

# Agenda

Transforming Jetty  
Road Committee

## NOTICE OF MEETING

Notice is hereby given that a meeting of the Transforming Jetty Road Committee will be held in the

**Mayor's Parlour, Glenelg Town Hall  
Moseley Square, Glenelg**

11 September 2024 at 6.00pm



**Pamela Jackson**  
Acting Chief Executive Officer



**1. Opening**

The Mayor will declare the meeting open at 6.00pm.

**2. Kaurna Acknowledgement**

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

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

**3. Apologies**

3.1 Apologies received – R Troup

3.2 Absent

**4. Declaration Of Interest**

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

**5. Confirmation of Minutes**

Motion

That the minutes of the Transforming Jetty Road Committee held on 19 June 2024 be taken as read and confirmed.

**6. Action Items**

**7. Presentations**

7.1 Project update

**8. Reports By Officers**

8.1 Project Status Report (Report No: 301/24)

**9. Urgent Business – Subject to the Leave of the Meeting**



**10. Confidential Items**

**10.1 City Zone Concept Plan (Report No: 302/24)**

Pursuant to Section 87(10) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Transforming Jetty Road Committee upon the basis that the Committee considers the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Transforming Jetty Road Committee will receive, discuss or consider:

- c. information the disclosure of which would reveal a trade secret.

**11. Date and time of next meeting**

The next meeting of the Transforming Jetty Road Committee will be held on 9 October 2024 in the Mayor's Parlour, Glenelg Town Hall, Moseley Square, Glenelg.

**12. Closure**

A handwritten signature in black ink, appearing to read "P Jackson".

**Pamela Jackson**  
Acting Chief Executive Officer

**Item No:** 8.1

**Subject:** **PROJECT STATUS REPORT**

---

## Summary

The report provides commentary on the Transforming Jetty Road Status Report for the July to August 2024 period. The aim of the report is to provide information on the status of the project, how it is tracking towards expected outcomes, current and future activities, key risks and issues emerging, current stakeholder engagement activities, and project finances.

---

## Recommendation

**That the Transforming Jetty Road Committee notes the report.**

---

## Background

The aim of the project is to deliver the remaining three zones of the Jetty Road Masterplan, namely the Coast, Transition and City Zones over the next three years. The delivery includes concept design development, detailed through to construction.

The delivery of the project will be undertaken by sequencing the design development and construction by Zones, starting with the City Zone, followed by the Coast Zone and then the Transition Zone.

## Report

An overview of the project's status is provided in Attachment 1.

*Refer Attachment 1*

### ***Project Risks***

The project's financial status has changed from amber to green now that Council has allocated a \$10 million budget for the 2024-25 period. The Committee should note that as we move towards next financial year's annual business plan and budget the rating will likely change to reflect the project's cyclical funding. The project's schedule, risk/issues and scope are all rated green and are tracking as expected.

### ***City Zone Design Development***

The project has continued to develop the City Zone's designs. The draft City Zone concept plans have been approved by Council for further development and investigation prior to finalising the plans and releasing them to the wider community in early October 2024.

***Entrance Statement and Public Art***

A workshop was held with Elected Members on 13 August to determine the design parameters for the Entrance Statement and associated public art. The workshop included a presentation by the selected Artist, Skunk Control. From the workshop, a Project Brief for the Entrance Statement and associated public art is being finalised. A summary presentation and feedback will be undertaken with the Committee on 11 September 2024. As concept development progresses this will be shared with the Committee and Elected Members.

***Meetings with Businesses***

The draft City Zone plans are currently being shared with the businesses on Jetty Road and the overall feedback has been positive. The businesses within the City Zone have also been providing the operational requirements during these meetings. This information will be included in the construction planning.

***Procurement***

The Select Tender Early Contractor Involvement (ECI) procurement has closed with all four selected companies submitting a proposal. The evaluations have been undertaken and Outside Ideas Pty Ltd and Blubuilt Pty Ltd have been selected to participate in the constructability advice workshops. These workshops commenced on 9 September 2024.

***Paver trial***

The paver trail which will feature the new Urban Stone Fleece engineered paver will be installed near the Telstra building on the southern side of Jetty Road. The work commenced on Saturday 7 September and will be completed on Wednesday 11 September 2024.

Due to the location of the trial, there are no anticipated access issues or disruption to the businesses along the street or the street's operation. The trial area is approximately 20 square metres.

Businesses have been encouraged to visit the area and provide feedback. Council staff will undertake cleaning activities to assess the pavers' wearability and cleaning requirements.

***City Zone Risks and Emerging Issues******Trees***

The project is investigating design risks related to the installation of the palm trees in the City Zone, due to their proximity to third party infrastructure. A separate report has been tabled for the Committee's consideration at the 11 September 2024 meeting.

***Stormwater***

The stormwater CCTV investigations have been analysed and shown that the pipes in the City Zone require replacement. The project is currently investigating non-invasive/low disruption options to resolve this issue. It is likely that re-sleeving the existing pipes will mitigate the damage and re-set the asset's life.

### ***Coast and Transition Zones Design Development***

The Coast and Transition Zone design work is commencing with a focus on preparing traffic plans. The process will commence with iterative discussions with the Committee and Council regarding traffic operation options before the plans are finalised and shared with the wider community for their feedback.

### ***Construction activities***

Construction activities in the City Zone are on track to commence in Spring this year. The Coast and Transition Zone construction program is currently being reprogrammed to align with the Department of Infrastructure and Transport's grade separation work, which includes the cessation of tram services from August 2025 to January 2026. This closure has recently been confirmed and the project will seek to take advantage of the tram closure and align the construction program accordingly.

### ***Future activities***

Design development and construction planning will continue for all three zone and include feedback from the Committee regarding the presentations undertaken on 11 September 2024.

## **Budget**

Financials within the status report show the budget for the project over the future financial years.

## **Strategic Plan**

The Transforming Jetty Road Glenelg Project aligns with the strategic goals of the City of Holdfast Bay, and objectives and outcomes sought in State and Commonwealth Government plans, contributing to economic growth, community wellbeing, and the promotion of tourism.

## **Council Policy**

Not applicable

## **Statutory Provisions**

Not applicable

---

**Written By:** Project Manager, Jetty Road Project

**A/Chief Executive Officer:** Ms P Jackson

# Attachment 1



Summary Project Status

Description	Status Last Month	Status This Month
Financial	Amber	Green
Schedule	Green	Green
Risk/Issues	Green	Green
Scope	Green	Green
<b>Green</b>	On track or requires minor refinement. No significant difficulties and/or risks emerging. No intervention required.	
<b>Amber</b>	Potential difficulties and risks which will be escalated if they cannot be resolved or agreed before the next reporting period.	
<b>Red</b>	Items or activities that are problematic and overdue, Items with a red tag will require specific intervention.	

Percentage Complete: 7%

Current Project Status Summary

Financials: Change in risk from amber to green as the 2024-25 Business Plan and budget has been approved by Council and \$10 million of funding has been allocated for the deliverables of this financial year's scope of work. The ECI procurement has been finalised and the contracts awarded to Outside Ideas Pty Ltd and Blubuilt Pty Ltd. This work is now underway.

Concept plans for City Zone are currently being finalised to be released to public on 9 October 2024. Construction in the City Zone is on track to commence late October.

Coast and Transition zone concept planning has progress with traffic analysis options being prepared for discussion with this Committee and Elected Members.

Paver trial has been installed near the Telstra building.

Key Risks

Category	Risk Description / Treatment Action / Comments
Design	The installation of 4 new palms in the City Zone is currently at risk due to assessment testing required by Torrens Transit and their proximity to SAPN services.
Stormwater	CCTV investigations have determined that the current system needs to be replaced, which may lead to disruptive construction work in the street unless re-sleeving of the existing pipes can be undertaken.
Program/Cost	There is a risk that some night works will be required to keep traders operational during construction and to avoid tram shutdowns while working in the roadway.

Significant High Level Issues

Category	Issue Description / Action / Comments
Construction/ Design	Telstra lines 200mm deep but need to be 300mm due to asbestos piping. Need to understand the extent and alternatives for paving base.
Program/Design	The palm tree installation may not be approved by DIT and Torrens Transit due to their location being in the exclusion zone. Alternative options such as public art are being considered.



Project Description

To deliver the remaining three zones of the Jetty Road Masterplan, namely the Coast, Transition and City Zones will occur over the next three years. The delivery includes concept design development, detailed through to construction.

The design will be based on the reviewed masterplan that has reprioritised pedestrian and human scale activities and amenities as well investigate options for the tram terminal in Moseley Square.

Project Benefits

The Transforming Jetty Road, Glenelg project will deliver a modern, safe and vibrant coastal shopping, dining and entertainment precinct, which caters to the needs of the local community while offering visitors to the Bay a world-class tourism and events destination.

Community Impacts

Geotechnical investigations to commence in October 2024.

Stakeholder Engagement Activities

JRMC update provided on 7 August and 4 September - these monthly updates will occur into the future.

Face to face visits with businesses on Jetty Road in the City Zone are continuing.

Fortnightly trader e-news updates commenced as of August 2024 and are continuing.

Upcoming Endorsements/Approvals

Committee and Council workshops will be held in late September and subsequent reports tabled in early October seeking approval to release the City Zone designs to the public. Workshops and presentations regarding the public art concept development.

Preliminary discussions and presentation regarding alternative traffic operations in the Coast Zone.

Future Activities

Progressing detailed designs for the City Zone and finalising the installation of trees in the City Zone.

Progress traffic operation options and concept designs for the Coast/Transition Zones.

Procurement: Award construction contract and full design scope for the City and Transition Zones design to Tonkin.

Progress Entrance Statement Artist's concepts.

Continue engaging with traders and landlords.

Further communications planning for activities required leading into construction.

Financial

Category	24-25 \$,000	25-26 \$,000	26-27 \$,000	27-28 \$,000	Future FYs \$,000	Total \$,000
Budget	10,000	8,652	14,070	7,278	-	40,000
Revised Budget	10,776				-	10,776
Actual	44	-	-	-	-	44
Committed	1,043	-	-	-	-	1,043
Grant	0	0	(10,000)	0	0	(10,000)

Financial Comments

Budget and grant numbers as per Long Term Financial Plan - subject to change as scheduling of works and progress payments will be negotiated with contractor once procured.

Design for Coast and Transition costs may need to be brought forward as these are included in FY of construction of these. The extent of this will become clearer as the project progresses.

Project Milestones

Milestone	Scheduled Date	Actual / Expected Date	Status
Announcement	27-Mar-24	27-Mar-24	Completed
Project Funding	25-Jun-24	25-Jun-24	Completed
Procurement - Construction Contract	Aug-24	Oct-24	On Track
City Zone design	Aug-24	Aug-24	On Track
Entrance Statement Design	Aug-24	Feb-25	On Track
City Zone Design Released to the Public	Oct-24	Oct-24	On Track
City Zone and Entrance Statement Construction	Apr-25	Dec-24	On Track
Coast and Transition Zone Design	Apr-25	Jul-25	On Track
Coastal & Transition Zone Construction	Dec-26	Dec-26	Not Commenced
Tram Terminal Relocation Investigation	Oct-25	Jan-25	Not Commenced
Tram Terminal Works	TBC	TBC	Not Commenced