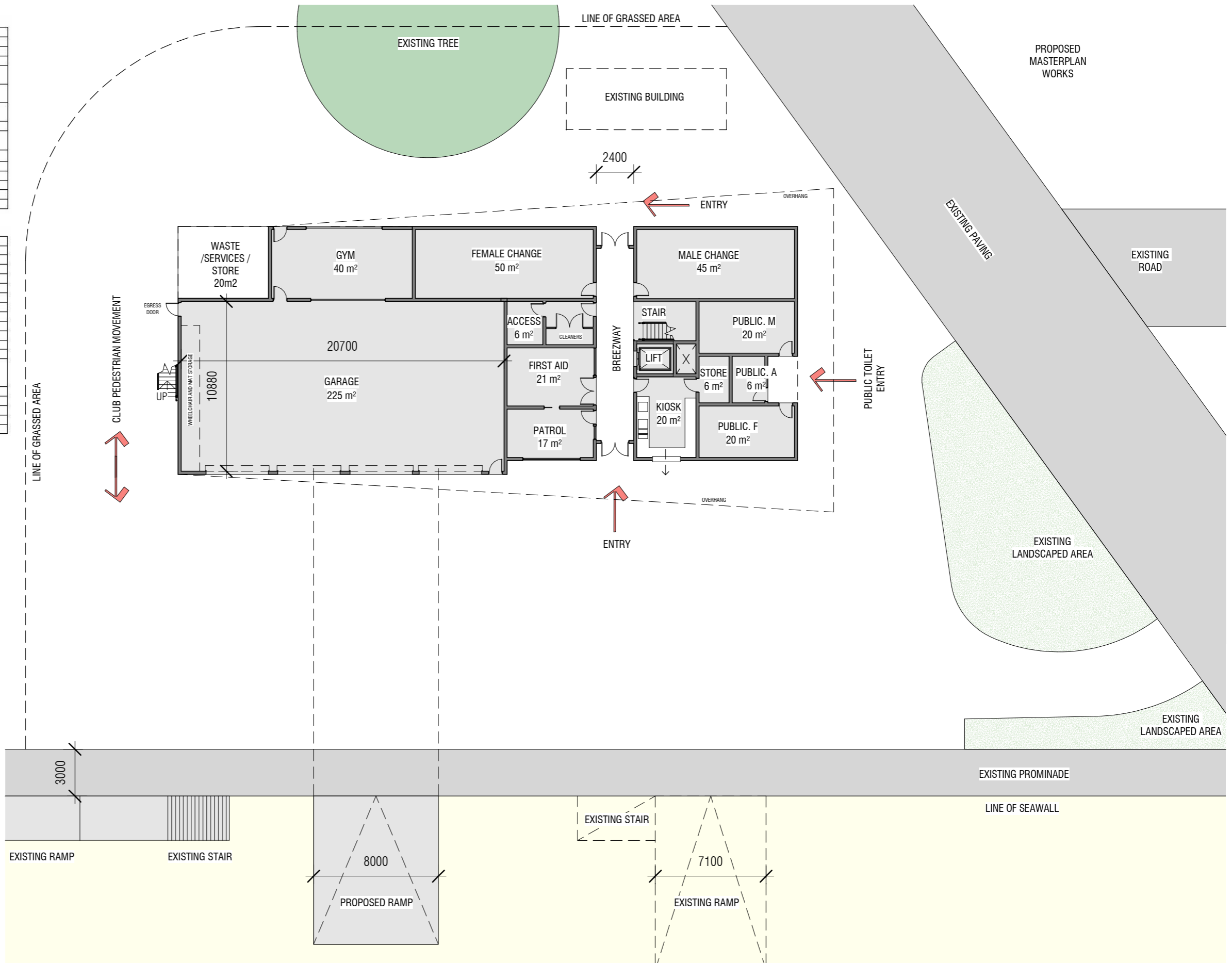
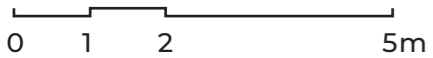
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GROUND FLOOR PLAN
1:250

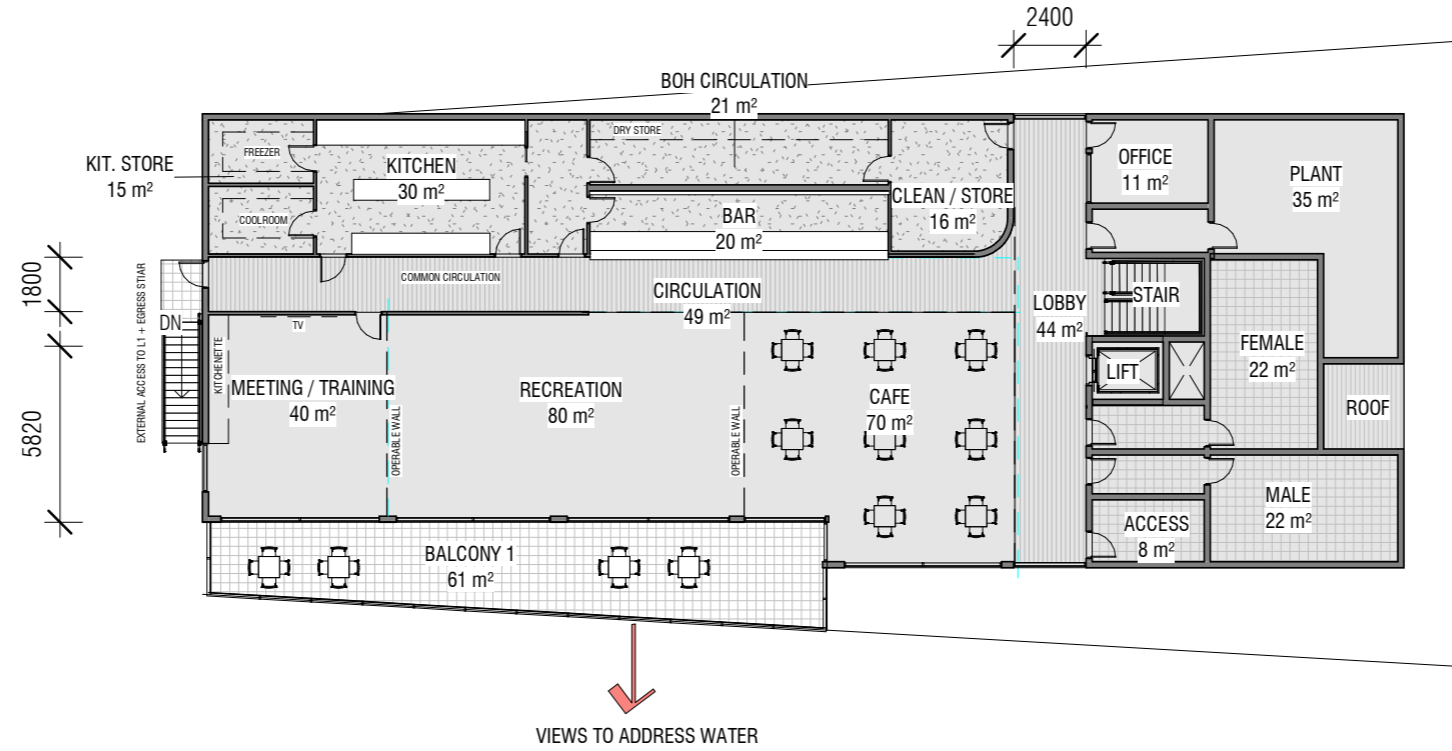


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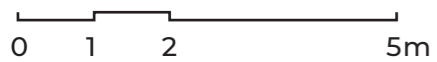
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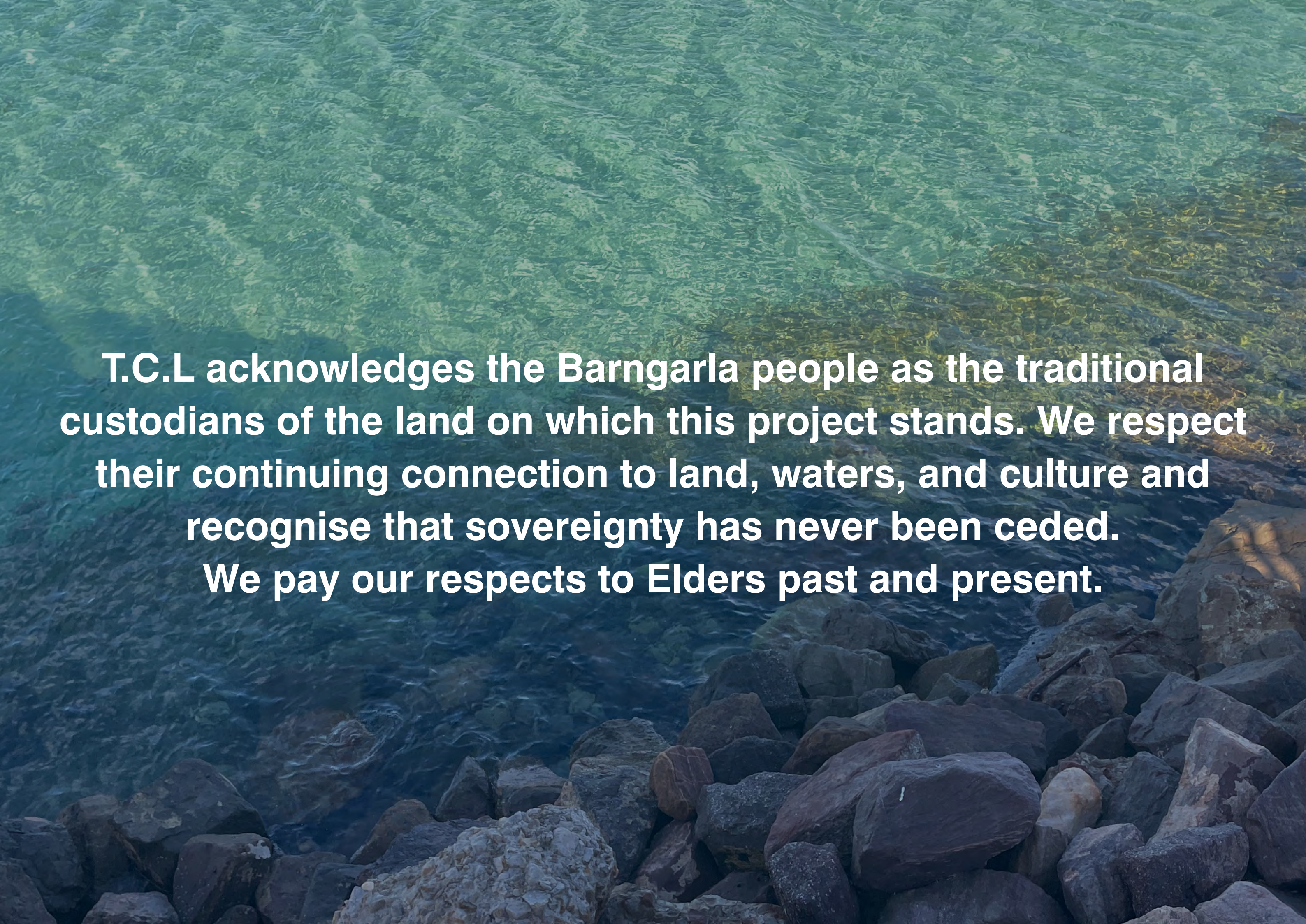
**FIRST FLOOR PLAN
1:250**



WHYALLA BEACH PLAZA & PLAYGROUND PRECINCT

FEASIBILITY CONCEPT

T.C.L



T.C.L acknowledges the Barngarla people as the traditional custodians of the land on which this project stands. We respect their continuing connection to land, waters, and culture and recognise that sovereignty has never been ceded. We pay our respects to Elders past and present.

Project Team

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Report for Whyalla City Council

Rev	Description	Date	By	Checked	Approved
P1	Draft for Review	29.09.2023	KG	DS	DS

Whyalla Beach Plaza & Playground Precinct Concept

Concept Plan_1:500@A3



Legend

- 1 Adventure Play
- 2 Water Play under shelter
- 3 Bangarla Plaza
- 4 SLSC building (by others)
- 5 Wave Lawn
- 6 Picnic Lawn
- 7 Beach Promenade
- 8 Quiet Zone
- 9 Existing carpark
- 10 New carpark and traffic calming



Adventure Playspace

Perspective View



1
Play on different heights



2
Flying fox with harness seat



3
Tower slide & alternative exits



4
Multiple swings set



5
Senior play obstacles



6
Tunnel



Water Play Area

Perspective View



1
Bucket



2
Water curtain



3
Water bubbler



4
Water rill, trays & obstacles



5
Gears & levels



6
Wheelchair carousel



Barngarla Plaza

Perspective View



1
Catenary lighting on smart poles



2
Concrete Seat Wall



3
Seating lounge



4
Shallow water on plaza



5
Jets on plaza



SLSC Cafe

Perspective View



1
Catenary lighting on smart poles



2
Concrete Seat Wall



3
Removable umbrella



4
Seating lounge



4

3

2

1

Wave Lawn

Perspective View



1
Wave lawn



2
Low speed BMX / scooter track



3
Senior play obstacles



4
Adventure play structure



5
Picnic deck in shades



Picnic Lawn

Perspective View



1 Picnic shelter with BBQ



2 Outdoor 3x3 basketball court

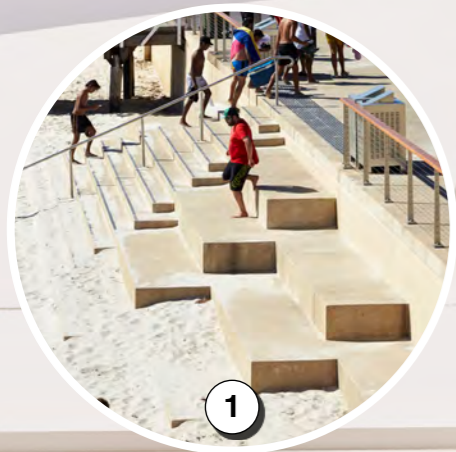


3 Playground fencing in garden bed



Beach Promenade

Perspective View



1
Amphitheater & terrace steps

1

Ada Ryan Garden

Perspective View



Wavy garden bed in lawn

Assumptions & Design Considerations

SLSC building is still under development, we have assumed the following as part of our current concept design.



1 Increasing 700mm to finish level of SLSC and change room to accommodate both 1:20 (min.) DDA access from existing rear carpark, as well as futureproofing sand and rising sea level.

Setback of major foreshore infrastructure (built elements under shelter) at least 18m from existing seawall to assist in gradual foreshore retreat.

2 Consolidate existing beach access with proposed SLSC and foreshore plaza.

3 Retain existing carpark and improving general site access by minimising stairs.

4 New carpark arrangement with traffic calming

5 Opportunity to further integrate site - TBA

T.C.L



**BRM
Advisory**

Whyalla City Council

Prudential Report:
Foreshore Master Plan

August 2023

[Working Draft]





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TABLE OF CONTENTS

EXECUTIVE SUMMARY	I
Prudential Review Key findings	ii
1. INTRODUCTION	1
1.1 Background	1
1.2 The Project	4
1.3 Project Rationale.....	5
1.4 Legal Framework and Prudential Issues	5
1.5 Presentation of Report.....	6
2. RELATIONSHIP WITH STRATEGIC MANAGEMENT PLANS	7
3. OBJECTIVES OF THE DEVELOPMENT PLAN	10
4. CONTRIBUTION TO ECONOMIC DEVELOPMENT	12
5. COMMUNITY CONSULTATION.....	14
6. FINANCIAL ASSESSMENT	16
6.1 Revenue, Revenue Projections and Potential Financial Risks	16
6.2 Recurrent and Whole of Life Costs.....	19
6.3 Financial Viability	22
7. RISK MANAGEMENT	24
8. PROJECT DELIVERY	26
9. SALE OR DISPOSITION OF LAND	28
ATTACHMENT ONE: FORESHORE CONCEPT PLAN	29
ATTACHMENT TWO: LOCAL GOVERNMENT ACT, 1999 SECTION 48	30

EXECUTIVE SUMMARY

Purpose

The following report has been prepared to satisfy the requirements of the Whyalla City Council Prudential Management Policy and Section 48 of the Local Government Act 1999 (Act) which require a Council to consider a report addressing the prudential issues set out in Section 48 subsection 2 of the Act before engaging in a major project. The purpose of a Prudential Report is to ensure the Elected Members have the necessary information to enable an informed decision whether or not to proceed with a project.

The Project

To undertake works to progress Stage One of the Foreshore Master Plan, including the construction of a new Whyalla Surf Life Saving Club and public realm elements including water play area and shared user pathway and access along the foreshore esplanade/marina area at an estimated capital cost of approximately \$10.000 million.

Opinion

In our view, the Whyalla City Council has been provided with sufficient information to satisfy the requirements of Section 48 of the Act and Council's Prudential Management Policy. Subject to receiving additional grant funding the Project is capable of achieving identified public benefits and to date the risks to Whyalla City Council have been effectively managed.

Prudential Issues and Findings

[Drafting Note: To be completed after client review]

Consistent with the Prudential Management Policy, a future report will need to be compiled to determine the extent to which the Project has achieved the identified public benefits or needs that it was intended to achieve, and the extent to which it has avoided or mitigated identified financial risks.

Our report follows.

Prudential Review Key findings

S48 (2)	Description	Comments	Finding
(a)	The relationship with strategic management plans .	The Project is strongly aligned with WCC's strategic management plans and with state and national plans, principles and objectives.	Requirements of S48 (2) (a) have been met.
(b)	The objectives of the Development Plan .	The Project works will require approval under the Planning and Design Code. The form of development is consistent with the desired outcomes and performance outcomes of the Zone. A Development Application has not yet been lodged.	Requirements of S48 (2) (b) have not yet been met.
(c)	The expected contribution to the economic development of the local area. The impact on businesses in the proximity . Impacts on fair competition in the marketplace.	WCC has not quantified the Project's contribution to economic development. It is however understood that the capital works will catalyse investment that will positively impact economic development. The Project does not raise any material competition issues.	Requirements of S48 (2) (c) have been partially met.
(d)	Consultation with the local community and community influence on the project.	Extensive consultation was undertaken in the development of the Foreshore Master Plan which led to the prioritisation of the central foreshore and Surf Club renewal.	Requirements of S48 (2) (d) have been met.
(e)	Revenue projections and potential financial risks .	Revenue is forecast from the commercial lease of the café. For the current stage of the Project the significant financial risks have been identified and are understood.	Requirements of S48 (2) (e) have been met.
(f)	Recurrent and whole-of-life costs , any financial arrangements .	Recurrent costs and whole of life costs have been estimated. WCC needs to secure \$5.900 million in grant funding to proceed with the Project.	Requirements of S48 (2) (f) have been met.
(g)	Financial viability of the project.	The Project is not financially viable, income will not cover costs. The Project will enhance liveability but increase extend the timeframe by one year that WCC is forecast to operate outside the target range of the Operating Surplus Ratio.	Requirements of S48 (2) (g) have not been met.
(h)	Risks associated with the project, and steps taken to manage, reduce or eliminate risks.	The Project has been subjected to risk management practices consistent with Council's Risk Management Policy and Framework. The Project risk register will need to be reviewed and updated as the Project progresses.	Requirements of S48 (2) (h) have been met.
(i)	Appropriate mechanisms or arrangements for carrying out the project .	WCC has an identified pathway for the delivery of design services to progress the Project. Additional procurement processes will need to be developed and undertaken if either component of the Project moves to the construction phase.	Requirements of S48 (2) (i) have been partially met.
(j)	If the project involves the sale of land , the valuation of the land by a qualified valuer.	The Project does not involve the sale or disposition of land and accordingly part (j) of the Act is not considered relevant.	Requirements of S48 (2) (j) are not relevant.
	An appropriate level of due diligence is applied to the proposed project.	An appropriate level of 'due diligence' has been applied to the Project to ensure Council is sufficiently informed.	Complies with Prudential Management Policy.



1. INTRODUCTION

1.1 Background

- 1.1.1 Within the township of Whyalla lies a 1km stretch of beach and surrounding land known as the Whyalla Foreshore Precinct (Foreshore Precinct).
- 1.1.2 The Whyalla City Council (WCC), which owns and operates the Foreshore Precinct, identified this as a key community asset with the potential to deliver significant social, economic and environmental outcomes with an appropriate level of planned investment.
- 1.1.3 At the meeting on 22 February 2021, Council approved a budget provision to conduct the Whyalla Foreshore Precinct Master Plan with the key drivers of the need to undertake master planning of the Precinct being identified as:
- the success of the new jetty;
 - the potential hotel development at the site of the existing Foreshore Motor Inn;
 - the potential development of a new Surf Life Saving facility;
 - the potential upgrade, renewal or new café facility; and
 - the impending closure of the Whyalla High School site at the end of 2021.
- 1.1.4 The boundary of the Foreshore Precinct considered in the Master Plan is shown in Figure One.

Figure One: Whyalla Foreshore Precinct (source: Whyalla Foreshore Masterplan)





- 1.1.5 In March 2021 a team led by Jensen PLUS were commissioned by the WCC to prepare a Master Plan for the Whyalla Foreshore area. The overall aim of the engagement was to:

"Develop an implementable Master Plan for the Whyalla Foreshore and surrounding precinct, to harness economic, recreation and tourism development opportunities."

- 1.1.6 The Foreshore Master Plan considered a broad range of potential future uses of the Foreshore Precinct including:

1.1.6.1 new residential developments;

1.1.6.2 marina;

1.1.6.3 areas of open space;

1.1.6.4 tourist accommodation;

1.1.6.5 paid tourist attractions;

1.1.6.6 a 'hydrogen hub', and more.

- 1.1.7 The Draft Whyalla Beach and Foreshore Master Plan was the subject of community engagement and consultation, which commenced on 6 September 2021 and concluded 19 October 2021, following a co-design engagement program undertaken in May 2021.

- 1.1.8 The outcomes of the engagement process were presented to the Council Meeting held on 13 December 2021. At the meeting Council resolved as follows.

13.3 City Growth – Ordinary Reports

13.3.1 Draft Whyalla Beach and Foreshore Master Plan for Endorsement

Moved Cr Knox, seconded Cr Stone

C4210-2021

Council:

1. endorse the Draft Whyalla Beach and Foreshore Master Plan, as attached at Annexure "A", to be released as the Final Whyalla Beach and Foreshore Master Plan for implementation, subject to:
 - *strike out the sentence "the possible ... tested" on page 27; and*
2. endorse for priority, Stage 1 delivery and investment (subject to grant funding), the Foreshore Park and Foreshore Shared User Path and Access improvements.

Carried

- 1.1.9 The Whyalla Beach and Foreshore Master Plan (Foreshore Master Plan) is a visionary document aimed at delivering improvements over the next decade. It recognises that the first few years of implementation are critical to a successful public realm transformation.



1.1.10 The high-level implementation approach set out in the Foreshore Master Plan has various projects organised in three overlapping phases, which are separated into public and private (and public/private partnership) projects to emphasise the shared implementation agenda. These three phases are shown in Figure Two.

1.1.11 This high-level strategy also reflects the reality that Council budgeting, grant funding success, other local priorities, and detailed project requirements will change over time and that an overly detailed and rigid implementation plan is unlikely to have longevity.

1.1.12 In August 2021, Rider Levett Bucknall (RLB), an independent quantity surveyor and construction consultation, provided a high level capital cost estimate of \$87.183 million for the foreshore revitalisation projects identified in the Master Plan.

1.1.13 WCC has identified three distinct stages for the delivery of the Foreshore Master Plan.

1.1.13.1 Stage One now has an estimated capital cost of \$11.800 million (which is less than previously estimated by RLB due to a change in scope of the SLSC) and is comprised of the following projects:

- Surf Life Saving Club
- Foreshore Park and Stage 1 Foreshore Shared User Path and Access

1.1.13.2 Stage Two had an estimated capital cost of \$8.776 million and is comprised of the following projects:

- Foreshore Park and Stage 2 Foreshore Shared User Path and Access
- Foreshore West, incorporating a beachside residential village
- Wayfinding Strategy
- Streetscape Upgrades

1.1.13.3 Stage Three had an estimated capital cost of \$63.910 million and is comprised of the following projects:

- Oval and sporting club upgrades
- Hummock Hill improved trail network
- Multi-purpose marina supporting recreation and commercial uses
- Marine Discovery Centre within the marina precinct

Figure Two: Project Phases

Quick wins (0-2 years)

– Quick win projects are typically low cost and simpler, not relying on enabling infrastructure or complex design, approval or funding processes. Quick wins demonstrate action on the ground, make improvements that can be enjoyed immediately, and set the scene for things to come.

Catalysts (<5 years)

– The first five years of a public (or private) investment phase are critical. Larger projects often take time to plan, design, fund and implement. It is important to start early. Including transformational projects in this phase is important as these "catalysts" will in turn support later projects by bringing more people, investment and a higher profile to the area.

Transform (<10 years)

– Large and smaller projects to consolidate and complete the transformation, within the relatively short, 10-year transformation programme for this master plan.



- 1.1.14 The Foreshore Park and Foreshore Shared User Path and Access improvements were endorsed by Council on 13 December 2021 for priority Stage 1 delivery and investment (subject to grant funding). The Whyalla Surf Life Saving Club (WSLSC) has received \$2.840 million from Surf Life Saving SA (SLSSA) to upgrade enable the Surf Life Saving Club to meet contemporary standards. SLSSA sought a commitment from WCC to cover the portion of construction cost not funded by SLSSA. The Concept Plan for Stage One is shown at Attachment One.
- 1.1.15 Recognising the WSLSC construction is one of the main focal points of the Foreshore Master Plan and that it would contribute to the stimulation and activation of the foreshore area, Council resolved on 15 August 2022 to commit \$2.000 million to progress the new Whyalla Surf Life Saving Building as part of Stage 1 of the Foreshore Master Plan. The relevant Council resolution is shown below.

13.3.7 *Surf Life Saving Building Upgrade and Foreshore Master Plan Stage 1*

Moved Cr Santucci, seconded Cr Stuppos

C4420-2022

Council commits \$2 million to progress a new Whyalla Surf Life Saving Building with a café/bistro and water play area(s), as per Stage 1 of the Whyalla Foreshore Master Plan, noting that this requires an allocation of \$1.1 million within the 2023/24 capital program.

Carried

- 1.1.16 The Surf Life Saving Club Building is a joint project with SLSSA, with WCC ultimately being responsible for the building. While the scope of works and designs have yet to be finalised the Concept Estimate prepared by RLB (July 2023) has an estimated total cost of \$8.915 million which is outside the budget set by SLSSA. As a consequence, SLSSA and WCC have agreed to significantly reduce the scope of the build to work to a budget of \$6.650 million.
- 1.1.17 WCC is working to an indicative cost estimate of \$5.150 million to deliver the Foreshore Park and Stage 1 Foreshore Shared User Path and Access works. While this is based on the indicative RLB cost estimates prepared in 2021 WCC has provided guidance to the market that the works will need to be designed to be delivered within a lower cost estimate to provide some contingency.
- 1.1.18 On 31 July 2023 Council endorsed the submission of an Expression of Interest to Round 1 of the Australian Government Growing Regions Fund for \$5.9000 million to secure the additional government grant funding need to progress the Stage One works.

1.2 The Project

To undertake works to progress Stage One of the Foreshore Master Plan broadly consistent with the concept design shown in Attachment One, including the construction of a new Whyalla Surf Life Saving Club; and public realm elements including a water play area and shared user pathway and access along the foreshore esplanade/marina, with a total estimated capital cost of approximately \$11.800 million.



1.3 Project Rationale

- 1.3.1 Council has identified that the Whyalla Foreshore Precinct is a key community asset which has the potential to deliver significant social, economic and environmental outcomes with an appropriate level of planned investment.
- 1.3.2 The Project is the first stage of a multi-stage approach to the implementation of the Foreshore Master Plan.

1.4 Legal Framework and Prudential Issues

- 1.4.1 Section 48 of the Local Government Act 1999 (Act) states that a council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council—

- (a) acts with due care, diligence and foresight; and
- (b) identifies and manages risks associated with a project; and
- (c) makes informed decisions; and
- (d) is accountable for the use of council and other public resources.

- 1.4.2 The WCC adopted a Prudential Management Policy in February 2021 (version 2) which satisfies the requirements of the Act and sets out Council's approach to for the prudential management of its projects. The Policy has the following two objectives:

"3.1 to ensure that a Council project is undertaken only after an appropriate level of "due diligence" is applied to the proposed project; and

3.2 to ensure that each Council project is managed during the project and evaluated after the project, to achieve identified public benefits or needs and to minimise financial risks."

- 1.4.3 The Prudential Management Policy and the Act 1999 require Council to consider a report addressing the prudential issues set out in subsection 2 of Section 48 when a project meets certain criteria, specified in (1) (b), namely where a council:

"(b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—

- (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or*
- (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or*
- (iii) where the council considers that it is necessary or appropriate."*



- 1.4.4 The Project meets the criteria specified in Section 48 (1) (b) (ii) of the Act and the Prudential Management Policy. The prudential issues set out in Section 48 of the Act are reproduced in full as Attachment Two.
- 1.4.5 A report prepared under Section 48 (1) must be prepared by a person considered qualified to address the prudential issues required, and who does not have an interest in the project. BRM Advisory confirms it does not have an interest in the project for the purposes of Section 48 (4a) of the Act.

1.5 **Presentation of Report**

- 1.5.1 A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time).
- 1.5.2 It would be appropriate for this report to be made publicly available once Council has made a decision whether to proceed with the Project or not.



2. RELATIONSHIP WITH STRATEGIC MANAGEMENT PLANS

Section 48 (2) (a) the relationship between the project and relevant strategic management plans;

Elements	Relevant Documents	Prudential Review Comments
<p>Council Plans</p>	<p>Strategic Plan 2021-2030 (Endorsed 16 March 2020)</p> <p>Annual Business Plan 2023-24 (ABP) (Adopted 19 June 2023)</p> <p>Long Term Financial Plan 2021-2030 (LTFP) (Endorsed 16 March 2020, revision adopted 19 June 2023)</p> <p>Asset Management Strategy (AMS) (Endorsed 16 March 2020)</p> <p>Whyalla Beach and Foreshore Master Plan December 2021</p> <p>Economic Development Strategy 2022-2030</p>	<p>The Strategic Plan sets out WCC’s vision, that “Whyalla will be a vibrant, attractive city offering the community a diverse range of sustainable economic, social, environmental and cultural opportunities”. The Strategic Plan has a strong focus on creating a proud and thriving city with an attractive and diverse economy and is supported by a series of Master Plans. The Strategic Plan has four key themes each of which comprises a set of strategies and objectives to direct Council how to best support the community.</p> <p>The Project will advance theme 2 “Our Places” which is described as “Protect our natural environment and enhance our built environment to ensure the environmental, social, physical and economic needs of the city are met.” Under this theme, the Project is directly related to Objective 2.1 To create a city that is attractive that showcases our natural and built assets and the following strategies:</p> <ul style="list-style-type: none"> • Strategy 2.1.1 Embed place making principles in council development to ensure that places reflect the needs and uses of the location. • Strategy 2.1.2 Facilitate place making principles in Whyalla embracing and promoting our industrial heritage, our Aboriginal heritage and our migrant heritage. • Strategy 2.1.3 Promote, protect, and rehabilitate the unique and historical built environment of Whyalla. <p>Under the heading of strategic priorities in the ABP, the Foreshore Master Plan is referred to as being in the delivery stage and the ABP also references that WCC is working closely with Surf Life Saving SA to support the delivery of the new Surf Life Saving Club Building together with the open space components of the Foreshore Master Plan. The ABP allocates an additional \$1.100 million to the Surf Life Saving Club Building to go with \$0.9 million allocated and carried forward from previous budgets.</p> <p>The LTFP aims to demonstrate WCC’s financial sustainability in the medium to long term, it allocates \$23 million over the 10 years of the Plan to be spent on new and upgraded assets identified and approved through Council’s Annual budget processes, it also includes an additional 1% of rate revenue each year to be allocated to projects</p>



Elements	Relevant Documents	Prudential Review Comments
		<p>and contains provision for the interest cost on the \$2.000 million WCC has allocated to the Project.</p> <p>The LTFP is a decision-making tool and consciously does not provide specific detail about individual works or services. Accordingly, there is no reference to the Project in the LTFP.</p> <p>The AMS projects outlays on operations, maintenance, renewal and upgrade of existing assets over the 10-year life which is funded in the LTFP. The AMS currently includes the existing SLSC and playground assets at the Foreshore, the provisions for these assets will need to be removed from the AMS and replaced by the new assets created by the Project. The new assets will also need to be incorporated into the relevant operational asset management plans (AMP's) for each specific asset class in future revisions.</p> <p>The revitalisation and redevelopment of Whyalla Beach and Foreshore through the implementation of the Master Plan is specifically identified in the Economic Development Strategy as part of the suite of projects and initiatives that will drive the local economy.</p>
Regional Plans	Spencer Gulf Cities Regional Partnership Priorities September 2022	The Upper Spencer Gulf Common Purpose Group Inc. (trading as Spencer Gulf Cities (SGC)) is a strategic partnership between the cities of Port Pirie, Port Augusta and Whyalla. The SGC core role is advocacy and the Project is not identified in the Regional Priorities document.
State Plans	Eyre and Western Region Plan	<p>The Eyre and Western Region Plan is one of seven regional volumes in the South Australian Planning Strategy which are based on a presumption of strong economic growth. The plans indicate where new housing, industry and commercial activity should be best located – and not located. The Region Plan has 14 principles categorised under three themes:</p> <ul style="list-style-type: none"> • Environment and sustainability; • Economic development; and • Population, settlements and culture. <p>The Project involves the creation of open space and shared use paths, consistent with Principle 8 and policy 8.1.</p>



Elements	Relevant Documents	Prudential Review Comments
<p>National Plans</p>		<p>The Australian Government has announced a total of \$600 million over 3 years from 2023/24 to drive regional economic prosperity by providing access to funding for capital works for infrastructure across Australia’s rural and regional areas. This will be progressed through the Australian Government Growing Regions Program Department of Infrastructure, Transport, Regional Development, Communications and the Arts’ (DITRDCA) Outcome 3: <i>Strengthening the sustainability, capacity and diversity of Australia’s regions, including northern Australia, including through facilitating local partnerships between all levels of government and local communities; through investment in infrastructure and measures that stimulate economic growth; and providing grants and financial assistance.</i></p> <p>WCC intends to submit an Expression of Interest for funding under this Program to be directed to the Project.</p> <p>The new SLSC and proposed Foreshore public realm works are important community infrastructure that have been identified in the Whyalla Foreshore Master Plan as projects that can catalyse further private investment in the revitalisation of the Foreshore Precinct delivering significant social, economic and environmental outcomes.</p>
<p>Findings: Requirements of Section 48 (2) (a) have been met. The Project is strongly aligned with WCC’s strategic management plans, with principles in the State government Eyre and Western Region Plan and with the Australian Government Growing Regions Program.</p>		



3. OBJECTIVES OF THE DEVELOPMENT PLAN

Section 48 (2) (b) the objectives of the Development Plan in the area where the project is to occur;

Elements	Relevant Documents	Prudential Review Comments
<p>Development Plan</p>	<p>Planning, Development and Infrastructure Act 2016 (PDI Act) Planning and Design Code Planning Development & Infrastructure (General) Regulations 2017 (PDI Regulations)</p>	<p>The Project involves works that constitute development under the PDI Act which will require approval under the Planning and Design Code.</p> <p>Notwithstanding the construction of the Surf Life Saving Club is to be a joint undertaking between SLSSA and WCC, it will be the responsibility of WCC to lodge a Development Application for the new Surf Lifesaving Club.</p> <p>A development application has not yet been prepared for the proposed works.</p> <p>The Foreshore Park and the Surf Life Saving/Café Building are located within the Open Space Zone. The desired outcome and performance outcomes for the Open Space Zone are outlined below.</p> <ul style="list-style-type: none"> • Desired outcome - Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community. • Performance outcome PO 1.1 – Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities. • Performance outcome PO 1.2 – Buildings are limited in number and size to provide a natural landscaped setting. • Performance outcome PO 1.3 – Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land. <p>The proposed land uses in the Project are consistent with the desired outcomes and performance outcome for the Zone in that they provide for development of buildings and outdoor spaces that enhance the area and provide for the community, as envisaged in the Foreshore Park (i.e. paving, play equipment and landscaping etc.) together with the café and Surf Life Saving Club building.</p> <p>The public realm works are likely to be captured within the exemptions under Schedule 4 of the PDI Regulations and would therefore not require development approval.</p>



Elements	Relevant Documents	Prudential Review Comments
Approving Authority	Planning, Development and Infrastructure Act 2016 (PDI Act)	The Upper Spencer Gulf Regional Assessment Panel (USGRAP) is expected to be the approving authority for the Development Application(s) to be submitted for the future development of the Precinct.
<p>Findings: Requirements of Section 48 (2) (b) have not yet been met.</p> <p>The Project involves works which constitutes development under the PDI Act and will require approval under the Planning and Design Code.</p> <p>WCC has not yet formally considered the planning implications relating to the proposed Project however we note that the form of development appears to be broadly consistent with the desired outcomes and performance outcomes of the Zone.</p>		



4. CONTRIBUTION TO ECONOMIC DEVELOPMENT

Section 48 (2) (c) the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;

Elements	Relevant Documents	Prudential Review Comments
<p>Contribution economic development to</p>	<p>Tourism + Economic Analysis Strafford Strategy 2021</p>	<p>Economic development can be defined as efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base.</p> <p>The Project will provide a short term economic stimulus through the procurement of goods and services for the detailed design and construction. This positive contribution to economic development of the local area has not been quantified.</p> <p>However, we note the aim of the Foreshore Master Plan was to develop an implementable Master Plan to harness economic, recreation and tourism development opportunities. The Project is an implementable component of the Master Plan which recognised that focussing on structural renewal of the public realm and accessibility will ensure the foundations for investment attraction are in place. It also recognised that delivering catalyst projects that make a meaningful difference on the ground can change perceptions, and in turn attract more external investment and funding which is essential for longer term success. The redevelopment of the Surf Life Saving Club was identified as a catalyst project.</p> <p>The Project is an important part of the foundation for future investment in the Foreshore Precinct.</p>
<p>Impact on businesses in the proximity</p>	<p>None</p>	<p>The construction work on the Project is likely to have an impact on the operations of the Foreshore Café Pod (owned by WCC), the operators 'A Little Fried' are aware of the Project and the potential for construction activities to impact the business.</p> <p>There are no other businesses in the proximity that are likely to be impacted by the construction activity.</p>



Elements	Relevant Documents	Prudential Review Comments
		Following completion of the Project works, businesses in the broader area are likely to be positively impacted as a result of the increase in the number of people drawn to the activated area.
Fair competition		While the Project includes delivery of a café which will be leased to an operator by WCC this does not constitute WCC undertaking a Significant Business Activity, and accordingly it does not raise any material competition issues.
<p>Findings: Requirements of Section 48 (2) (c) have been partially met.</p> <p>WCC has not quantified the expected contribution of the Project to the economic development of the local area. It is however understood that the capital works will generate economic impacts and catalyse future investment that will positively impact economic development in the future.</p> <p>The Project does not involve WCC undertaking activity which constitutes a Significant Business Activity and accordingly it does not raise any material competition issues.</p>		



5. COMMUNITY CONSULTATION

Section 48 (2) (d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;”

Elements	Relevant Documents	Prudential Review Comments
<p>Level of consultation</p>	<p>Whyalla Beach and Foreshore Master Plan December 2021 Public Consultation Policy Version 6 (Adopted April 2020) Local Government Act 1999 (SA) (Act)</p>	<p>The purpose of the WCC Public Consultation Policy is to set out the ways in which the community can be involved in governance and decision-making, through an effective public consultation process. Under the Act, Council is required to undertake particular types or levels of consultation (as a minimum) in relation to certain activities. The Project does not entail activity that has a specific consultation requirement under the Act.</p> <p>However, an extensive community engagement process was undertaken in the process of developing the Foreshore Master Plan including an on-line survey, on-line themed workshops and face to face co-design drop-in workshops (themed and un-themed). There was also a supporting mail-drop to landholders within the defined foreshore precinct, a business breakfast to generate stakeholder interest and involvement along with individual meetings with identified stakeholders. During the engagement process over 250 people attended the co-design workshops, 40 business and industry stakeholders attended the business breakfast, 733 online surveys were submitted with a further 10 emailed submissions. Around 25 participants joined in on the on-line workshops. The themes that evolved from the community engagement and co-design input were:</p> <ul style="list-style-type: none"> • bring more tourism to the area; • keep the open space and nature feel; • better public toilets at the foreshore; • improved accessibility and access for all; • more play areas at the foreshore; • more sport and recreation facilities; and • better connections from the foreshore to the main street.



Elements	Relevant Documents	Prudential Review Comments
		The Project is also specifically referenced in the WCC ABP which was the subject of public consultation in accordance with the Act.
Community influence or contribution to the Project	None	In the public consultation on the draft Master Plan, which took place during September, November and December 2021 one of the key changes identified was the prioritisation of the central foreshore and Surf Life Saving Club renewal rather than major development at the marina.
<p>Findings: Requirements of Section 48 (2) (d) have been met.</p> <p>WCC undertook extensive consultation and engagement as part of the development of the Foreshore Master Plan which identified the prioritisation of the central foreshore and surf club renewal. In progressing the Project WCC is demonstrating that the consultation process undertaken has allowed the community to influence the outcomes of the Project.</p>		



6. FINANCIAL ASSESSMENT

6.1 Revenue, Revenue Projections and Potential Financial Risks

Section 48 (2) (e) if the project is intended to produce revenue, revenue projections and potential financial risks”

Elements	Relevant Documents	Prudential Review Comments						
Revenue projections	Annual Business Plan 2023-24 (ABP) (Adopted 19 June 2023) Long Term Financial Plan 2021-2030 (LTFP) (Endorsed 16 March 2020, revision adopted 19 June 2023)	<p>The Project is expected to generate revenue of between \$40,000 to \$50,000 per annum from the commercial lease of the café within the SLSC Building. This revenue forecast is based on comparable commercial rentals in the area. Any other revenue derived from the WSLSC building is not expected to be material.</p> <p>The other elements of the Project (Foreshore Park and Foreshore Shared User Path and Access – Stage 1) are not expected to generate revenue streams.</p>						
Potential financial risks	Project Risk Register Treasury Management Policy (Adopted May 2022)	<p>A Project Risk Register has been prepared for this stage of the Project. The highest level of risk under the WCC Risk Matrix is 'Very High'. Of the eight Project risks identified three are financial in nature, of these risks two are rated as 'High' (the second highest rating) and one is rated as 'Low', (the lowest rating). These risks, their residual risk rating and their identified mitigation are shown below.</p> <table border="1"> <thead> <tr> <th>Risk / Rating</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>Council not willing to approve the project.</td> <td>The risk has a residual rating of 'Low', which we consider to be reasonable provided significant external funding is received. However, without this external funding we consider this risk to be understated.</td> </tr> <tr> <td>That the cost of the deliverables are materially more than estimates and available budget.</td> <td>The risk has a residual rating of 'High', which is appropriate given the current budget cost estimate is an agreed amount between SLSSA and WCC based on a reduced scope building which has not yet been designed. The identified mitigations are appropriate and include the potential for scope management and including a hold point in the decision framework not to proceed with the Project.</td> </tr> </tbody> </table>	Risk / Rating	Comment	Council not willing to approve the project.	The risk has a residual rating of 'Low', which we consider to be reasonable provided significant external funding is received. However, without this external funding we consider this risk to be understated.	That the cost of the deliverables are materially more than estimates and available budget.	The risk has a residual rating of 'High', which is appropriate given the current budget cost estimate is an agreed amount between SLSSA and WCC based on a reduced scope building which has not yet been designed. The identified mitigations are appropriate and include the potential for scope management and including a hold point in the decision framework not to proceed with the Project.
Risk / Rating	Comment							
Council not willing to approve the project.	The risk has a residual rating of 'Low', which we consider to be reasonable provided significant external funding is received. However, without this external funding we consider this risk to be understated.							
That the cost of the deliverables are materially more than estimates and available budget.	The risk has a residual rating of 'High', which is appropriate given the current budget cost estimate is an agreed amount between SLSSA and WCC based on a reduced scope building which has not yet been designed. The identified mitigations are appropriate and include the potential for scope management and including a hold point in the decision framework not to proceed with the Project.							



Elements	Relevant Documents	Prudential Review Comments	
		<p>Risk / Rating</p> <p>Grant Funding is not received</p>	<p>Comment</p> <p>The risk has a residual rating of 'High', which is appropriate, given the current funding that is committed. The identified mitigations are reasonable and include undertaking all preliminary steps to secure funding, including cost estimates, and lobbying government agencies for support. However, we note that this risk could be rated as 'Very High' as the Project would not proceed as currently scoped and within the identified timeframes without WCC receiving significant external funding.</p> <p>In addition to the identified financial risks WCC should also be mindful of the following financial risks.</p> <ul style="list-style-type: none"> • The potential for scope creep causing increases in capital costs • The Foreshore Park and Stage 1 Foreshore Shared User Path and Access works are unable to be delivered within the budget allocation. <ul style="list-style-type: none"> ○ The budgeted cost is based on 2021 cost estimates. ○ WCC has approached the market on the basis that the concept designs will need to be prepared to be delivered within this financial parameter. • Future recurrent operating costs may be higher than forecast <ul style="list-style-type: none"> ○ Operating costs have been estimated based on similar assets • Adverse interest rate movements <ul style="list-style-type: none"> ○ Interest rates have risen from historic lows and continued increases in interest rates (as is forecast) would increase the financing cost of the Project. ○ WCC manages interest rate risk through the Treasury Management Policy.



Elements	Relevant Documents	Prudential Review Comments
		<ul style="list-style-type: none"> • Opportunity cost <ul style="list-style-type: none"> ○ Progressing the Project will limit WCC’s financial capacity to undertaken alternative capital projects. • General economic conditions <ul style="list-style-type: none"> ○ Changes in general economic conditions can impact consumer confidence and the demand for discretionary products and services e.g. café, kiosk. ○ The low interest rate environment that has prevailed over the past decade has ended and interest rates are rising, albeit that they still remain relatively low (historically).
<p>Findings: Requirements of Section 48 (2) (e) have been met.</p> <p>The Project is expected to generate revenue from the commercial lease of the café within the Surf Life Saving Club Building.</p> <p>For the current stage of the Project the significant financial risks have been identified and are understood. There are a number of other financial risks that should be assessed and managed if the Project receives the additional funding required to proceed.</p>		



6.2 Recurrent and Whole of Life Costs

Section 48 (2) (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;

Elements	Relevant Documents	Prudential Review Comments
Recurrent costs	WCC spreadsheet 'breakdown.xls'	<p>'Cost</p> <p>The high level cost estimates prepared by WCC for the Project are based on experience with other assets or facilities of a similar nature or have been inflated where there is no similar basis for comparison.</p> <p>The recurrent costs have been estimated as follows.</p> <p>Surf Life Saving Club</p> <ul style="list-style-type: none"> • Operating cost - \$233,000 per annum (using 3.5% of construction costs as the base) • Depreciation expense - \$133,000 per annum (based on a 50 year useful life) <p>Public Realm</p> <ul style="list-style-type: none"> • Operating cost - \$243,000 per annum (based on a percentage of construction costs with the percentage varying depending upon the asset class) • Depreciation expense - \$209,000 per annum (using a range of useful lives consistent with the treatment of other WCC assets depending upon the asset class) <p>The basis for the recurrent cost estimates is reasonable for the purposes of understanding the potential impact of the Project on the WCC financial position given the current stage of the Project.</p>
Whole of life costs	WCC spreadsheet 'breakdown.xls'	<p>'Cost</p> <p>The high level whole of life cost estimates are based on the recurrent cost estimates for the estimated useful lives of the assets being created through the Project. The useful lives of the various asset classes are consistent with the useful lives of the same asset classes in the WCC Financial Statements.</p> <p>The cost of finance has been estimated based on the capital cost of the various assets being funded by debt at an interest rate of 6.5%.</p> <p>Income estimates are based on the commercial lease of the café within the SLSC Building for the duration of the lease and a 90% occupancy rate to account of periods of refurbishment or vacancies. The initial revenue forecast is based on comparable commercial rentals in the area. No allowance has been made for CPI in any of the projections.</p>



Elements	Relevant Documents	Prudential Review Comments																																								
		<p>The whole of life cost estimates are shown in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Surf Life Saving Club</th> <th style="text-align: center;">Foreshore</th> <th style="text-align: center;">Total</th> </tr> </thead> <tbody> <tr> <td colspan="4">Income</td> </tr> <tr> <td style="padding-left: 20px;">Rental</td> <td style="text-align: right;">2.250</td> <td style="text-align: center;">-</td> <td style="text-align: right;">2.250</td> </tr> <tr> <td>Total Income</td> <td style="text-align: right;">2.250</td> <td style="text-align: center;">-</td> <td style="text-align: right;">2.250</td> </tr> <tr> <td colspan="4">Expenses</td> </tr> <tr> <td style="padding-left: 20px;">Operating</td> <td style="text-align: right;">11.650</td> <td style="text-align: right;">7.200</td> <td style="text-align: right;">18.850</td> </tr> <tr> <td style="padding-left: 20px;">Depreciation</td> <td style="text-align: right;">6.650</td> <td style="text-align: right;">5.150</td> <td style="text-align: right;">11.800</td> </tr> <tr> <td style="padding-left: 20px;">Interest</td> <td style="text-align: right;">15.310</td> <td style="text-align: right;">6.472</td> <td style="text-align: right;">21.782</td> </tr> <tr> <td>Total Expenses</td> <td style="text-align: right;">33.610</td> <td style="text-align: right;">18.822</td> <td style="text-align: right;">52.432</td> </tr> <tr> <td>Net Cost</td> <td style="text-align: right;">31.360</td> <td style="text-align: right;">18.822</td> <td style="text-align: right;">50.182</td> </tr> </tbody> </table> <p><i>All figures are \$m's</i></p>		Surf Life Saving Club	Foreshore	Total	Income				Rental	2.250	-	2.250	Total Income	2.250	-	2.250	Expenses				Operating	11.650	7.200	18.850	Depreciation	6.650	5.150	11.800	Interest	15.310	6.472	21.782	Total Expenses	33.610	18.822	52.432	Net Cost	31.360	18.822	50.182
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Financial arrangements	<p>Annual Business Plan 2023-24 (ABP) (Adopted 19 June 2023)</p> <p>Long Term Financial Plan 2021-2030 (LTFP) (Endorsed 16 March 2020, revision adopted 19 June 2023)</p>	<p>The ABP identifies progressing the Surf Life Saving Club build alongside the open space components of the Foreshore Master Plan, such as playground and water play, as a strategic initiative and allocates \$1.1000 million to the Project, which is in addition to the \$0.900 million previously allocated.</p> <p>The Project has an estimated capital cost of \$11.800 million.</p> <p>The proposed financial arrangements to execute the Project are as follows.</p> <p>Confirmed funding allocations - \$4.840 million.</p> <ul style="list-style-type: none"> • SLSSA contribution - \$2.840 million. • WCC allocations FY2021 and FY2022 - \$0.900 million. • WCC FY2024 capital program allocation - \$1.100 million. <p>Additional funding is being sought from the following sources - \$6.960 million.</p> <ul style="list-style-type: none"> • WCC - \$1.06 million • Government grants - \$5.900 million. 																																								



Elements	Relevant Documents	Prudential Review Comments
		<p>On 31 July 2023 Council endorsed the submission of an Expression of Interest to Round 1 of the Australian Government Growing Regions Fund seeking \$5.900 million for the Project. The report identified that an additional \$1 million would be required to undertake the Project but Council was not asked to commit any additional funds as the Expression of Interest is non-binding and a commitment would only be required if the application progress to Round 2. It was also noted in the Council report that it may be possible to adjust the scope of the Foreshore works to remain within the current budget allocations.</p>
<p>Findings: Requirements of Section 48 (2) (f) have been met. WCC has estimated the recurrent costs of the Project and the whole of life cost. The financial arrangements have been identified, these are that WCC needs to secure \$5.900 million in grant funding in order to for the Project to proceed.</p>		



6.3 Financial Viability

Section 48 (2) (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;"

Elements	Relevant Documents	Prudential Review Comments																			
Financial viability	Annual Business Plan 2023-24 (ABP) (Adopted 19 June 2023) Long Term Financial Plan 2021-2030 (LTFP) (Endorsed 16 March 2020, revision adopted 19 June 2023) Treasury Management Policy (Adopted May 2022)	<p>The Project is not intended to be financially viable it is the creation of community and public realm assets to enhance the amenity and liveability of Whyalla, these assets have limited revenue generating capacity and will not cover the estimated operating costs.</p> <p>The financial viability of the Project is also considered in the context of the impact it will have on the WCC's financial position. A council is financially sustainable where planned long-term services and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services. To determine whether WCC's operations are financial sustainability over the long term, Council has adopted a number of financial indicators to track performance, with target ranges for the short, medium and long term. These indicators (from the LTFP) are shown below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="background-color: #333; color: white;">Indicator</th> <th style="background-color: #333; color: white;">Target Short Term</th> <th style="background-color: #333; color: white;">Target Medium Term</th> <th style="background-color: #333; color: white;">Target Long Term</th> </tr> <tr> <th style="background-color: #333; color: white;">Year 1 - 3</th> <th style="background-color: #333; color: white;">Year 4 - 6</th> <th style="background-color: #333; color: white;">Year 7 - 10</th> </tr> </thead> <tbody> <tr> <td>Adjusted Operating Surplus/ (Deficit) Ratio ¹ - %</td> <td style="text-align: center;">(2) - 1</td> <td style="text-align: center;">0 - 2</td> <td style="text-align: center;">1 - 3</td> </tr> <tr> <td>Net Financial Liabilities Ratio - %</td> <td style="text-align: center;"><80</td> <td style="text-align: center;"><80</td> <td style="text-align: center;"><80</td> </tr> <tr> <td>Asset Renewal Funding Ratio - %</td> <td style="text-align: center;">90 - 100</td> <td style="text-align: center;">90 -100</td> <td style="text-align: center;">90 -110</td> </tr> </tbody> </table> <p>¹ <i>The Adjusted Operating Ratio excludes the impacts of timing differences.</i></p> <p>WCC updates the LTFP forecasts with the adoption of the ABP each year (although the financial statements in the endorsed LTFP remain unchanged).</p> <p>WCC understands that it is not currently operating in a financially sustainable manner. However, while there are a number of once in a generation projects with the potential to transform the future of Whyalla, centred around the development of a hydrogen industry at Port Bonython and Cultana, Council has concluded that making cuts to services and amenity to reduce the operating deficit was counterintuitive to improving the liveability and amenity of the city which is considered important to attract additional skilled workforce to Whyalla. In</p>	Indicator	Target Short Term	Target Medium Term	Target Long Term	Year 1 - 3	Year 4 - 6	Year 7 - 10	Adjusted Operating Surplus/ (Deficit) Ratio ¹ - %	(2) - 1	0 - 2	1 - 3	Net Financial Liabilities Ratio - %	<80	<80	<80	Asset Renewal Funding Ratio - %	90 - 100	90 -100	90 -110
Indicator	Target Short Term	Target Medium Term		Target Long Term																	
	Year 1 - 3	Year 4 - 6	Year 7 - 10																		
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Net Financial Liabilities Ratio - %	<80	<80	<80																		
Asset Renewal Funding Ratio - %	90 - 100	90 -100	90 -110																		



Elements	Relevant Documents	Prudential Review Comments
		<p>doing so it recognises that a level of operating deficit is likely to be necessary for a number of years.</p> <p>The Project is forecast to add \$0.713 million or approximately 1.7% to WCC’s operating cost base (this is net of the current provisions for depreciation), however the LTFP currently contains an allocation of approximately \$200,000 per annum for depreciation and maintenance of new assets (such as those created by the Project) which will assist to reduce the negative impact on the Operating Surplus Ratio.</p> <p>The Operating Surplus Ratio is currently forecast to remain outside the target range until 2032, by undertaking the Project WCC would remain outside the target range until 2033.</p> <p>It should be noted that progressing with the Project may limit WCC’s ability to undertake other projects without negatively impacting its key financial indicators unless Council was willing to consider option such as increasing Council rates beyond the levels contemplated in the LTFP.</p> <p>WCC’s target is for the NFL Ratio to remain below 80% over the term of the LTFP, peak debt was forecast to be \$25.5 million in FY2023 producing a NFL ratio of 75% (and reducing thereafter). The LTFP already assumes the WCC \$2.000 million contribution to the Project is debt funded the NFL ratio will therefore not change.</p> <p>The Asset Renewal Funding Ratio measures WCC’s capital expenditure on renewal or replacement of assets relative to the level of such expenditure in WCC’s Asset Management Strategy. The LTFP and AMS are aligned so the Asset Renewal Funding Ratio is 100% for all years of the LTFP. The Project assets will ultimately need to be brought to account in the AMS this will add approximately \$0.266 million per annum (net of current provisions) to the amount to be spent on asset renewal, in order for WCC to continue operating within the target range.</p>

Findings:

Requirements of Section 48 (2) (g) **have not been met.**

The Project will not generate sufficient revenue to cover operating costs and is not considered to be financially viable and will therefore add to the operating deficit.

Council recognises that a level of operating deficit is likely to be necessary for a number of years to improve the amenity and liveability of the city in order to capitalise on potential once in a generation transformative projects centred around the development of a hydrogen industry. The Project will enhance liveability.

Council recognises that it is not operating in a financially sustainable manner. The Project will extend the timeframe that WCC is forecast to operate outside the target range of the Operating Surplus Ratio by one year.



7. RISK MANAGEMENT

Section 48 (2) (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);”

Elements	Relevant Documents	Prudential Review Comments
<p>Risk assessment</p>	<p>Risk Management Policy and Risk Management Framework (Adopted 15 August 2022) Risk Appetite Statement 2 May 2022 Project Risk Register</p>	<p>The Risk Management Policy and Risk Management Framework were adopted in August 2022. The Policy sets out the WCC commitment to developing and maintaining structured and comprehensive risk management processes that are dynamic and based on best available information, while the Framework outlines the requirements and processes supporting the Policy.</p> <p>WCC has prepared an initial Project risk assessment consistent with the Policy and Framework which identifies eight risks. Of these, three risks had a residual risk rating of 'High', which is the second highest level of risk rating on the WCC risk scale, these were:</p> <ul style="list-style-type: none"> • Project funding – grant External funding not received. • WHS Assurance Safety requirements not met by contractor possible death or serious injury occurs on site. • Finance management That the cost of deliverables are materially more than estimates and available budget. <p>We consider the following risk to be understated, particularly if external funding is not secured, and should be re-rated to reflect that unless Council approves the final funding allocation the Project will not proceed.</p> <ul style="list-style-type: none"> • Initiation – concept approval Council not willing to approve project. <p>The Project risk register contains an appropriate level of detail for the current stage of the Project i.e. prior to the close of the public realm and construction consultancy procurement process. The Project risk register will need to be reviewed and updated as the Project progresses.</p> <p>To date the Project has been progressed within the parameters of Council’s Risk Appetite Summary as set out in the Risk Appetite Statement.</p>



Elements	Relevant Documents	Prudential Review Comments
<p>Risk mitigation</p>	<p>Project Risk Register</p>	<p>The WCC has prepared a Project Risk Register that identifies the mitigation strategies to be implemented to reduce the identified risks associated with the Project to acceptable levels. For each for the current eight active risks identified in this risk assessment, the Risk Register:</p> <ul style="list-style-type: none"> • determines the risk rating, based on the likelihood and the consequence of an event occurring; • provides a control plan for the mitigation of the risk; and • identifies a revised risk rating based on the likelihood and consequence of the risk with regard to the mitigating activities and controls. <p>WCC should ensure that the mitigation strategies identified for the risks associated with the Project are implemented and that these are progressively updated as the Project moves from the conception phase to the implementation phase.</p> <p>The Chief Executive Officer, and where appropriate Council, should be apprised of Project progression and any change to the risk profile of the Project.</p>
<p>Findings: Requirements of Section 48 (2) (h) have been met. The Project has been subjected to risk management practices consistent with WCC’s Risk Management Policy and Framework. The Project risk register will need to be reviewed and updated if the Project progresses.</p>		



8. PROJECT DELIVERY

Section 48 (2) (i) the most appropriate mechanisms or arrangements for carrying out the project;

Elements	Relevant Documents	Prudential Review Comments
Project Delivery	Request for Tender Whyalla Beach Central Plaza and Playground Precinct Development – Stage 1a (Detailed Design and Construction Consultancy) (RFT)	<p>The Project has two distinct packages of works, the construction of a new Surf Life Saving Club and new public realm and amenity (open space and recreation areas) at the Whyalla Foreshore adjacent to the newly proposed Surf Life Saving Club</p> <p>To progress the new Surf Life Saving Club the WCC and SLSSA are working with an architectural firm to design the floor space requirements for both the needs of the WSLSC and WCC, including an architect’s impression of the proposed built form and cost estimates. This component will only proceed if additional external grant funding is secured.</p> <p>To progress the public realm components, WCC issued a RFT for works involving the detailed design of public spaces including the Barngala Plaza, incorporating water splash play, cultural and historic First Nations, and Whyalla storytelling, along with construction consultancy services to be performed as part of WCC’s Project Delivery team. The RFT foreshadows various hold points to permit technical review and a decision point for Council to proceed with construction or not.</p> <p>WCC has progressed an identified pathway for the delivery of design services to progress the Project.</p> <p>If the Project proceeds, WCC will need to develop and implement an additional detailed procurement plan which is likely to include a combination of Open Tender and direct procurement for bespoke design elements.</p> <p>The procurement plan will need to address the complexities of joint procurement activities between WCC and SLSSA to deliver the new Surf Life Saving Club building and the public realm elements which will be the sole responsibility of WCC.</p> <p>WCC will utilise a combination of internal and external project management to deliver the public realm elements of the Project.</p>
Procurement	Procurement and Contract Management Policy (Adopted May 2023) Local Government Act 1999 (SA)	<p>The Policy set out the requirements to be met by all staff when procuring and/or contracting goods and services on behalf of the WCC. The Policy seeks to:</p> <ul style="list-style-type: none"> • set out the objectives of Council in relation to Procurement and Contract management activities;



Elements	Relevant Documents	Prudential Review Comments
		<ul style="list-style-type: none"> • establish the key principles which all acquisitions must have regard to; and • define the various methods by which staff can procure goods and services, subject to the nominated financial thresholds. <p>The design of public realm and construction consultancy works have an estimated cost above the threshold stipulated in the Policy and a Request for Tender process has been conducted with the assistance of LG Procurement. This method is consistent with the objectives and principles of the Policy.</p> <p>While detailed procurement planning has yet to be undertaken WCC intends to engage the services of LG Procurement to manage any Open Tender associated with the delivery of the public realm elements of the Project.</p> <p>WCC will need to be mindful of the Procurement and Contracts Policy when seeking to enter into joint procurement of the new Surf Life Saving Club building with SLSSA.</p>
<p>Findings:</p> <p>Requirements of Section 48 (2) (i) have been partially met.</p> <p>WCC has an identified pathway for the delivery of design services to progress the Project.</p> <p>Additional procurement processes will need to be developed and undertaken if either component of the Project moves to the construction phase.</p> <p>Procurement has been undertaken consistent with the requirements of the Procurement and Contract Management Policy. WCC will need to be mindful of this Policy when undertaking the joint procurement of the new Surf Life Saving Club building with SLSSA</p>		



9. SALE OR DISPOSITION OF LAND

Section 48 (2) (j) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994;”

Elements	Relevant Documents	Prudential Review Comments
Valuation of land		The Project does not involve the sale or disposition of land and accordingly part (j) of the Act is not considered relevant.
Findings: Requirements of Section 48 (2) (j) are not relevant.		



ATTACHMENT ONE: FORESHORE CONCEPT PLAN

Foreshore Park Concept Plan 1 of 2





ATTACHMENT TWO: LOCAL GOVERNMENT ACT, 1999 SECTION 48

Section 48 – Prudential requirements for certain activities

- (aa1) A council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council—
- (a) acts with due care, diligence and foresight; and
 - (b) identifies and manages risks associated with a project; and
 - (c) makes informed decisions; and
 - (d) is accountable for the use of council and other public resources.
- (a1) The prudential management policies, practices and procedures developed by the council for the purposes of subsection (aa1) must be consistent with any regulations made for the purposes of this section.
- (1) Without limiting subsection (aa1), a council must obtain and consider a report that addresses the prudential issues set out in subsection (2) before the council—
- (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or
 - (iii) where the council considers that it is necessary or appropriate.
- (2) The following are prudential issues for the purposes of subsection (1):
- (a) the relationship between the project and relevant strategic management plans;
 - (b) the objectives of the Development Plan in the area where the project is to occur;
 - (c) the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;
 - (d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;
 - (e) if the project is intended to produce revenue, revenue projections and potential financial risks;
 - (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;
 - (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;
 - (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);
 - (i) the most appropriate mechanisms or arrangements for carrying out the project;
 - (j) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.
- (2a) The fact that a project is to be undertaken in stages does not limit the operation of subsection (1)(b) in relation to the project as a whole.
- (3) A report is not required under subsection (1) in relation to—
- (a) road construction or maintenance; or
 - (b) drainage works.



- (4) A report under subsection (1) must be prepared by a person whom the council reasonably believes to be qualified to address the prudential issues set out in subsection (2).
- (4a) A report under subsection (1) must not be prepared by a person who has an interest in the relevant project (but may be prepared by a person who is an employee of the council).
- (4b) A council must give reasonable consideration to a report under subsection (1) (and must not delegate the requirement to do so under this subsection).
- (5) A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time).
- (6) However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the council).
- (6a) For the purposes of subsection (4a), a person has an interest in a project if the person, or a person with whom the person is closely associated, would receive or have a reasonable expectation of receiving a direct or indirect pecuniary benefit or a non-pecuniary benefit or suffer or have a reasonable expectation of suffering a direct or indirect detriment or a non-pecuniary detriment if the project were to proceed.
- (6b) A person is closely associated with another person (the relevant person)—
- (a) if that person is a body corporate of which the relevant person is a director or a member of the governing body; or
 - (b) if that person is a proprietary company in which the relevant person is a shareholder; or
 - (c) if that person is a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee; or
 - (d) if that person is a partner of the relevant person; or
 - (e) if that person is the employer or an employee of the relevant person; or
 - (f) if that person is a person from whom the relevant person has received or might reasonably be expected to receive a fee, commission or other reward for providing professional or other services; or
 - (g) if that person is a relative of the relevant person.
- (6c) However, a person, or a person closely associated with another person, will not be regarded as having an interest in a matter—
- (a) by virtue only of the fact that the person—
 - (i) is a ratepayer, elector or resident in the area of the council; or
 - (ii) is a member of a non-profit association, other than where the person is a member of the governing body of the association or organisation; or
 - (b) in a prescribed circumstance.
- (6d) In this section, \$4 000 000 (indexed) means that that amount is to be adjusted for the purposes of this section on 1 January of each year, starting on 1 January 2011, by multiplying the amount by a proportion obtained by dividing the CPI for the September quarter of the immediately preceding year by the CPI for the September quarter, 2009.
- (6e) In this section—
- employee** of a council includes a person working for the council on a temporary basis;
- non-profit association** means a body (whether corporate or unincorporate)—
- (a) that does not have as its principal object or 1 of its principal objects the carrying on of a trade or the making of a profit; and
 - (b) that is so constituted that its profits (if any) must be applied towards the purposes for which it is established and may not be distributed to its members.
- (7) The provisions of this section extend to subsidiaries as if a subsidiary were a council subject to any modifications, exclusions or additions prescribed by the regulations.

19. Consideration of Confidential Items

19.1 City Growth

19.1.1 *Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Master Plan (Beach Plaza and Playground) Update – **CONFIDENTIAL***

Moved Cr Simpson, seconded Deputy Mayor Pond

C4908-2023

Pursuant to Section 90(2) and (3)(m) of the Local Government Act 1999, the Council orders that the public be excluded from the meeting with the exception of Justin Commons; Chief Executive Officer, Kathy Jarrett; Director Corporate Services, Jade Ballentine; Director City Growth, Irene Adair; Manager Governance, Grant Jennings; Manager Finance, Jodie Perone; Manager City Development, Robyn Nottle; Manager Assets and Planning, Les Jones; Manager Capital Works Delivery, Sean Kelly; Manager Media and Communications, Steve Harrison; Consulting Chief Economic Advisor, Michelle Armstrong; Executive Co-ordinator – CEO and Mayor and Lisette Symons; Executive Co-ordinator – Corporate for Agenda Item 19.1.1 – Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Master Plan (Beach Plaza and Playground) Update.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances whereby Council considers information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the Planning, Development and Infrastructure Act 2016 before the draft instrument or amendment is released for public consultation under that Act.

Carried

Moved Deputy Mayor Pond, seconded Cr Knox

C4909-2023

Council suspends formal meeting procedures for up to 10 minutes, for discussion on *Agenda Item 19.1.1 “Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Master Plan (Beach Plaza and Playground) Update”*.

Carried

Formal meeting procedures suspended at 7.56 pm

Moved Cr Knox, seconded Cr Todd

C4910-2023

Council suspends formal meeting procedures for a further 15 minutes.

Carried

Formal meeting procedures suspended at 8.05 pm

Moved Deputy Mayor Pond, seconded Cr Knox

C4911-2023

Council resumes formal meeting procedures.

Carried

Formal meeting procedures resumed at 8.22 pm

Moved Cr Borda, seconded Cr Inglis

C4912-2023

Council:

1. notes the report "Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update"; and
2. having considered Agenda Item 19.1.1 – Whyalla Surf Life Saving Club and Stage 1 Whyalla Foreshore Masterplan (Beach Plaza and Playground) Update in confidence under Section 90(2) and (3)(e) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that this Report, the Annexures and the Minutes be kept confidential and not available for public inspection on the basis that the Report, Annexures and Minutes contain information related to matters affecting the security of the Council, Council property and employees. This order is to remain in force indefinitely, notwithstanding that it will be reviewed annually in February of each year.

Carried