

His Worship the Mayor
Councillors
CITY OF MARION



**NOTICE OF
GENERAL COUNCIL MEETING**

Notice is hereby given pursuant to the provisions under Section 83 of the Local Government Act 1999 that a General Council meeting will be held

Tuesday 8 August 2017

Commencing at 6.30 p.m.

In the Council Chamber

Council Administration Centre

245 Sturt Road, Sturt

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration building on Sturt Road, Sturt.

A handwritten signature in black ink, appearing to read 'Adrian Skull', is positioned above the name and title of the Chief Executive Officer.

Adrian Skull
CHIEF EXECUTIVE OFFICER

4 August 2017

**CITY OF MARION
GENERAL COUNCIL AGENDA
FOR MEETING TO BE HELD ON
TUESDAY 8 AUGUST 2017
COMMENCING AT 6.30PM**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3. DISCLOSURE

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

4. ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

5. CONFIRMATION OF MINUTES

Confirmation of the Minutes for the General Council meeting held on 25 July 2017 I

6. COMMUNICATIONS

Nil

7. ADJOURNED ITEMS

Nil

8. DEPUTATIONS

Trailblazer by the Sea – Tom Maxwell
Report Reference: GC080817D01FJ

9. PETITIONS

Nil

10. COMMITTEE RECOMMENDATIONS

Confirmation of the minutes of the Urban Planning Committee Meeting held on 1 August 2017
Report Reference: GC080817R0F.....GE

11. WORKSHOP / PRESENTATION ITEMS

Nil

12. CORPORATE REPORTS FOR DECISION

Trailblazer by the Sea
Report Reference: GC080817R0G29

“Solar Garage @ Tonsley” Project
Report Reference: GC080817R0H46

Energy Review of Marion Leisure and Fitness Centre
Report Reference: GC080817R0447

Proposed OTR Integrated Service Station
Report Reference: GC080817R0566

Wattle Range Council’s request for support regarding the Capping of Government Fees and Charges
Report Reference: GC080817R0679

13. CORPORATE REPORTS FOR INFORMATION/NOTING

Corporate Risk Profile
Report Reference: GC080817R0783

Monthly WHS Performance Report
Report Reference: GC080817R0887

14. CONFIDENTIAL ITEMS

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Commercial Proposal for Recreational Development
Report Reference: GC080817F01 94

Edwardstown Oval Redevelopment – Financial and Management Model
Report Reference: GC080817F02 95

MATTERS RAISED BY MEMBERS

15. Questions with Notice

Use of Glyphosphate Herbicide
Report Reference: GC080817Q0196

16. Motions with Notice

Renaming the City
Report Reference: GC080817M0199

Flinders Medical Centre
Report Reference: GC080817M02101

King Neptune’s Statue
Report Reference: GC080817M03102

Traffic Issues - Denham Avenue
Report Reference: GC080817M04108

Use of Glyphosphate
Report Reference: GC080817M05110

17. Questions without Notice

18. Motions without Notice

19. LATE ITEMS

20. MEETING CLOSURE

Council shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

**MINUTES OF THE GENERAL COUNCIL MEETING
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 25 JULY 2017**



PRESENT

His Worship the Mayor Kris Hanna

Councillors

Coastal Ward

Ian Crossland
Tim Gard

Mullawirra Ward

Jason Veliskou
Jerome Appleby

Southern Hills

Nick Westwood

Warracowie Ward

Bruce Hull
Nathan Prior

Warriparinga Ward

Woodlands Ward

Tim Pfeiffer (from 8:24pm)
Nick Kerry

In Attendance

Mr Adrian Skull
Ms Abby Dickson
Mr Vincent Mifsud
Ms Jaimie Thwaites
Ms Sherie Walczak

Chief Executive Officer
General Manager City Development
General Manager Corporate Services
Acting Manager Corporate Governance
Acting Unit Manager Governance and Records

COMMENCEMENT

The meeting commenced at 6:30pm.

KAURNA ACKNOWLEDGEMENT

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

DISCLOSURE

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

ELECTED MEMBER'S DECLARATION OF INTEREST

The Chair asked if any Member wished to disclose an interest in relation to any item being considered at the meeting.

The following interests were declared:

- Mayor Hanna - Housing Diversity Development Plan Amendment (Report Reference: GC250717R04)
- Councillor Veliskou - Youth Development Grants (Report Reference: GC250717R12)
- Councillor Prior - Youth Development Grants (Report Reference: GC250717R12)
- Councillor Crossland - Youth Development Grants (Report Reference: GC250717R12)

CONFIRMATION OF MINUTES

Moved Councillor Veliskou, Seconded Councillor Prior that the minutes of the General Council Meeting held on 27 June 2017 be taken as read and confirmed.

Carried Unanimously

COMMUNICATIONS

Report on Mayoral Activities for June and July 2017

Date	Event	Comment
22 June 2017	Middle Eastern Communities Council of South Australia – In our own voices, storytelling event.	Mayor and Mayoress Attended
23 June 2017	MYSA Multicultural Film Festival – Through Out Eyes	Mayor and Mayoress Attended
29 June 2017	Opening of 24/7 Squash at Tonsley	Opened and played Marion CEO in “celebrity match”
3 July 2017	Forum with Mr Angus Taylor MP, Assistant Minister for Cities and Digital Transformation	Attended
3 July 2017	Changeover Dinner, Rotary Club of Holdfast Bay	Mayor and Mayoress Attended, Mayor gave speech.
4 July 2017	South Adelaide Basketball Committee Meeting	Attended
6 July 2017	Basketball SA Meeting with Mayor and CoM CEO	Attended
7 July 2017	Southern Business Breakfast	Attended
7 July 2017	Mayors Multicultural Forum	Attended
8 July 2017	Cove Tigers Netball Club Bingo Night	Attended as Bingo Caller
12 July 2017	Soccer Announcement: upgrade for Western Adelaide Clubs	Attended
13 July 2017	Marino Residents Association Public Forum	Attended
14 July 2017	Sturt Pistol and Shooting Club Committee meeting	Attended

15 July 2017	Cove FC, match and Coaches Box opening	Guest Speaker, “opened” Coaches Box
15 July 2017	South Adelaide Basketball Club, Final Home Game	Guest Speaker
15 July 2017	MPFC Red and Gold Gala Night	Guest Speaker
19 July 2017	Marion Historical Society tour – Parliament House	Tour Guide
19 July 2017	Swimming SA 2017 South Australian Short Course Championships	Opened competition
19 July 2017	Unsung Heroes Award Presentation Night	Presented Awards
20 July 2017	Community Connection Morning Tea for volunteer groups and new arrivals.	Hosted
In addition, the Mayor has met with residents, MP’s and also with the CEO and Council staff regarding various issues.		

Report on Deputy Mayor Activities for June and July 2017

Date	Event	Comment
26 June 2017	LKCC Steering Group Meeting	Attended
27 June 2017	General Council Meeting	Attended
3 July 2017	Coastal & Southern Hills Ward Briefing	Attended
4 July 2017	Infrastructure & Strategy Committee Meeting	Attended
7 July 2017	Mayors Multicultural Forum	Attended
13 July 2017	Marino Residents Association Public Forum	Attended
In addition, the Deputy Mayor has met with residents, MP’s and also with the CEO and Council staff regarding various issues.		

Report on CEO and Executive Activities for June and July 2017

Date	Activity	Attended by
26 June 2017	Council Solutions Board Meeting	Adrian Skull
29 June 2017	24/7 Squash at Tonsley – official opening	Mayor Adrian Skull
29 June 2017	Meeting with Southern Business Connection	Abby Dickson
30 June 2017	Meeting with Basketball SA/ South Adelaide Basketball club	Adrian Skull
5 July 2017	Oaklands Upgrade Project meeting with Department Planning Transport and Infrastructure	Adrian Skull
5 July 2017	Attended a Smart Cities forum with staff from Adelaide City Council	Abby Dickson

6 July 2017	Meeting with Basketball SA	Mayor Adrian Skull
7 July 2017	LGA Mayors/Chairs & CEOs Forum on Codes of Conduct and Industrial Relations Reform	Adrian Skull
10 July – 11 Aug 2017	Secondment Department of Environment Water and Natural Resources	Tony Lines
11 July 2017	Meeting with CEO of RSPCA	Adrian Skull
17 July 2017	Attended the Edwardstown Oval Board Meeting	Abby Dickson
18 July 2017	Attended the Edwardstown Soldiers Memorial Recreation Ground user group meeting	Abby Dickson
18 July 2017	Meeting with Flinders University and Mitsubishi representatives re Solar Garage at Tonsley	Adrian Skull Vincent Mifsud
20 July 2017	Meeting with KPMG	Adrian Skull

Moved Councillor Gard, Seconded Councillor Veliskou that the Communication Reports be received

Carried Unanimously

DEPUTATIONS

6:36pm Deputation – HYP A (Learning to Drive Program) Report Reference: GC250717D01

Ms Meriki Webber gave a five-minute deputation to Council relating to the Learning to Drive Program.

The Mayor sought and was granted leave of the meeting to vary the order of the agenda to consider the report *Supporting the financially challenged and socially isolated to learn to drive (Report Reference: GC250717R01)* next on the agenda.

Adjourned Item

6:46pm Supporting the financially challenged and socially isolated to learn to drive Report Reference: GC250717R01

Moved Councillor Crossland, Seconded Councillor Veliskou that:

1. Council notes this report
2. Council adopts Option A for a driving program for new migrants and the socially isolated, including an allocation of \$10,000 in the adopted 2017/18 budget with the remaining cost of \$5,243 to be sought from Grants.

Carried

6:58pm Landlord Consent for Marion RSL to Install Playground
Report Reference: GC250717D02

Mr Ken Parnell and Mr Barry Veltmier gave a five-minute deputation to Council relating to the Landlord Consent for Marion RSL to Install a Playground.

The Mayor sought and was granted leave of the meeting to vary the order of the agenda to consider the report *Landlord Consent for Marion RSL to Install a Playground (Report Reference: GC250717M03)* next on the agenda.

7:08pm Landlord Consent for Marion RSL to Install Playground
Report Reference: GC250717M03

Moved Councillor Hull, Seconded Councillor Prior that Council:

1. Grants landlords consent to the Marion RSL to install a playground at 31-39 Norfolk Road, Marion, Certificate of Title Volume 5220 Folio 315, subject to the following conditions being met:
 - Marion RSL obtaining the required funds to meet all project costs
 - All relevant planning and building approvals are met including approval of the design in line with current Australian Standards
 - Construction of the playground is undertaken by a suitably qualified person/s and in a manner demonstrating due diligence documentation (site works procedures, installation methods, environmental and work health safety requirements)
 - That the playground after construction meets level 3 playground certification as per Australian Standards.
2. That Administration in developing a new lease with the Marion RSL include the following requirements:
 - That the Marion RSL undertake regular formal maintenance inspections including a weekly routine inspection, quarterly operational inspection and annual level 3 inspection as per Australian Standards.
 - Council has the right to inspect the equipment at any time with actions arising being the responsibility of the RSL to carry out.
 - Council reserves the right to conduct formal audits of the equipment as necessary.
 - Council reserves the right to remove the equipment should it not be maintained in a safe condition that meets Australian standards.
 - Marion RSL have a by-law ensuring that all children on the premises are appropriately supervised by a responsible adult.
3. Requires Administration to write to the Marion RSL outlining their responsibilities as a lessee in the planning, installation and maintenance of a playground as outlined in this report.

Carried Unanimously

PETITIONS

7:20pm Petition – Revocation and Disposal of Community Land - Lot 189 Mc Connell Avenue Marino

Report Reference: GC250717P01

Moved Councillor Crossland, Seconded Councillor Gard that Council:

1. Notes the petition and comments provided by Administration.
2. Requests the head petitioner be advised that Council has noted the petition.
3. Notes that the Petition will be considered by Council at the 26 September 2017 General Council meeting as part of the Public Consultation Report on McConnell Avenue Reserve – Western Portion.

Carried Unanimously

COMMITTEE RECOMMENDATIONS

7:21pm Infrastructure and Strategy Committee - Confirmation of Minutes of Meeting held on 4 July 2017

Report Reference: GC250717R02

Moved Councillor Westwood, Seconded Councillor Hull that Council:

1. Receives and notes the minutes of the Infrastructure and Strategy Committee meeting of 4 July 2017 (Appendix 1).
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee.

Carried Unanimously

CONFIDENTIAL ITEMS

Nil

WORKSHOP / PRESENTATION ITEMS

Nil

CORPORATE REPORTS FOR DECISION

7:21pm Castle Plaza Activity Centre Development Plan Amendment (DPA) – Final Draft for Ministerial Approval (Amended) **Report Reference: GC250717R03**

Councillor Kerry declared a perceived conflict of interest in the item *Castle Plaza Activity Centre Development Plan Amendment (DPA) – Final Draft for Ministerial Approval - Amended (Report Reference: GC250717R03)* as he has a residential property identified in the area. Councillor Kerry remained in the meeting for the discussion on this item but left the meeting for the vote.

Moved Councillor Crossland, Seconded Councillor Gard that formal meeting procedures be suspended to discuss this item.

Carried Unanimously

7:23pm formal meeting procedures suspended

7:29pm Councillor Crossland left the meeting

7:31pm Councillor Crossland returned to the meeting

7:39pm Councillor Veliskou left the meeting

7:43pm Councillor Veliskou returned to the meeting

8:18pm formal meeting procedures resumed

Moved Councillor Gard, Seconded Councillor Westwood that Council:

1. Endorses the Castle Plaza Activity Centre Development Plan Amendment (as amended in July 2017).

8:19pm Councillor Kerry left the meeting

Carried

Councillor Hull called for a division

Those for: Councillors Westwood, Veliskou, Appleby and Gard

Those against: Councillors Prior, Hull and Crossland

Carried

8:24pm Councillor Pfeiffer entered the meeting

8:24pm Councillor Prior left the meeting

8:25pm Councillor Kerry returned to the meeting

8:26pm Councillor Prior returned to the meeting

**8:26pm Housing Diversity Development Plan Amendment
 Report Reference: GC250717R04**

Mayor Hanna declared a perceived conflict of interest in the item *Housing Diversity Development Plan Amendment (Report Reference: GC250717R04)* as he has an interest in real estate in the Oaklands Estate. Mayor Hanna left the meeting for Recommendation 1 of the item.

8:25pm the Mayor left the meeting and the Deputy Mayor resumed the Chair.

Moved Councillor Gard, Seconded Councillor Prior that Council:

1. Supports the retention of the Residential Character Policy Area 17 in “Oaklands Estate”, but with reduced site areas as outlined in the draft policy in Appendix 1.

Carried Unanimously

8:37pm The Mayor returned to the meeting and resumed Chair.

Moved Councillor Prior, Seconded Councillor Crossland that Council:

2. Does not support a High Street Policy Area along Finnis Street in the Marion Historic Village.

Carried Unanimously

Moved Councillor Prior, Seconded Councillor Hull that Council:

3. Council adopts the zoning prescribed in the “Map 3.13 All”, as attached as Appendix 1 to the minutes, as the basis for the housing diversity DPA

Carried

**9:01pm Streetscape Project – Alawoona Avenue, Mitchell Park
 Report Reference: GC250717R05**

Moved Councillor Pfeiffer, Seconded Councillor Crossland that Council:

1. Notes the report.
2. Defers the Alawoona Avenue streetscape upgrade until such time as the adjacent property development is significantly completed.
3. Undertakes an investigation into the possibility of undergrounding the overhead power infrastructure on Alawoona Avenue and lodge a future grant application for PLEC funding towards this project.
4. Undertakes design and construction of Finnis Street and Heron Way, and also design for Railway Terrace Streetscape during 2017/18 in accordance with the \$1.8 million streetscape adopted budget allocation.

Carried

9:02pm Parking Restrictions in Cherub Street
Report Reference: GC250717R06

9:10pm Councillor Pfeiffer left the meeting

9:11pm Councillor Pfeiffer returned to the meeting

Moved Councillor Crossland, Seconded Councillor Gard that Council:

1. Notes the report.
2. Endorses the proposal for on-street parking changes on Cherub Street, Hallett Cove as outlined in Appendix 1.

Carried

9:12pm Asset Optimisation – Ranger Street Reserve
Report Reference: GC250717R07

Moved Councillor Crossland, Seconded Councillor Gard that Council:

1. Notes the outcome of the community consultation process undertaken for the potential disposal of Ranger St Reserve at Allotment 535 in Deposited Plan 9597, Certificate of Title Volume 5110 Folio 876.
2. Authorises the lodgement of the proposal for Ranger St Reserve at Allotment 535 in Deposited Plan 9597, Certificate of Title Volume 5110 Folio 876 to the Minister for Planning in accordance with Section 194 of the Local Government Act 1999.
 - With a report on all submissions made as part of the public consultation process.
 - A request to approve the revocation of the Community Land classification.
3. Notes a report will be presented to Council upon receipt of the determination from the Minister for Planning in relation to Ranger St Reserve at Allotment 535 in Deposited Plan 9597, Certificate of Title Volume 5110 Folio 876.
4. Resolves to allocate additional funds up to \$11,000 to cover the full costs for the removal and replacement of the fence through the 2017/18 first budget review process, noting that these costs will be offset should the sale of the property proceed.

Carried Unanimously

9:14pm Community Land Revocation - Louise Avenue Reserve and Luke Court Reserve
Report Reference: GC250717R08

Louise Avenue Reserve:

Moved Councillor Hull, Seconded Councillor Prior that Council:

1. Acknowledges the Ministerial approvals to revoke the community land classification dated 23 June 2017 for Louise Avenue Reserve, Lot 31 Louise Avenue Warradale, being portion of the land in Certificate of Title Volume 2284 Folio 135 and

2. Revokes the community land classification in respect of Louise Avenue Reserve, Lot 31 Louise Avenue Warradale, being portion of the land in Certificate of Title Volume 2284 Folio 135 and
3. Notes that the Registrar General is to be notified of the revocation of classification of community land in accordance with Section 195 of the Local Government Act 1999.
4. Authorises the disposal of Louise Avenue Reserve, Lot 31 Louise Avenue Warradale, being portion of the land in Certificate of Title Volume 2284 Folio 135 and in accordance with Council's Disposal of Land and Assets Policy.
5. Authorises the revenue from the sale net of all associated disposal costs of the Louise Avenue Reserve, Warradale to be transferred to the Open Space Reserve Fund for the development of open space facilities as approved by Council.
6. Pursuant to Section 37(b) of the Local Government Act 1999 authorises the Chief Executive Officer to negotiate, enter into and sign all contracts and documentation necessary to effect a sale and settlement of the Louise Avenue Reserve, Warradale.

Carried Unanimously

MEETING EXTENSION

Moved Councillor Veliskou, Seconded Councillor Crossland that the meeting be extended until 10:00pm

Carried

9:18pm the meeting was extended.

Luke Court Reserve:

Moved Councillor Westwood, Seconded Councillor Kerry that Council acknowledges:

1. The Community Land classification for Luke Court O'Halloran Hill not be revoked.

Lost

Moved Councillor Crossland, Seconded Councillor Hull that Council:

1. Acknowledges the Ministerial approvals to revoke the community land classification dated 23 June 2017 for Luke Court Reserve, Lot 58 Luke Court O'Halloran Hill, being the whole of the land in Certificate of Title Volume 5552 Folio 397.
2. Revokes the community land classification in respect of Luke Court Reserve, Lot 58 Luke Court O'Halloran Hill, being the whole of the land in Certificate of Title Volume 5552 Folio 397.
3. Notes that the Registrar General is to be notified of the revocation of classification of community land in accordance with Section 195 of the Local Government Act 1999.
4. Authorises the disposal of Luke Court Reserve, Lot 58 Luke Court O'Halloran Hill, being the whole of the land in Certificate of Title Volume 5552 Folio 397 in accordance with Council's Disposal of Land and Assets Policy.

5. Authorises the revenue from the sale net of all associated disposal costs of the Luke Court Reserve, O'Halloran Hill to be transferred to the Open Space Reserve Fund for the development of open space facilities as approved by Council.
6. Pursuant to Section 37(b) of the Local Government Act 1999 authorises the Chief Executive Officer to negotiate, enter into and sign all contracts and documentation necessary to effect a sale and settlement of the Luke Court Reserve, O'Halloran Hill.

Carried Unanimously

**9:33pm Oaklands Estate Reserve – Final Concept
 Report Reference: GC250717R09**

Moved Councillor Hull, Seconded Councillor Prior that Council:

1. Notes the community consultation report as provided in Appendix 1.
2. Endorses Final Concept Design for Oaklands Estate Reserve as per Appendix 2.
3. Notes an allocation of \$750,000 has been committed in Council's Long Term Financial Plan for capital works in 2018/19.
4. Endorses Option 1 (Dryland Creek Swale) for the future development of the duck pond at Oaklands Estate Reserve and notes the associated Whole of Life Costs and proposed design intent in Appendix 2.
5. Endorses proceeding to detailed design, development approvals, procurement and construction.
6. Endorses an allocation of \$28,511 for on-going annual operating and maintenance costs and an allocation of \$19,636 for renewal/ depreciation as per Option 1 (Dryland Creek Swale) whole of life costs presented in Appendix 3 and commencing in 2018/19.

Carried

**9:38pm Gap Year Program 2018
 Report Reference: GC250717R10**

Moved Councillor Gard, Seconded Councillor Hull that Council:

1. Endorses the funding for two Gap Year Team Members employed on twelve-month contracts for 2018, 2019 and 2020 at a total funding amount of \$234,522 over the 3 year period.
2. Support the recommendation that the successful candidates attend a School and live in the Marion community.

Carried Unanimously

**9:45pm Concert at the Cove
 Report Reference: GC250717R11**

Moved Councillor Crossland, Seconded Councillor Gard that Council:

1. Notes the report.
2. Adopts Option 3 (Classic Pop and Rock Show) for Concert at the Cove

Carried

9:47pm Youth Development Grants
Report Reference: GC250717R12

Councillor Veliskou declared a conflict of interest in the item *Youth Development Grants* (Report Reference: GC250717R12) as he supports a Youth Grant applicant. Councillor Veliskou left the meeting for this item.

Councillor Prior declared a perceived conflict of interest in the item *Youth Development Grants* (Report Reference: GC250717R12) as he knows someone who works at the Hallett Cove R-12 School who have applied for a Youth Grant. Councillor Prior remained in the meeting for this item.

Councillor Crossland declared a perceived conflict of interest in the item *Youth Development Grants* (Report Reference: GC250717R12) as he is the Council Liaison Officer for the Hallett Cove R-12 School and also has a family member who works at the school who have applied for a Youth Grant. Councillor Crossland remained in the meeting for this item.

Moved Councillor Crossland, Seconded Councillor Hull that Council:

1. Approves the Youth Grant applications, totalling \$110,000 as recommended in Appendix 1.
2. Approves the amount of \$83,500 to be made available for internal and external partnership opportunities, to deliver youth development initiatives across the City of Marion as recommended in Appendix 3.
3. Approves up to a maximum of \$120,000 in youth grants being available per annum, dependent on the suitability and quality of the submissions, and the remainder of the annual budget funding amount to be allocated towards appropriate internal and external partnerships to deliver youth development outcomes across the City of Marion.
4. Reviews the youth grant criteria in preparation for the 2018/2019 youth grants as detailed in Appendix 2.

Amendment

Moved Councillor Appleby, Seconded Councillor Kerry to amend the motion that Council:

1. Approves the Youth Grant applications, totalling \$98,000 as recommended in Appendix 1, after excluding the Australian Youth Climate Coalition.
2. Approves the amount of \$83,500 to be made available for internal and external partnership opportunities, to deliver youth development initiatives across the City of Marion as recommended in Appendix 3.
3. Approves up to a maximum of \$120,000 in youth grants being available per annum, dependent on the suitability and quality of the submissions, and the remainder of the annual budget funding amount to be allocated towards appropriate internal and external partnerships to deliver youth development outcomes across the City of Marion.
4. Reviews the youth grant criteria in preparation for the 2018/2019 youth grants as detailed in Appendix 2.

The Amendment was Lost
The Original Motion was Carried
Councillor Prior voted for
Councillor Crossland voted for

Councillor Appleby called for a division

Those for: Councillors Pfeiffer, Prior, Hull, Westwood, Gard and Crossland

Those against: Councillors Kerry and Appleby

Carried

9:54pm Councillor Veliskou returned to the meeting

9:55pm Remnant Native Vegetation Plan

Report Reference: GC250717R13

Moved Councillor Crossland, Seconded Councillor Prior that Council:

1. Notes the draft *Remnant Native Vegetation Plan 2017* and approves the draft for community consultation.
2. Receives a further report on the Community Consultation feedback prior to endorsing the final *Remnant Native Vegetation Plan 2017*.
3. At the time of the next review of the priority items on the Unfunded Initiatives List, consider an allocation of \$54,760 in 2017/18 to progress option 5 (in Attachment 2) to outsource management of the environmental friends groups to "Trees for Life".
4. At the time of the next review of the priority of items on the Unfunded Initiatives List, consider the allocation of \$50,000 for immediate implementation of remnant native vegetation activities in the 2017/18 financial year, and ongoing requirements of \$350,000 in Council's Long Term Financial Plan from 2018/19 onwards for the implementation of the *Remnant Native Vegetation Plan 2017*, which includes the ongoing cost of outsourcing the management of volunteer groups to "Trees for Life".

Carried

9:56pm Natural Landscapes Design and Maintenance Guideline

Report Reference: GC250717R14

Moved Councillor Crossland, Seconded Councillor Pfeiffer that Council:

1. Notes the Natural Landscapes Design and Maintenance Guideline – Supporting Report (Attachment 1);
2. Adopts the Natural Landscapes Design and Maintenance Guideline (Attachment 2);
3. Progressively implements the Natural Landscapes Design and Maintenance Guideline within existing budgets as part of the existing maintenance works where possible;
4. Progressively implements the Natural Landscapes Design and Maintenance Guideline at the design phase of major reserve upgrades (including playground upgrades) and through Council's Open Space Plan, and that any required additional funds for establishment and maintenance will be included in the following year's capital works operations budgets;
5. At the time of the next review of the priority of items on the Unfunded Initiatives List, considers allocation of \$70,000 to a pilot study for the application of the Natural Landscapes Design and Maintenance Guideline as described in Attachment 3;

6. Endorses the pilot application of the Natural Landscapes Design and Maintenance Guideline as part of the Bandon Terrace Reserve development, with costings to be presented to Council as part of the design, for consideration in the 2018/19 budget;
7. Receives a review of the Natural Landscapes Design and Maintenance Guideline including a summary of the success of the pilot sites and opportunities to offset irrigation in three years (by July 2020).

Carried**CORPORATE REPORTS FOR INFORMATION / NOTING**

Nil

MATTERS RAISED BY MEMBERS**Questions with Notice**

Nil

Motions with Notice

Nil

LATE ITEMS

Nil

The following items were not considered:

- Wattle Range Council's request for support regarding the Capping of Government Fees and Charges - Report Reference: GC250717R15
- Corporate Risk Profile - Report Reference: GC250717R16
- Monthly WHS Performance Report - Report Reference: GC250717R17
- Renaming the City - Report Reference: GC250717M01
- Flinders Medical Centre – Ambulance Ramping - Report Reference: GC250717M02

MEETING CLOSURE - Meeting Declared Closed at 9:59pm**CONFIRMED THIS 8 AUGUST 2017**

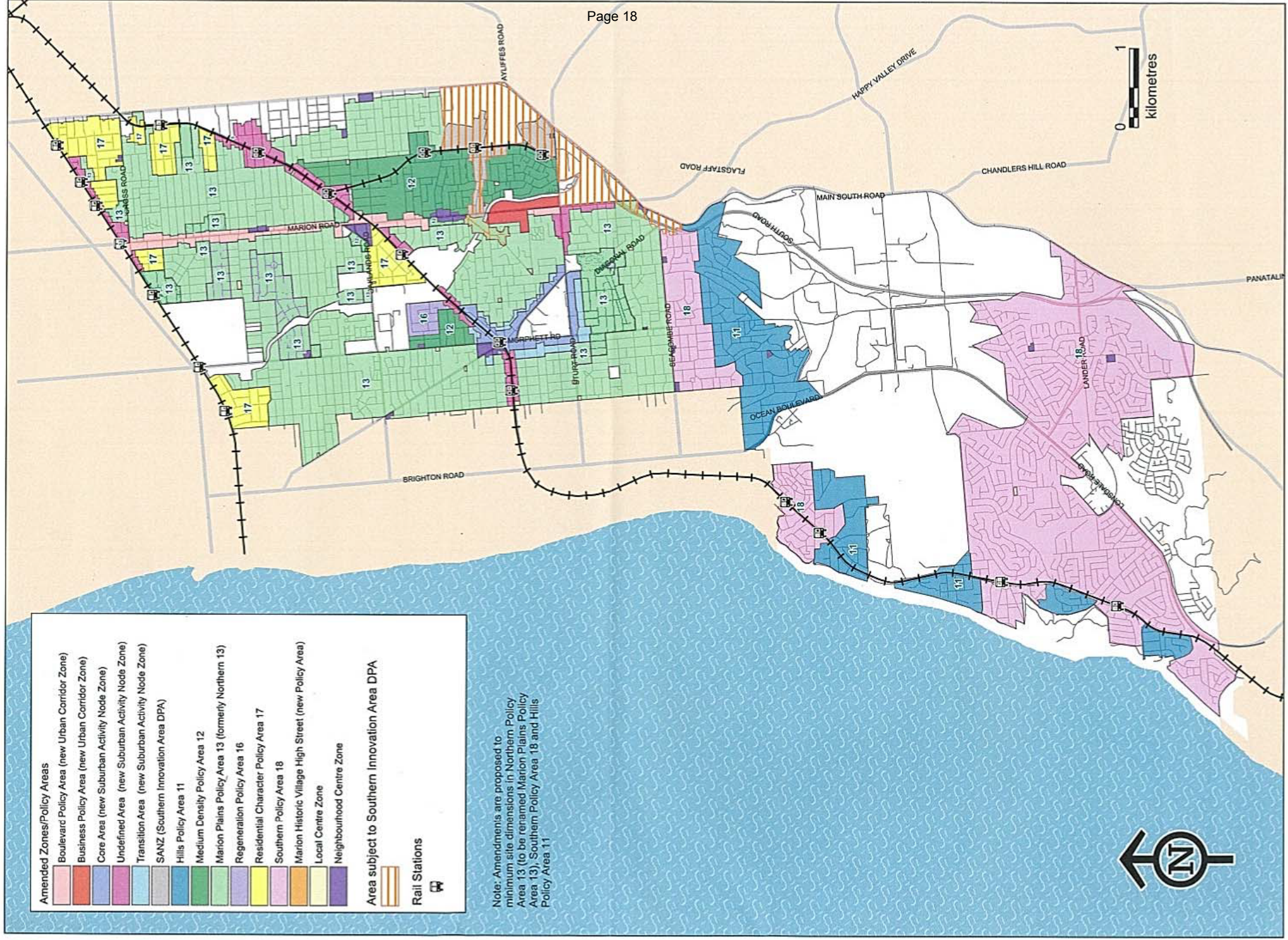
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CHAIRPERSON

APPENDICES

Appendix 1: Map 3.13 ALL - City of Marion - Housing Diversity DPA - Proposed Zones and Policy Areas

City of Marion - Housing Diversity DPA
Proposed Zones and Policy Areas

3.13 ALL



Amended Zones/Policy Areas	
	Boulevard Policy Area (new Urban Corridor Zone)
	Business Policy Area (new Urban Corridor Zone)
	Core Area (new Suburban Activity Node Zone)
	Undefined Area (new Suburban Activity Node Zone)
	Transition Area (new Suburban Activity Node Zone)
	SANZ (Southern Innovation Area DPA)
	Hills Policy Area 11
	Medium Density Policy Area 12
	Marion Plains Policy Area 13 (formerly Northern 13)
	Regeneration Policy Area 16
	Residential Character Policy Area 17
	Southern Policy Area 18
	Marion Historic Village High Street (new Policy Area)
	Local Centre Zone
	Neighbourhood Centre Zone
	Area subject to Southern Innovation Area DPA
	Rail Stations

Note: Amendments are proposed to minimum site dimensions in Northern Policy Area 13 (to be renamed Marion Plains Policy Area 13), Southern Policy Area 18 and Hills Policy Area 11

**CITY OF MARION
GENERAL COUNCIL MEETING
8 August 2017**

Originating Officer: Victoria Moritz, Governance Officer
Corporate Manager: Kate McKenzie, Manager Corporate Governance
General Manager: Vincent Mifsud, General Manager Corporate Services
Subject: Trailblazer by the Sea
Ref No: GC080817D01

SPEAKER:

Mr Tom Maxwell

ORGANISATION:

Trailblazer by the Sea, Event Director

COMMENTS:

Mr Tom Maxwell has requested to give a five-minute deputation to Council relating to the request from the Rotary Club of Adelaide to hold a *Trailblazer by the Sea* event along the coastal walkway.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer: Rhiannon Hardy, Policy Planner

Manager: Robert Tokley, Acting Manager Development and Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Confirmation of Minutes of the Urban Planning Committee meeting held on 1 August 2017

Report Reference: GC080817R01

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|--|----------------------|
| 1. Receives and notes the minutes of the Urban Planning Committee meeting held on 1 August 2017 (Appendix 1). | 8 August 2017 |
| 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Urban Planning Committee. | 8 August 2017 |

DISCUSSION

The purpose of this report is to facilitate the receiving and noting of the minutes from the 1 August 2017 Urban Planning Committee meeting. A summary of the items considered are noted below.

7.1 Work Plan 2017

The Committee noted the proposed work program for 2017 identified at Appendix 1 to the report.

7.2 Development Plan Amendment Status Update

The Committee noted the status of Ministerial and Council Development Plan Amendments.

7.3 Housing Diversity Development Plan Amendment (DPA) - Character Areas and Interface

The Committee:

1. Recommended that the identified localities in the suburbs of Edwardstown, Glandore, South Plympton and Plympton Park be included in the Residential Character Policy Area 17.
2. Supported amendments to the Residential Character Policy Area 17 to encourage semi-detached dwellings in Glandore, South Plympton and Glengowrie, as detailed in Appendix 1.
3. Supported the “Character Interface Analysis” and the draft policy in Appendix 4 to ensure appropriate transition between the proposed Suburban Activity Node Zone and nearby lower density residential areas.

7.4 Housing Diversity Development Plan Amendment (DPA) – Marion Road Urban Corridor Zone

The Committee noted the Marion Road Key Sites Investigation in Appendix 1 and supported the Concept Map Plans for the 5 identified key sites on pages 116-119 of the Agenda.

The Committee also endorsed the proposed changes to the “Urban Corridor Zone” draft policy in Appendix 3.

7.5 Housing Diversity Development Plan Amendment (DPA) – Consolidation of policy areas in the south

The Committee supported the proposed consolidation of residential policy areas in the southern suburbs via the proposed “Southern Hills Policy Area 18”, subject to amending principle of development control 9 on page 192 of the Agenda as follows:

Dwelling type	Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
Detached Semi-detached	Less than 1-in-8	350	10	12	20
	More than 1-in-8	400	12	12	20
Row	Less than 1-in-8	300	9	12	20
	More than 1-in-8	350	10	12	20
Group Residential flat	Less than 1-in-8	300	20	20	45
	More than 1-in-8	400	20	20	45

APPENDICES

Appendix 1: Draft Minutes of the Urban Planning Committee held Tuesday 1 August 2017

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 1 AUGUST 2017**



PRESENT

Committee Members

Councillor Luke Hutchinson (Chair)
Councillor Nathan Prior
Councillor Tim Gard
Councillor Raelene Telfer from 7:31 pm

In Attendance

Councillor Jason Velliskou	Mullawirra Ward Councillor
Councillor Ian Crossland	Deputy Mayor / Coastal Ward Councillor
Mr Robert Tokley	Acting Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)
Mr David Melhuish	Senior Policy Planner
Ms Abby Dickson	General Manager City Development

1. OPEN MEETING

The meeting commenced at 6:31 pm.

2. KAURNA ACKNOWLEDGEMENT

We begin by acknowledging the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3. MEMBERS DECLARATION OF INTEREST

The Chairman asked if any Member wished to disclose an interest in relation to any item being considered at the meeting.

Conflicts of interest were noted as declared at previous meetings:

- Cr Hutchinson owns properties in the council area.
- Cr Gard has an interest in a property in Glengowrie.
- Cr Telfer lives in a property in the Northern Policy Area 13.

The Chair noted that substantial class applies given the broad scope of the policy changes being considered.

4. CONFIRMATION OF MINUTES

Moved Cr Prior, Seconded Cr Gard that the minutes of the Urban Planning Committee meeting held on 6 June 2017 be confirmed as a true and correct record of proceedings.

Carried

5. BUSINESS ARISING

Nil

6. PRESENTATION

Nil

7. REPORTS

7.1 6:34 pm Work Plan 2017 Report Reference: UPC010817R7.1

The Committee noted that the next meeting in October will be the last Urban Planning Committee (UPC) meeting in 2017, and the membership could change in 2018. It would be useful to provide a summary document to next year's Committee to ensure continuity in 2018., The summary document should provide an overview of the key priorities, actions and viewpoints discussed at the UPC in 2017.

Action: Staff to develop 1 page of key discussions/priorities of the Urban Planning Committee in 2017 to provide at handover to the Urban Planning Committee in 2018. The summary document will be included on the 3 October 2017 agenda.

The Urban Planning Committee:

1. Noted the proposed work program for 2017 identified at Appendix 1 to the report.

7.2 6:39 pm Development Plan Amendment Status Update Report Reference: UPC010817R7.2

The Urban Planning Committee:

1. Noted the status of Ministerial and Council Development Plan Amendments.

The Committee queried the process through which the Department of Planning, Transport and Infrastructure (DPTI) will process Council Development Plan Amendments (DPAs) and discussed prioritisation of Councils' DPAs. Staff advised that it is difficult to prioritise DPAs as each DPA is important - they will be submitted to DPTI as soon as they are ready, and therefore prioritisation will be achieved by necessity.

7.3 6:51 pm Housing Diversity Development Plan Amendment – Character Areas and Interface

Report Reference: UPC010817R7.3

The Chair invited staff to provide an overview of Agenda Item 7.3. Staff advised that the report deals with two matters:

- 1) Review of the proposed Character Areas, and in doing so, considers other forms of development that may be appropriate in the localities without compromising their “character” value.
- 2) Assess the interface of the proposed Character Areas with the proposed Suburban Activity Node Zone (SANZ) and recommend policy mechanisms to provide an appropriate transition.

The Chair invited questions/comments from the Committee and the following matters were discussed:

- The diagrams provided in the Interface Analysis are useful to consider the implications of the policy content.
- Concern was raised regarding the interface issues in Edwardstown. This matter was resolved by viewing maps which confirmed that there is little interface between the SANZ and Character Policy Areas in Edwardstown.

7:08 pm Cr Veliskou addressed the Committee and raised concern regarding the proposed reduced site areas/frontages for semi-detached dwellings in Glengowrie and the potential clustering of higher densities in certain areas. Lower site frontages may create issues with traffic and parking.

- Staff clarified that the proposed policy changes encourage single-width carports/garages to new semi-detached dwellings, but that new dwellings would still need to provide sufficient on-site parking to satisfy car parking ratios (2 spaces for a dwelling with 3 or less bedrooms, 3 on-site spaces for 3+ bedroom dwellings). Given that double-garages are not reflective of the envisaged pre-1940s character maisonettes, car parking ratios would need to be satisfied by “stacked” parking along the outer sides of semi-detached dwellings.
- The Committee were generally supportive of the changes to encourage appropriately-designed semi-detached dwellings in the Character Areas of Glengowrie, South Plympton and Glandore, given that these localities already have examples of semi-detached character dwellings.
- Cr Prior observed that the UPC should be communicating to staff their intent for development outcomes with less focus on the policy detail.

Moved Cr Gard, Seconded Cr Prior that the Urban Planning Committee:

1. Recommends that the localities identified in the suburbs of Edwardstown, Glandore, South Plympton and Plympton Park be included in the Residential Character Policy Area 17.
2. Supports amendments to the Residential Character Policy Area 17 to encourage semi-detached dwellings in Glandore, South Plympton and Glengowrie, as detailed in Appendix 1.
3. Supports the “Character Interface Analysis” and the draft policy in Appendix 4 to ensure appropriate transition between the proposed Suburban Activity Node Zone and nearby lower density residential areas.

Carried

7.4 7:16 pm Housing Diversity Development Plan Amendment – Marion Road Urban Corridor Zone
Report Reference: UPC060617R7.4

The Chair invited staff to provide an overview of Agenda Item 7.4. Staff advised that DPTI staff have requested that Council reconsider the proposed Urban Corridor Zone (UCZ) along Marion Road, and instead focus on key sites. 5 key sites have been selected in the investigation in Appendix 1, however the remainder of the Urban Corridor Zone is proposed to be retained along Marion Road, but with policy amendments (Concept Plans) to encourage development of key sites as first priority.

The Chair invited questions/comments from the Committee and the following matters were discussed:

- The Committee queried why all 10 key sites could not be included in the Concept Maps. Staff clarified that the eliminated sites face potential issues with interface and vehicle access.
- The Committee queried whether Marion Road corridor would cater for businesses displaced from the North-South Corridor project.

7:31 pm Cr Telfer entered the meeting

- The Committee observed that the UCZ policy already encourages development of key sites without Concept Plans via the building envelope provisions – e.g. larger sites will be allowed greater heights. The intention of the UCZ was to enable a higher intensity of development along the whole corridor.

Action: Staff could investigate whether a 3D model (or 3D rendering) could be provided to better depict the proposed height/density changes throughout Marion.

- Building envelope should offer incentives for larger sites (i.e. larger footprint, greater height) so that it is unprofitable to develop smaller sites – in this way, allotment amalgamation will be encouraged to facilitate larger, integrated development outcomes.
- Other sites with the same dimensions/attributes as the key sites should be able to be developed in the same manner – the policy should not disadvantage sites that have not yet been amalgamated.
- Staff clarified that buildings which exceed the building envelope/height provisions will be subject to Category 2 public notification.
- Alternative viewpoints were raised regarding categorisation:
 - (a) neighbours in lower density residential zones should be notified of buildings which exceed the heights anticipated by the policy; but
 - (b) sites that have not been identified as key sites, but which could have the same attributes as key sites, should not be disadvantaged in the assessment process.

Action: Staff to further investigate the impact of Category 1 versus 2 developments in the Urban Corridor Zone.

Cr Hutchinson left the meeting 8:13 pm

Cr Hutchinson re-entered the meeting 8:14 pm

Moved Cr Telfer, Seconded Cr Gard that the Urban Planning Committee:

1. Note the Marion Road Key Sites Investigation in Appendix 1 and supports the Concept Map Plans for the 5 identified key sites on pages 116-119 of the Agenda.
2. Endorses the proposed changes to the “Urban Corridor Zone” draft policy in Appendix 3.

Carried by majority

7.5 8:26 pm Housing Diversity Development Plan Amendment (DPA) – Consolidation of policy areas in the south
Report Reference: UPC010817R7.5

8:26 pm Cr Crossland entered the meeting

The Chair invited staff to provide an overview of Agenda Item 7.5. Staff advised that the report considers a more holistic view to zoning in the existing Hills Policy Area 11, Southern Policy Area 18 and Cement Hill Policy Area 10. The revised policy has regard to:

- a) site gradient;
- b) minimum site dimensions in the nearby residential areas of Holdfast Bay and Onkaparinga;
- c) what can be developed under the Residential Code;
- d) the densities envisaged in the proposed Marion Plains Policy Area 13.

8:44 pm Cr Gard left the meeting

8:47 pm Cr Gard re-entered the meeting

The Chair invited questions/comments from the Committee and the following matters were discussed:

- The previous version of the amended/expanded Southern Policy Area 18 had sufficient development opportunities. Many sites in Hallett Cove are currently less than 700 square metres, and therefore couldn't be developed under the revised policy.
- Introducing a single policy area in the southern areas may result in proliferation of higher density subdivision, as developers may assume that development approved in one part of the policy area may be appropriate in another, but where local circumstances vary.
- The reduction in site areas should consider the flexibility allowed in the planning assessment process – undersized allotments may be supported based on the merits of a particular development proposal.
- Wish to ensure that flat sites in Hallett Cove can be subdivided.
- The northern part of the Council area lends itself to higher densities than the south – need to ensure that the policy reflects this.
- Hallett Cove is large with an older demographic; planning policy should encourage younger people to the area.
- The Committee discussed amending the minimum site dimension table in the proposed Southern Hills Policy Area to provide only 2 categories for gradient – greater or less than 1 in 8.

Moved Cr Telfer, Seconded Cr Gard that the Urban Planning Committee:

1. Supports the proposed consolidation of residential policy areas in the southern suburbs via the proposed “Southern Hills Policy Area 18”, subject to amending principle of development control 9 on page 192 of the Agenda as follows:

Dwelling type	Average site gradient	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
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Group Residential flat	Less than 1-in-8	300	20	20	45
	More than 1-in-8	400	20	20	45

Carried unanimously

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Cr Telfer raised the overlap of the legend on page 20 and 92.

Action: Maps on pages 20 and 92 of the agenda to be amended to address the legend overlap.

Cr Hutchinson sought discussion at an upcoming Elected Member Forum to discuss the intentions/implications of the resolution of the Council on 25 July 2017, potentially the 15 August 2017 Elected Member Forum.

10. MEETING CLOSURE

The meeting was declared closed at 9:48 pm

11. NEXT MEETING

The next meeting of the Urban Planning Committee is to be held on Tuesday, 3 October 2017 at 6.30 pm in Committee Rooms 1 & 2.

CONFIRMED

.....
CHAIRPERSON

/ /

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer: Liz Byrne, Manager Community & Cultural Services
General Manager: Vincent Mifsud, General Manager Corporate Services
Subject: Trailblazer by the Sea
Report Reference: GC080817R02

REPORT OBJECTIVES & EXECUTIVE SUMMARY

The report provides information on a request from the Rotary Club of Adelaide to hold a *Trailblazer by the Sea* event along the coastal walkway and for Council.

RECOMMENDATIONS

DUE DATES

That Council:

- 1. Endorses Option 1, approve event with conditions, for a Special Event Permit for the Trailblazer by the Sea event to be held on Sunday 29 October 2017. 8 August 2017**

BACKGROUND

The *Trailblazer by the Sea* event is an annual event that offers walkers and runners distances of 8, 14, 28 and 50km. The event proposes to access the coastal walkway in Marion by those participating in the 50km distance, it is anticipated that there would be in the order of 50 participants undertaking this distance.

The fundraising event is jointly provided by the Rotary Club of Adelaide and the Surf Life Saving South Australia. All money raised is shared with Surf Lifesaving Clubs in South Australia, Rotary Club of Adelaide community projects and beneficiary partners SAHMRI and RSL Virtual War Memorial.

Special event permits were previously granted for events held on 1 November 2015 and 30 October 2016.

In late 2016, a review of the events permit process was undertaken to improve the assessment of requests, manage any risks and to assist organisers arranging events. As a result, event organisers are required to provide information about:

- Insurance cover;
- Risk Assessment;
- Operational Details - vehicle access, road closures, live music, media activity, catering and liquor consumption;
- Equipment requirements - staging, fencing, marquees, signage and banners;
- Entertainment and Amusements - fireworks/rides/bouncy castles etc; and
- Waste - rubbish disposal, access to power and toilets.

A special event permit request for the *Trailblazer by the Sea* event to be held on 29 October 2017 was received by Administration in April 2017. After assessment of the request, the application was declined due to the proposed event taking place in an environmentally sensitive area, number of stairs, boardwalk structures not being supported by engineering drawings and undulating ground.

As a result of the event application being declined, the Event Director has written to the Mayor requesting the decision to be reversed. (Copy of the letter is attached as Appendix 1). The Mayor advised that the matter would be referred to a future General Council meeting for consideration.

CONTEXT

The Marion Coastal Walking Trail was developed in the 1990's with the aim of providing the local community with a significant recreational asset located on a stretch of Adelaide's coastline. It is recognised for its high level of visual significance.

The Coastal Walking Trail consists of boardwalks, natural trails and 11 larger structures that are identified as specific assets.

The walkway is considered a Class 3 Walking Trail according to the Australian Standards 2156.1 Walking Tracks - Classification and Signage. Individuals can expect to encounter natural hazards such as uneven surfaces, steep slopes and minor water crossings on Class 3 walking trails.

The Coastal Walking Trail structures are reviewed every 12 months to a level 1 – maintenance inspection. A Level 1 inspection assesses the components and structures from a maintenance perspective. These types of inspections are about being proactive in Council's approach to maintenance issues, whilst minimising risk and increasing the lifespan of Council's assets.

In addition, the structures along the Coastal Walking Trail are not supported by appropriate engineering drawings and was not built with the intention of high impact activities.

Special permits are generally granted and approved from a 'yes' position unless information provided is to the contrary.

ANALYSIS

As part of the assessment of the Special Event Permit application, a number of factors were taken into account:

- The Risk Management Plan and the proposed controls for the participants of the event in relation to competitors using the boardwalk and steps, including usage by non-competitors.
- Certificate of Currency (Insurance) with QBE was provided to the value of \$50,000,000 for both public and product liability.
- Condition of the walkway
 - inconsistent surfaces, including steep stairs, natural undulating ground with large uneven step ups and step downs
 - changing conditions due to weather, where sections can be eroded through heavy rainfall
 - due to the nature of construction Council does not have engineering drawings or specifications to assess stress loading from high energy impacts e.g. a number of people jumping on steps placing excessive loading on the structure
 - gradient of walkway e.g. Kurnabinna Gully

- environmentally sensitive vegetation which can be damaged, should people not keep on the trail e.g. overtake another runner in the headlands area (refer Appendix 2).

On this occasion, the special event permit was declined due to the condition of the walkway, concerns that the walkway was not designed for this type of running event and potential cost to Council for potential damage to the walkway and native fauna and the cost to repair that damage.

To progress this matter further, two options have been developed for Council to consider:

Option 1 - Approve event with conditions, a special event permit is provided for this event with conditions

A special event permit is issued for the event to proceed with Council and the event organiser agreeing on conditions that would minimise risk to both Council and event participants and minimise the impact on the coastal trail.

Conditions to include are as follows:

- Pre-event inspection by event organisers within 7 days of the event taking place to identify hazards/risks to the event participants
- Identified hazards to be appropriately cordoned off and for the event participants to be informed of such hazards, such as placing cones and/or signage prior to the hazard
- Event participants to be advised to not deviate from the trail so as not to damage sensitive vegetation
- That the check points throughout this part of the course are appropriately resourced to support event participants
- Appropriate signage to be placed at both ends of this section of the trail advising members of the public that an event is taking place
- A revised risk assessment providing further details about the trail inspection, identified hazards for the event participants and corrective treatments for these hazards be re-submitted to Administration for review

Option 2 – Approve the event with an alternate route

A special event permit is issued for the event to proceed with the inclusion of an alternative route for this specific section of the event. The alternative route would provide a better running surface for the participants as the boardwalk has been designed for recreational purposes rather than competitive events. This option would minimise risks for both the Council and the event participants.

A previous special event permit had been requested for the use of this site (the Coastal Walkway) in early 2017 and the event organiser agreed to use an alternative route.

This option was discussed with the event organisers, however, after consideration, the event organisers deemed it unsuitable for their proposed event.

Option 3 - Not approve the event, a special event permit is not issued for the event

A special event permit is not issued for the particular event.

Legal/Legislative and Risk Management

The risk assessment submitted by event organisers to determine whether adequate controls are in place for this event has been reviewed. It is proposed that all conditions outlined in option 1 are included within the event risk management plan prior to the special event permit being issued.

It is also proposed that the event organisers provide assurances to Council that the inspection, prior to the event, is undertaken by a suitably qualified and experienced individual who can make an adequate assessment of the trail conditions.

The event organisers have already provided copies of the relevant insurances and/or indemnities to ensure their certificate of currency.

Financial and Resourcing Implications

Annual inspections are undertaken of all Council assets. Maintenance and repairs are undertaken through a priority ranking within fiscal restraints, planned work schedules and availability of resources to deliver the outcomes required and expected.

Future considerations

Council may like to consider as part of its asset management planning, the use of the boardwalk for events such as this into the future. If Council determines that the boardwalk is suitable for competitive events it may need to consider some risk factors to be mitigated, such as the number of competitors, weight bearing loads, undulation of the trail and the sensitive vegetation.

Process Improvement

It has been proposed that in the circumstances where a special event permit is going to be declined, the process will include a management review of the process.

CONCLUSION

It is good governance for Council to balance the management of its assets and the need to provide an appropriate level of support to groups for community organised events.

It is recommended that Council endorses Option 1, approve event with conditions, for a Special Event Permit for the Trailblazer by the Sea event to be held on Sunday 29th October 2017.

APPENDICES:

Appendix 1 – Letter from event organiser

Appendix 2 - Photos of sections of the coastal walkway



FTT (Tom) Maxwell

313 Kensington Road, Kensington Park, SA 5068

T: 08 8331 0750 M: 0419 869 369

E: tommaxwell_arch@hotmail.com

The Mayor
City of Marion
PO Box 21, Oaklands Park SA 5046

20 June 2017

Dear Mr Hanna



Trailblazer by the Sea #4 Sunday 29 October 2017

I write to seek your help in gaining some understanding of Marion Council's decision to deny access to the Marion Coastal walk to walkers and runners on this charitable fund raising event *Trailblazer by the Sea* and, I hope, to have this decision reversed.

I am the event director for this annual coastal event which is managed and insured by the Rotary Club of Adelaide and run in conjunction with Surf Life Saving Clubs along Adelaide's metropolitan coastline from Semaphore to Seacliff and Hallett Cove.

Access for the previous three events was approved without difficulty and there have been no incidents or accidents. Indeed because we provide a first aid patrol along this section and first aid facilities at each end during the event we believe we provide a valuable service to the public on the day.

This annual event offers walkers and runners distances of 8, 14, 28 and 50km. The Marion Coastal Walk, between Seacliff and Hallett Cove, is only accessed by those undertaking the 50km distance. The shorter distances are run between the surf life saving clubs north of Seacliff and these are entered by the vast majority of participants with the 8km walk between Semaphore and Henley being the most popular. All distances finish at Henley. On past experience we would expect no more the 50 participants on the Marion Coastal Walk section but it does attract ultra-marathon walkers and runners from interstate and overseas and is very important for the event's national profile. The 50km event starts at Semaphore and by the time participants reach Seacliff they are well spread out. The majority of participants on this section are walkers and in the event of inclement weather, as in 2016, we shut this section and turn participants around at Seacliff Surf Life Saving Club.

I note the recent promotion of the Marion Coastal walk in the *Sunday Mail* and on line without any advice on exclusion of activities. When checking this route we have seen how many runners and walkers are using it for exercise without detracting from the use by families and less athletic strollers.

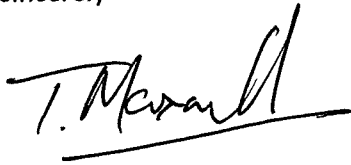
Assuming that the advice that we cannot now use this route has the backing of Council, I am concerned that Council may have been misinformed about any concerns with our event. As I have already noted we supply a first aid patrol on the route on the day. We also provide first aid facilities at Seacliff and at Heron Way Hallett Cove. All participants are required to take care with other

pathway users and are also required to carry mobile phones and so are able to summon assistance if necessary and this also helps make the route safer for the public on the day.

I would be most grateful if this decision could be reversed. Council staff have tried to help by suggesting an alternative in-land route but the *raison d'être* of this event is that it is a *coastal event* and suburban footpaths would defeat one of the objects of the event which is to encourage people to enjoy our coastline.

Thank you for your time and I look forward to your response and hope we are able to continue to include this outstanding scenic section in our event. I would be happy to meet with you or your staff if this might assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Maxwell', written over a horizontal line.

Tom Maxwell
Event Director, Trailblazer by the Sea
Rotary Club of Adelaide

Attached:

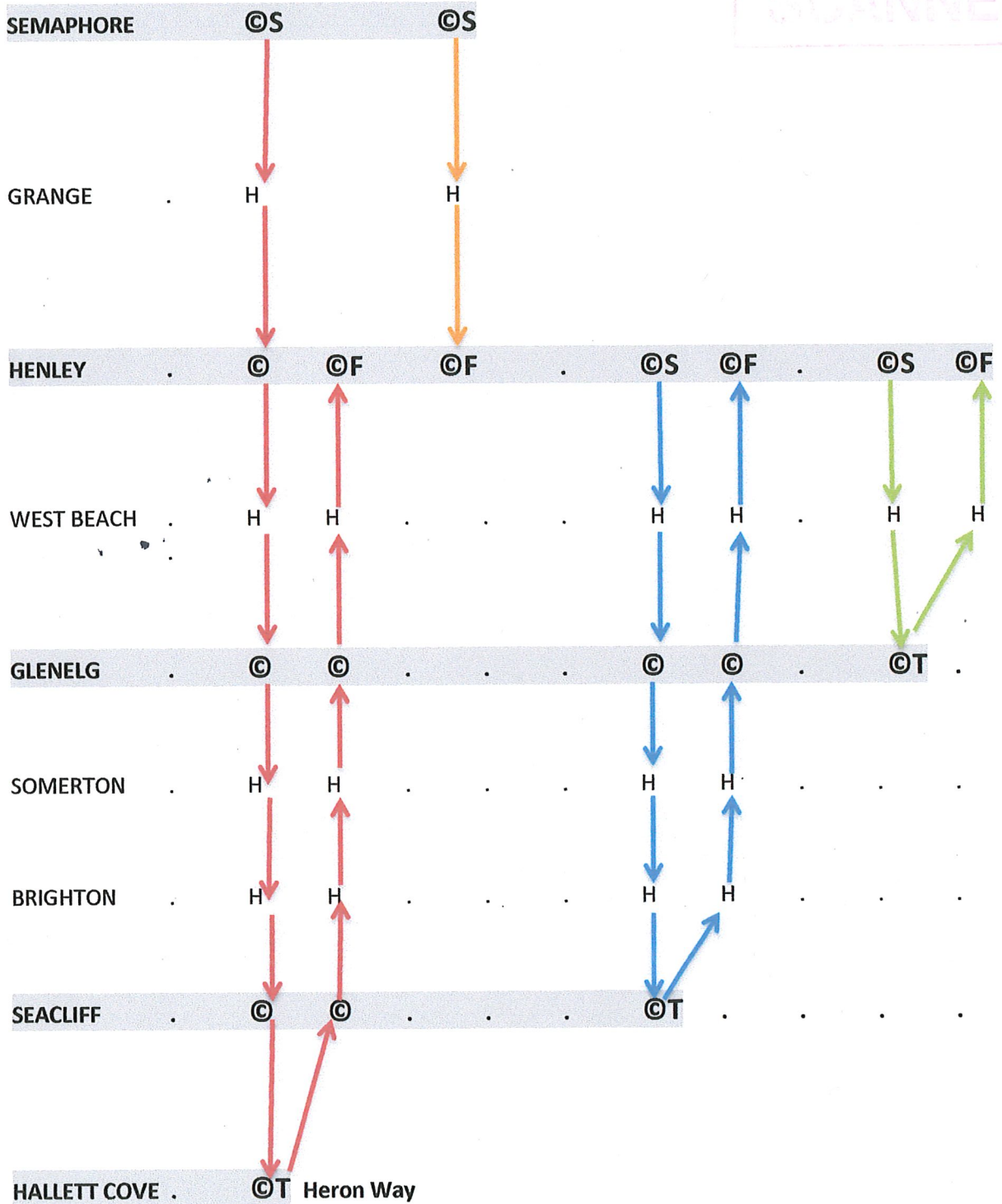
Trailblazer #3 2016 Participant Handbook

Trailblazer #3 2016 Course Overview

Trailblazer by the Sea, Sunday 30 October 2016.

Start Times	7:00AM	9:30AM	9:00AM	9:00AM
	50km	8km	29km	14km

SCANNED



- S** Start
- ©** Scanning Checkpoint. Includes Hydration Station.
- H** Hydration Station
- F** Finish
- T** Turn

Trailblazer Participant Safety Tips

First Aid:

Participants, particularly of the longer distances, are encouraged to carry a first aid kit to treat blisters, minor cuts and strains. The Surf Life Saving clubs along the route will have first aid facilities if required and a direct link with SA Ambulance.

Water:

It is essential to maintain your fluid intake throughout the event. Competitors should carry water containers and top them up at the checkpoints and public facilities along the route. The Surf Life Saving clubs along the route will have hydration stations. These clubs are Semaphore, Grange, Henley, West Beach, Glenelg, Somerton, Brighton and Seacliff. The Hallett Cove turning point for the 50km participants will also be a hydration station.

Hot/Cold Weather:

Clothing including hats to suit all weather conditions should be carried by each participant. The weather can change rapidly and you need to be prepared for hot, cold, wet and windy conditions. Access the latest weather forecast and be prepared. Be aware of the symptoms of hypo/hyperthermia and have a plan in place should the symptoms occur. Seek help or advice at the Surf Life Saving clubs along the route. Participants also need to protect themselves with 50+ sunscreen. This will also be available at all checkpoints.

Public footpaths, trails and beaches:

All routes are on public rights of way. Participants are to respect the rights of others and pass and overtake with care. Take particular care with children whose movements are likely to be erratic. Take particular care on the steps and boardwalks between Seacliff and Hallett Cove. Please drop no litter.

Communications:

Participants should carry a mobile phone in case of emergencies. Participants deciding to withdraw from the event should, if possible, do so at a checkpoint. If between checkpoints withdrawing participants must phone race HQ on M: 0419 869 369

Scanning Checkpoints:

Scanning checkpoints are at the following Surf Life Saving Clubs: Semaphore, Henley, Glenelg, Seacliff and also at the Hallett Cove checkpoint. Participants must have their bibs scanned each time they pass these check points as well as at the start and finish.

Note: Make sure you have signed the required waiver for all participants before starting.



Participant Handbook Event #3

Sunday 30 October 2016

© Trailblazer by The Sea



Organisers

The event is organised by the Rotary Club of Adelaide Incorporated



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Seacliff Surf Life Saving Club to Heron Way Hallett Cove
Seacliff Surf Life Saving Club, Pine Avenue, Seacliff. UBD Ref: 152 F13

Directions	Location	This Section Cumulative Distance km 6.2	
Head south on the beach to the coast path and join Burnham Road and the Esplanade to the start of the Marion Coastal Walk	End of vehicle access. Start of Marion Coastal Walk.	1.2	5.0
Follow coastal walk and descend steps to Jervois Terrace car park, public toilet and fish cafe	Jervois Terrace	1.5	4.7
Continue south along Marine Parade and re-join coastal walk after about 500m	End of vehicle access	2.0	4.2
The route now consists of steps and boardwalks across gullies and a cliff top footpath			
Briefly join the Esplanade roadway near Peera Street	Peera Street junction with Esplanade	4.1	2.1
Follow the coastal footpath, steps and boardwalks south to Heron Way, past the Boatshed Café and toilets to the southern check point in the grassed reserve.	Heron Way Hallett Cove CHECK POINT UBD Ref: 163 Q16	6.2	Return Cumulative Distances km
All 50km entrants to have their race bibs scanned here.			
Southern Check Point and turning point for 50km route			
Course now returns via same route to the finish at Henley Surf Life Saving Club.			
Note: In the event of adverse weather this section may be cancelled by the organisers to minimise risk to competitors.			

Welcome to Trailblazer by the Sea...

Glenelg Surf Life Saving Club to Seacliff Surf Life Saving Club
Glenelg SLSC, 20 The Holdfast Promenade, Glenelg Foreshore. UBD Ref:
140 D3

Directions	Location	Section & Cumulative Distance km	
Head south on paved coastal shared use (bike & pedestrian) coastal pathway.			7.1
	Glenelg Jetty	0.2	5.0
Follow South Esplanade south. Public toilets at John Miller reserve.	John Miller Reserve	2.3	4.8
At south end of South Esplanade public toilets at Somerton SLSC. Continue south on beach	Somerton SLSC	2.8	4.3
Re-join coastal footpath after 600 m	Gladstone Road	3.4	3.7
Follow Esplanade south. Public Toilets at Wattle Reserve	Wattle Reserve	3.7	3.4
	Brighton Jetty	4.8	2.3
Public Toilets at Bindarra Reserve next to Brighton SLSC	Brighton SLSC	5.0	2.1
Public Toilets on Esplanade		5.6	1.5
Public Toilets on Esplanade		6.3	0.8
At south end of Esplanade continue through car park and beach-front to Seacliff Surf Life Saving Club		6.8	0.3
Seacliff SLSC	Seacliff SLSC CHECK POINT UBD Ref: 152 F13	7.1	Return Cumulative Distance km

All Entrants to have their race bibs scanned here

29km Entrants turn here and return to the finish at Henley Surf Life Saving Club.

50km Entrants continue south to Hallett Cove

Note 1: 50km entrants who arrive after 11:00 AM at Seacliff SLSC will be turned back to Henley Beach to ensure completion by 5:00 PM. They will still receive a medal.

Note 2: In the event of adverse weather the section to Hallett cove may be cancelled by the organisers to minimise risk to competitors.

The Rotary Club of Adelaide and Surf Life Saving South Australia joined together to conduct this exciting new fundraising event on the SA calendar. And now we are 3!

Our organisations share values, take a professional approach to what we do and have a long history of achieving positive outcomes in the community. That's why our two iconic brands in SA joined forces to create and conduct... **Trailblazer By The Sea.**

We thank you for taking part and for raising money for our charitable causes. 100% of All donations raised will be shared with by Surf Lifesaving Clubs in SA, Rotary Club of Adelaide community Projects and our two beneficiary partners SAHMRI and RSL Virtual War Memorial.

Your donations will help support SLSSA's work in the community to save lives and build healthier and safer communities and the RCA's charitable initiatives in health, education, youth, homeless, older Australians and so much more.

We would like thank all the volunteers from the Surf Lifesaving movement and Rotary and the supporters, partners and sponsors who have made this possible. And the leadership of Tom Maxwell, our committees and Surf Clubs, for getting us to the starting lines! And thanks to Health Partners our major sponsor.

Please enjoy the day, have fun, stay safe and make sure you keep in touch for details of next years' event.

Thank you again so much for your support.



Clare Harris CEO SLSSA



**SOUTH
AUSTRALIA**

Rotary
Club of Adelaide



D'Arcy Walsh President RCA

Trailblazerbythesea.com.au

Semaphore Surf Life Saving Club to Henley Surf Life Saving Club.
Via Glenelg SLSC, Semaphore Surf Life Saving Club
Point Malcolm Reserve. Semaphore Park. UBD Ref: 91 E12
Start Point for 50km at 7:00 AM (Semaphore to Hallett Cove and return to Henley) **Start Point for 8km walk at 9:30 AM** (Semaphore to Henley)

Directions	Location	This Section Cumulative Distance km
Note: Race bibs must be scanned before starting.		
Head south via the coastal path to the Esplanade then join the coastal path in front of the houses.	Third Avenue	0.7
Follow Coast Path in front of houses	Mirani Court Toilets	1.5
Follow Coast Path in front of houses		
Join narrow fenced coast path through beach dune reserve		2.0
Turn right at pathway "T Junction" and continue south on beach	Coast path T Junction	3.8
At Surf Life Saving Banner on beach join Esplanade and continue south	Surf Life Saving banner on Beach at north end of Esplanade	5.5
Continue south to Grange Surf Life Saving Club	Grange Surf Life Saving Club	5.7
Continue south on Esplanade	Grange Jetty	5.8
Continue south from Henley Jetty	Henley Jetty	8.1
Continue South on Esplanade to Henley Surf Life Saving Club. Check point on south side of Henley SLSC.	Henley SLSC CHECK POINT Esplanade, Henley Beach.	8.2
All Entrants to have race bibs scanned here	UBD Ref: 115 M9	

8km Entrants finish here.

50km Entrants continue south to Hallett Cove then return to Henley Surf Life saving Club.

Route Notes: This route covers hard surfaced coastal paths, grassed paths, narrow sandy fenced paths through protected coastal dunes with good descriptive signage, a 1.8km beach section and finally the Esplanade from Grange to Henley. **For 8km walkers this route is not suitable for very young children, prams or pushers.**

Henley Surf Life Saving Club to Glenelg Surf Life Saving Club
Henley Surf Life Saving Club, Esplanade, Henley Beach. UBD Ref: 115 M9
Start Point 29km distance at 9:00AM (Henley to Seacliff and return)
Start Point 14km distance at 9:00AM (Henley to Glenelg and return)

Directions. Note: All race bibs to be scanned before proceeding	Location	This Section & cumulative distance km	
Head south on coastal path along the Esplanade.			6.8
Take care crossing Seaview Road Bridge and return to coast path	Seaview Road Bridge	1.7	5.1
Follow coast path through Harold and Cynthia Anderson Reserve. Public toilets in reserve			
Continue on coast foot path by Seaview Road to West Beach Surf Life Saving Club. Public toilet adjacent.	West Beach Surf Life Saving Club.	3.0	3.8
Head south along Esplanade. Join coastal trail. Public toilet in park			
Continue on coast footpath. Leads onto paved footpath between dunes and Caravan Park. No sea views.			
Path continues to Adelaide Sailing Club at Barcoo Road.	Adelaide Sailing Club Barcoo Road	4.3	2.5
Coast Path joins North Esplanade		5.0	1.8
At Holdfast Bay Tarniwarra Reserve, fork left on North Esplanade past Cygnet Court. Keep heading south between buildings and cross Glenelg Lock and Weir.			km
Turn left and first right.			
Continue south across Wigley Reserve, cross Anzac Highway and head south diagonally across Colley Reserve to Glenelg Surf Life Saving Club.	Glenelg SLSC CHECK POINT Glenelg Foreshore.	6.8	Return Cumulative Distances
	UBD Ref: 140 D3		

All entrants to have race bibs scanned here. **14km entrants turn here and return via same route to the finish at Henley Surf Life Saving Club. The 29 km and 50km entrants continue south.**

Appendix 1 – Trialblazer by the Sea - Images of the Coastal Walking Trial

Images were taken in July 2017 and follow the south to north route of the event.

The images provide an update on the photographs that were taken for the *Level 1 Inspection of the Coastal Walking Trail*, dated June/July 2016.

The images illustrate the condition of the trail. Comparison images have been included where appropriate.



Image 1, July 2017

Material washed down over the trail and becomes slippery when wet. A number of rocks/stones in and along the trail.



Image 2, July 2017

North of above Image 1, the path on average is approximately 30cm wide.



Image 3, July 2017

The path is uneven and drops down; rocks are protruding in the path with many loose stones that may make this section slippery to traverse.



Image 4, July 2017



Image 5, July 2017

Images 4 and 5 illustrate the examples of erosion that run either across or along the trail in a number of locations potentially creating trip hazards.



Image 6, July 2017



Image 6, July 2017



Image 7, June/July 2016

Erosion on the path appears to have deepened in the past 12 months.



Image 8, July 2017



Image 9, July 2017

Images 8 and 9 depict the structure and approach at Kurnabinna Gully. Narrow and steep descent with rammed earth steps of various widths and depths.

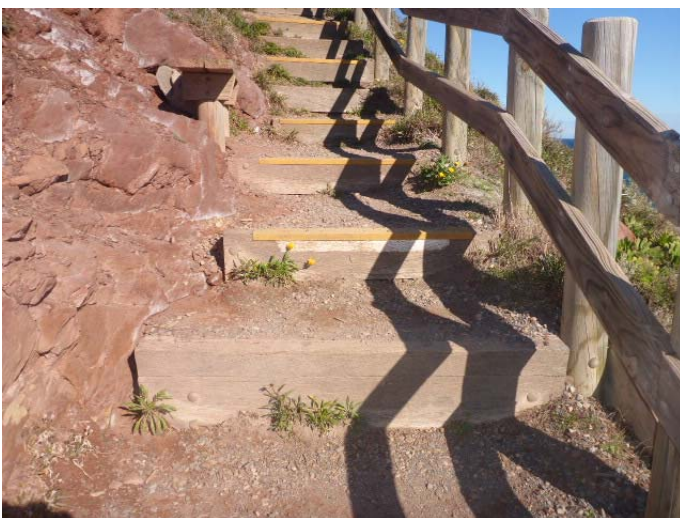


Image 10, July 2017



Image 11, July 2017

Images 10 and 11 provide close ups of the steps approaching Kurnabinna Gully, large number of loose stones cover the steps.



Image 12, July 2017



Image 13, June/July 2017

Image 13 depicts the necessity to carry out a level of maintenance works. Image 12 illustrates that, even after repairs, the maintenance work can deteriorate in a short space of time – such as the start of an erosion channel and material washing over the steps. Repair work undertaken after the storm on 28 December 2016.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 August 2017**

Originating Officer: Jaimie Thwaites, Unit Manager Governance and Records

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: “Solar Garage @ Tonsley” Project

Report Reference: GC080817R03

REPORT OBJECTIVES:

The purpose of this report is to seek Council’s endorsement to partner with Flinders University and Mitsubishi Motors with a funding contribution of \$30,000 towards the implementation of a Solar Garage at Tonsley, which is in line with contribution commitments received from other funding partners. This project will provide an electric vehicle charging facility that will be powered by solar energy and supported with battery storage that will provide a proposed total of 6 charging bays, two fast charging and four Level 2 chargers. This facility will be provided free of charge to the community to enable them to charge-up their electric vehicles, as and when required.

EXECUTIVE SUMMARY

As a key stakeholder involved with the Tonsley project, Flinders University and Mitsubishi Australia have invited the City of Marion to consider being a funding partner with them in their Solar Garage project. The ‘Solar Garage @ Tonsley’ project aims to build a solar garage in the far south eastern car park bordering South Road to assist sustainable transport solutions. The garage will have high profile exposure to South Rd, and will have all stakeholder logos visible on its sign board. All ongoing responsibility for the operating and maintenance costs of the project will rest with Flinders University and Mitsubishi Australia.

The project is estimated to cost in the vicinity of \$320,000. To date \$280,000 in contributions (Cash and In-kind) have been committed from a variety of partners including Mitsubishi, Flinders University, South Australian State Government, Zen Energy, Siemens and Enwave Energy Australia. Additional funding is being sought from key partners in the Tonsley project, including the City of Marion, South Australian Power Networks and Gelco.

A presentation on the ‘Solar Garage @ Tonsley’ project will be provided at the Council meeting by Professor Rocco Zito (Professor and Head of Civil Engineering School of Computer Science, Engineering and Mathematics) from Flinders University and Mr Craig Norris (National PHEV Sales Manager) from Mitsubishi Motors.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|--|------------|
| 1. Notes the presentation by Finders University and Mitsubishi Motors on the potential for a Solar Garage at Tonsley. | 8 Aug 2017 |
| 2. Approves a partnership funding contribution of \$30,000 in 2017, towards the “Solar Garage @ Tonsley” project, to be funded from Council’s Asset Sustainability Reserve (Energy Efficiency fund). | 8 Aug 2017 |

**CITY OF MARION
GENERAL COUNCIL MEETING
8 August 2017**

Originating Officer: Ann Gibbons, Environmental Sustainability Manager

Manager: Fiona Harvey, Manager Innovation and Strategy

General Manager: Abby Dickson, General Manager City Development

Subject: Energy Review of Marion Leisure and Fitness Centre

Report Reference: GC080817R04

REPORT OBJECTIVES

The report provides the outcomes of an energy efficiency and solar review of the Marion Leisure and Fitness Centre with recommendations for energy efficiency and solar infrastructure options for the site. An approach is also proposed to support consideration of ongoing energy efficiency and solar infrastructure on Council buildings.

EXECUTIVE SUMMARY

An assessment of energy saving and solar infrastructure opportunities at the Marion Leisure and Fitness Centre has been completed (refer to Appendix 1).

This analysis proposes the following opportunities:

1. Energy efficiency opportunities: lighting upgrades, refrigeration and domestic hot water improvements with an estimated cost of \$74,000, estimated annual saving of \$14,550 and a simple payback of 5.1 years if all energy efficiency recommendations are implemented.
2. Solar power: 60kW solar system; estimated cost of \$60,000; estimated annual savings of \$9,300 and a simple payback of 6.5 years.

For all energy efficiency and solar options to be implemented at Marion Leisure and Fitness Centre a budget allocation of an approximately \$134,000 will be required and the annual electricity cost savings are estimated to be \$23,850 + CPI. In addition, approximately \$10,000 will be required to upgrade the switchboard to support these efficiency improvements.

In addition, it is proposed that the City Property and Environmental Sustainability teams continue to investigate options to support ongoing delivery of energy efficiency measures and solar infrastructure on Council owned properties.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|--|---------------|
| 1. Notes the Marion Leisure and Fitness Centre Energy Review prepared by The Energy Project (Appendix 1); | 8 August 2017 |
| 2. At the time of the next review of the priority of items on the Unfunded Initiatives List, considers allocation of \$144,000 to upgrade the switchboard, implement the energy efficiency options and install 60kW of solar panels at the Marion Leisure and Fitness Centre as described in Appendix 1. | 24 Oct 2017 |

BACKGROUND

At the 13 December 2016 General Council meeting (GC131216R18), it was resolved that Council:

4. *Allocates up to \$3,500 from the remaining \$191,000 from the budget allocated at the 23 February 2016 to engage a consultant to assess the potential for solar infrastructure and energy efficiency measures at the Marion Leisure and Fitness Centre;*
6. *Notes that Council will receive a report on the assessment of Marion Leisure and Fitness Centre by December 2017.*

Consultants, The Energy Project, were engaged early in 2017 to undertake this analysis.

ANALYSIS

A number of energy efficiency and solar opportunities were identified following site visits, analysis of energy consumption data, and discussions with the site manager:

- Energy Efficiency Upgrades:
 - Lighting upgrades
 - Building lighting upgrade: estimated cost \$62,000, estimated annual saving \$12,900; simple payback 4.8 years
 - Carpark lighting upgrade: estimated cost \$8,000; estimated annual saving \$1,100; simple payback 7.3 years
 - Other lighting opportunities include repainting specific areas with lighter colours and fitting diffusers in existing skylights.
 - Refrigeration and domestic hot water
 - Refrigeration: estimated cost \$3,000; estimated annual saving \$400; simple payback 7.5 years
 - Domestic hot water: estimated cost \$1,000; estimated annual saving \$150; simple payback 6.7 years
 - Other energy efficiency opportunities
 - Air-conditioning and building envelope
 - Power Factor Correction
- Solar Power:
 - 60kW system; estimated cost \$60,000; estimated annual saving \$9,300; simple payback 6.5 years.

Refer to the consultant's report provided in Appendix 1 for more detail on the recommended energy saving and solar opportunities. Paybacks identified in this report have been based on 2016/17 billing data and do not take in to account any recent tariff increases. The review did not include the building used by Koorana Gymnastics at the back of the site.

Consultation

In identifying the energy saving options, the consultant conducted site visits, analysed energy consumption data and met with site manager. Staff from the City Property team also contributed to this process.

Legal/Legislative and Risk Management

Currently, in the YMCA leased area, 76 lights are either blown or not working, creating issues for sporting participants, as the required lighting standards for indoor sporting activities are not being achieved. A quote arranged by the YMCA earlier this year to rectify current issues estimated \$3,769.46 (ex GST) to replace tubes and starters (like for like) and \$23,705 to upgrade to LED high bay fittings in the courts occupied by YMCA, but not in the common use areas. The work to replace tubes and starters (like for like) has been completed and was funded by the YMCA.

Financial Implications

The Marion Leisure and Fitness Centre is a shared facility with YMCA, Gymnastics SA and Koorana Gymnastics who occupy a stand-alone building on the northern end of the car park.

There is no budget allocation to implement energy efficiency improvements or install solar infrastructure at the Marion Leisure and Fitness Centre. To deliver all of the energy efficiency and solar recommendations identified in this report, an estimated budget allocation of \$134,000 will be required. This is an estimated costing and may vary with market testing during the procurement process.

The current meter board will not support any additional power requirements and will need to be upgraded in-line with the LED Installation. This was quoted two years ago with an estimated cost of \$10,000 and will take approximately 1 week to complete the works. This activity is also unfunded.

It is recommended that \$144,000 required to fund this project is considered at the next review of the Unfunded Initiatives List.

Embedding Energy Saving Actions

To date the priority has been to install solar infrastructure and energy efficient measures in high energy consuming council operated sites.

At the General Council meeting in December (GC131216R18) a number of high energy consuming leased sites were identified and it was agreed to allocate funds in the 2017/18 budget to deliver energy efficiency measures and solar infrastructure at these sites:

5. *Allocates funding of \$255,600 + CPI in the 2017/18 budget for the installation of solar infrastructure and energy efficiency measures at the five council owned and leased sites; Marion Sports – Club Marion facility, Morphettville Park Sports Club facility, Plympton Oval Clubhouse, Cove Sports and Community Club facility, Glandore Oval Sports Clubrooms;*

Lessees are responsible for energy costs and therefore the benefits resulting from these energy saving actions would be for lessees, which would assist them to reduce operating costs. Some lessees have funded solar panels and energy efficient initiatives.

To support ongoing energy saving across Council-owned and leased sites it is proposed that consideration of solar infrastructure and energy efficiency measures with a simple payback of less than 5.2 years is included as part of ongoing maintenance activities. Examples could include LED lighting upgrades, equipment replacement, or building envelope improvements.

Energy saving initiatives that require larger budget allocations such as upgrades to air-conditioning systems or installation of solar panels will be brought back to Council for consideration.

CONCLUSION

Investigation into energy efficiency and solar options for the Marion Leisure and Fitness Centre is now complete.

The recommended energy efficiency and solar options provide Council with an opportunity to progress its strategic priorities of “*significantly increasing energy efficiency across council facilities and delivering a solar panel network at key council sites across the City.*”

APPENDIX

- Appendix 1 - ‘Marion Leisure and Fitness Centre Energy Review’ prepared by The Energy Project



Marion Leisure & Fitness Centre Energy Review

15th May 2017

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Document Control

Version	Issue	Date	Author	Checked
1	Draft	26/4/2017	Jake Bugden	Hamish Dillon
2	Final	15/5/2017	Jake Bugden	Hamish Dillon

Executive Summary

Marion Leisure & Fitness Centre is looking to reduce both energy costs and energy consumption without compromising reliability and operations.

This energy review focusses on the identification and quantification of cost-effective energy efficiency and renewable energy opportunities. The report is based on a site review undertaken on 23rd March 2017 and desktop analysis.

Table A provides a summary of recommended energy opportunities.

Table A: Summary of recommended opportunities

Summary of measures	Annual energy saving, kWh	Annual cost saving \$	Project cost estimate \$	Simple payback years
Building lighting upgrade	52,500	\$ 12,900	\$ 62,000	4.8
Carpark lighting upgrade	10,500	\$ 1,100	\$ 8,000	7.3
Refrigeration opportunities	3,200	\$ 400	\$ 3,000	7.5
Equipment opportunities	1,100	\$ 150	\$ 1,000	6.7
Solar power	80,200	\$ 9,300	\$ 60,000	6.5
Total	147,500	\$ 23,850	\$ 134,000	5.6
Energy efficiency saving, %	40%			
Total reduction in mains power consumption, % (including exported solar power)	88%			

We recommend that Marion Leisure & Fitness Centre invest \$134,000 to implement the priority measures identified in Table A.

1 Introduction

Marion Leisure & Fitness Centre is looking to reduce both energy costs and energy consumption without compromising reliability and operations.

This energy review focusses on the identification and quantification of cost-effective energy efficiency and renewable energy opportunities.

The report is based on a site review undertaken on 23rd March 2017 and desktop analysis. Assumptions relevant to all measures are provided in Section 7 of this report.

2 Facility details

Marion Leisure & Fitness Centre operates 14 hours per day Monday to Thursday, 12 hours on Fridays and 7 hours per day Saturday and Sundays. It is located at 228 Oaklands Rd, Morphettville SA 5043. Figure 1 is a photo of the Centre from Oakland road.

Figure 1: Marion leisure and Fitness Centre from Oakland road



The Centre is a purpose-built facility which provides sport halls for indoor ball games, a gymnastic stadium and a fully equipped indoor gym.

3 Energy consumption and costs

3.1 Billing data analysis

Electricity is the most significant form of energy consumed at the facility. Marion Leisure & Fitness Centre consumes approximately 460 kWh of electricity per day. A summary of electricity billing data is provided in Table 1.

Table 1: Electricity billing data summary

NMI	SAAAAAC863
Retailer	Origin
Tariff	Agreed maximum demand
Annual consumption, kWh	168,000
Agreed demand, kVA	93.0
Additional Demand, kVA	7.0
Highest recorded Demand (last 8 months), kVA	86.208
Energy rate (peak), \$/kWh	0.132685
Energy rate (off-peak), \$/kWh	0.071981
Tariff \$/kVA per day (Annual)	0.3189
Tariff \$/kVA per day (Additional)	0.1282

In relation to Table 1:

- The highest recorded demand of 86kVA was recorded in July 2016. Our analysis of the load profile data indicates that this peak demand is dropping over time and your network tariff should be reviewed to reflect this change in usage. Please refer below for a network tariff analysis.
- The peak energy price on the current negotiated Origin contract, excluding losses, is 13.2685 c/kWh. In comparison to the peak rates being offered to other similar consumers who are ending their contract terms, this is a favourable rate. The Centre should be aware there may be a significant rise in their energy costs when they move onto a new contract and should make sure the contract renewal process is as competitive as possible.
- Origin's standard contract terms state that they may vary your energy rates in the event there is a material change in load profile or aggregate consumption. Given the energy saving opportunities identified will result in significant changes to your consumption we recommend this contract clause be considered prior to implementation.

The Energy Project has undertaken a **network tariff analysis** to identify if there are any opportunities to reduce network costs.

You are currently on the Low Voltage Agreed Demand tariff, with an Agreed Demand of 93 kVA and Additional Demand of 7 kVA.

Table 2 illustrates the highest observed monthly demand (kVA) over the last 8 months of available data.

Table 2: Maximum Demand analysis

	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Max Demand (kVA)	86.21	78.38	59.59	50.92	50.79	61.51	63.88	61.59

You will notice the significant drop in demand after winter which we understand to be a function of the YMCA tenants reducing their tenanted area.

If this area is to be left untenanted we recommend reducing your Agreed Demand to 65 kVA and removing the Additional Demand which we estimate will save approximately \$3,500 p.a.

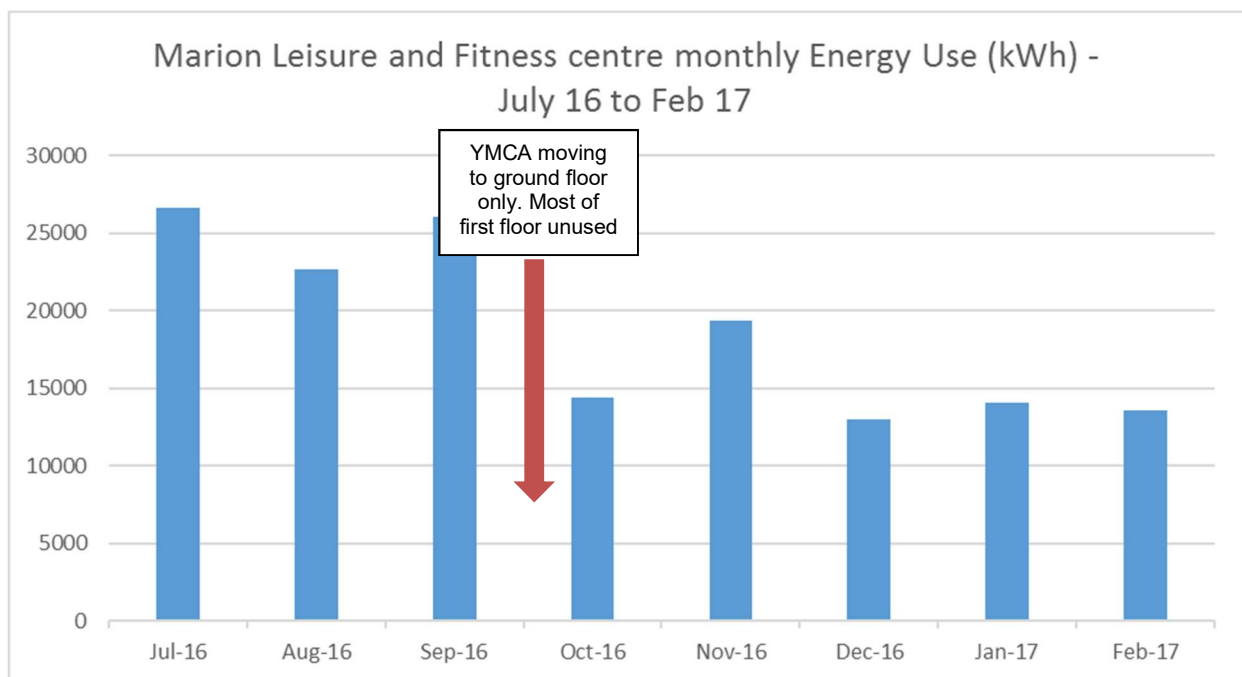
We have also reviewed whether moving to the Low Voltage Actual Demand Tariff (monthly) would produce a better outcome. This tariff levies demand charges based on observed monthly maximum demands during set hours, rather than agreed demand levels as per your current tariff.

Using your last 8 months of usage we estimate moving to this tariff would save approximately \$1,600 p.a against your current agreed demands. Therefore, we do not recommend moving to this tariff at this time as it is an inferior option to reducing demands on your current tariff.

Should you implement recommended energy savings opportunities in this report this analysis should be re-visited. In this scenario the Low Voltage Actual Demand Tariff is likely to be a better option.

This analysis is based on FY16/17 SA Power Networks tariff rates and 8 months of usage data.

Figure 2 shows monthly electricity consumption over the last 8 months from July 2016 to February 2017.

Figure 2: Monthly electricity consumption

From Figure 2 it can be seen that the Marion Leisure & Fitness Centre has a relatively constant load, primarily because most of the centre is not air-conditioned. From October 2016, the demand becomes consistently lower compared to the previous months. This seems to be linked with the YMCA tenants reducing their tenanted spaces and leaving the gym space at the first floor.

3.2 Analysis of interval data

The Energy Project has analysed the interval data for the period July 2016 to February 2017. Figure 3 shows the half hourly demand data for the Marion Leisure & Fitness Centre. A constant demand over the year can be observed, this is mainly due to the absence of air-conditioning for most of the Centre. A clear reduction in demand can be observed from October 2016, this seems to be linked with the YMCA tenants reducing their tenanted area and moving downstairs only (most of upper floor unoccupied from October 2016).

Figure 3: Half hourly demand

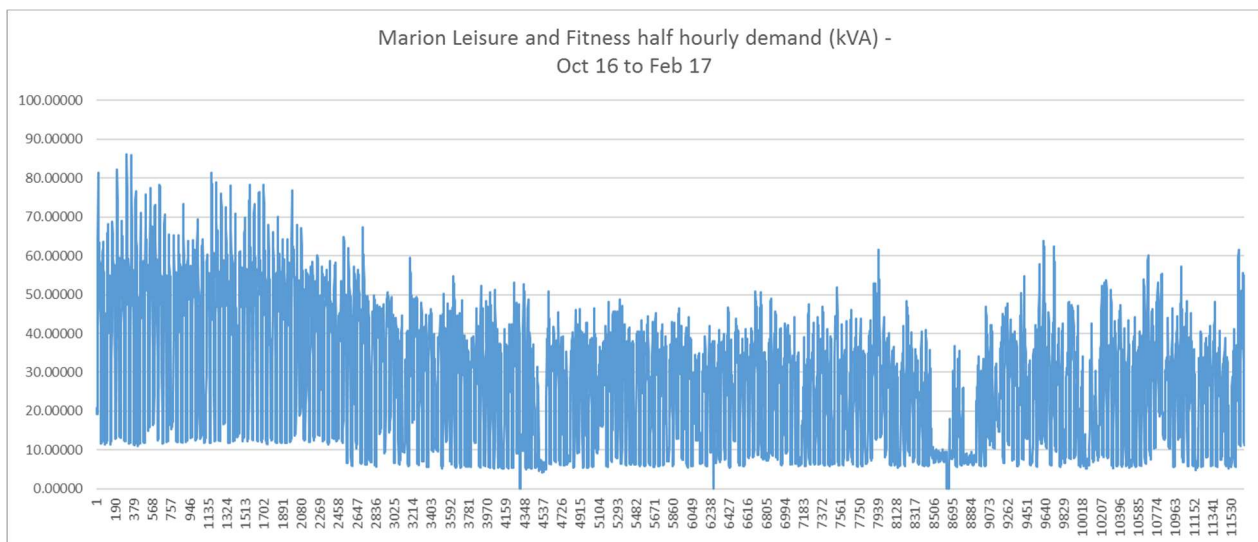
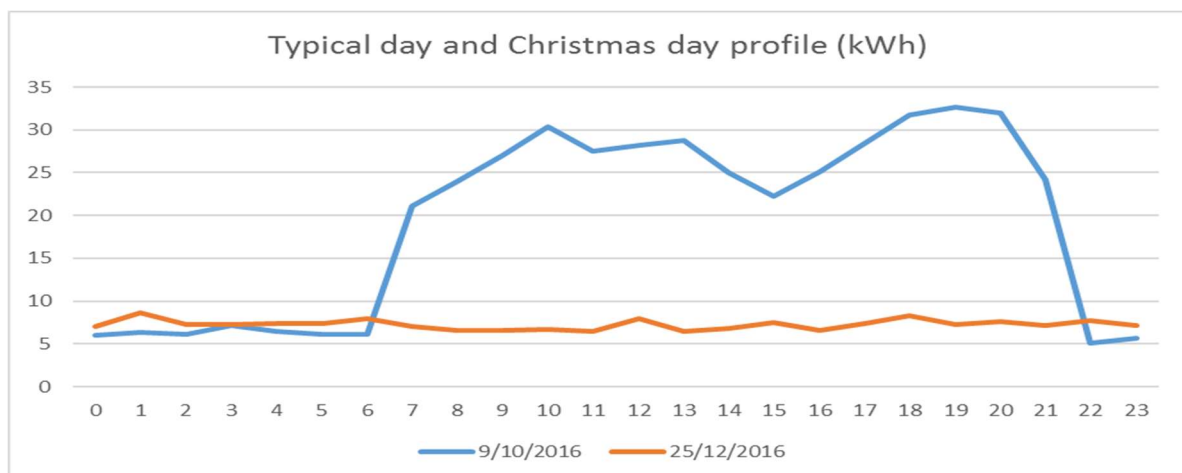


Figure 4 shows the load profile for typical day (top floor not tenanted period) and Christmas Day. The underlying base load (refrigeration, hot water etc) can be seen as a relatively constant 7 to 9 kWh per hour load.

Figure 4: Daily load profiles



4 Energy opportunities

In the following sections cost and savings estimates have been provided for energy opportunities. In each case costs and savings are estimates suitable for budget allocation. The energy costs and savings allow for all projects listed unless stated otherwise.

4.1 Lighting

Lighting is the dominant energy consumer at the Centre and there are significant opportunities for improvement.

The Centre has a significant number of single and twin fluorescent battens. The carpark is served by High Pressure Sodium (HPS) lamps.

In general the luminaires are in poor condition but appeared to be used sparingly / as required by the staff. Some of the lights in the corridors, or outside of the building were left on, mainly due the inadequate existing lighting zoning.

4.1.1 Building lighting upgrade

We recommend replacing all the fluorescent luminaires in the Centre with LED luminaires. We strongly recommend replacing luminaires in their entirety rather than just replacing the lamps. While this is significantly more expensive it will provide long term maintenance benefits.

Luminaires are recommended to be replaced as follows:

- Single 36W fluorescent battens: LED battens (~55).
- Twin 36W fluorescent battens: LED battens (~110).
- Recessed twin fluorescent troffers: LED panels (~20).
- Twin 58W fluorescent battens in stadiums: high impact LED battens or panels (~120).

We also recommend re-wiring selected luminaires to allow for appropriate switching. For example at present the upstairs open plan lights are on to illuminate the stairwell.

Table 3 provides an estimate of costs and savings that the Centre could expect from implementing the proposed lighting upgrade. Note that energy savings (kWh and \$) are annual.

Table 3: Likely costs and savings – building lighting upgrade

Energy saving, kWh	52,500	Based on realistic energy savings for each luminaire
Energy cost saving \$	\$ 9,600	Based on average tariff for lighting
Other cost saving \$	\$ 3,300	Conservative maintenance saving - based on \$10 per luminaire per annum
Cost saving \$	\$ 12,900	By addition
Cost estimate \$	\$ 62,000	Estimated installed cost luminaires
Simple payback years	4.8	By calculation

The project cost includes a modest reduction based on accessing the REES rebate.

4.1.2 Carpark lighting upgrade

We recommend replacing all the existing HPS luminaires (~16) in the carpark with LED luminaires.

Table 4 provides an estimate of costs and savings that the Centre could expect from implementing the proposed lighting upgrade. Note that energy savings (kWh and \$) are annual.

Table 4: Likely costs and savings – carpark lighting upgrade

Energy saving, kWh	10,500	Based on realistic energy savings for each luminaire
Energy cost saving \$	\$ 900	Based on off-peak tariff
Other cost saving \$	\$ 200	Conservative maintenance saving - based on \$10 per luminaire per annum
Cost saving \$	\$ 1,100	By addition
Cost estimate \$	\$ 8,000	Estimated installed cost luminaires
Simple payback years	7.3	By calculation

4.1.3 Other lighting opportunities

The following lighting opportunities are not costed however could be considered:

- Repainting the main and small stadium ceilings with a bright white colour would improve lighting levels as the white colour will reflect the light instead of absorbing it.
- Fitting the existing skylights throughout the centre with diffusers to optimise the diffusion of natural light and reduce the need of artificial lighting.

4.2 Refrigeration and domestic hot water

4.2.1 Refrigeration

There are three display fridges (1 cake /1 drinks/1 ice cream – all with self-contained condensers) in the entry area.

There are also a 260L old domestic freezer, a two-door commercial fridge and two additional domestic fridge/freezers in the kitchen.

Overall, upgrades are recommended as follows:

- Replace two door commercial fridge with two energy efficient single domestic refrigerators.
- Replace three old domestic fridge and/or freezers with large energy efficient fridge and/or freezer only units as required.
- Remove cake display fridge if practical.
- Fluorescent luminaires in display fridges: install LED lamp or suitable LED Batten and switches if allowed by supplier
- Install removable cover on ice cream display freezer to be put on after-hours

Table 5 provides an estimate of costs and savings that the Centre could expect from implementing the proposed refrigeration efficiency measures. Note that energy savings (kWh and \$) are annual.

Table 5: Likely costs and savings – refrigeration efficiency

Energy saving, kWh	3,200	Based on savings estimates for the measures
Cost saving \$	\$ 400	Based on average tariff
Cost estimate \$	\$ 3,000	Estimated cost of upgrades identified
Simple payback years	7.5	By calculation

4.2.2 Domestic hot water

At present there are two electric hot water heaters that are feeding a hot water loop that circulates hot water around to the reception, kitchen and toilet facilities in the Centre and one 25 litre under sink hot water heater feeding the upstairs Gym SA kitchenette.

The losses from the system are large, particularly due to the long pipe run to the kitchen.

We recommend:

- Switching off one hot water system as it is likely demand is limited.
- Fitting the existing 25 litre hws upstairs with a one-shot timer.
- Installing an under sink 5L electric hws for the kitchen and disconnecting the kitchen from the main hws.

Table 6 provides an estimate of costs and savings that the Centre could expect from implementing the proposed hot water measures. Note that energy savings (kWh and \$) are annual.

Table 6: Likely costs and savings – hot water efficiency

Energy saving, kWh	1,100	Based on savings estimates for the measures identified
Cost saving \$	\$ 150	Based on average tariff
Cost estimate \$	\$ 1,000	Estimated cost of upgrades identified
Simple payback years	6.7	By calculation

4.3 Other energy efficiency opportunities

Other efficiency opportunities are limited.

4.3.1 Air-conditioning and building envelope

The main stadium, Gym SA and small stadium are not served by any air-conditioning or ventilation systems. A few portable 250W fans are used to provide air movement when required.

The reception area and few offices are served by small reverse cycle units.

The gym with equipment rooms are served by an evaporative cooler and fans.

Overall most the Centre is not served by energy intensive mechanical equipment and hence air-conditioning doesn't present a significant potential for energy savings.

Cost and savings estimates for replacement of the air-conditioning systems have not been included.

The main stadium, small stadium and Gym SA stadium would currently fail to comply with the National Construction Code BCA natural ventilation requirements (Part F4.5). These stadiums are indeed not served by any mechanical ventilation and present an aggregate opening (from doors to exterior) of less than 5% of their floor area.

It is recommended to investigate this further and consider installing mechanical ventilation to serve these spaces.

4.3.2 Power Factor Correction

Power factor correction improves the electrical efficiency at which electricity is consumed from the grid. Cost savings are achieved through lower ongoing network charges.

The power factor for the site ranges from 0.75 to 0.95. The average power factor is 0.87 which is not ideal. However the lighting upgrade will substantially improve the power factor for the site. We recommend checking the power factor again after the lighting upgrade is complete.

5 Solar power

The Centre is an excellent target for solar power deployment. The roof is large and there is no shading.

Figure 5 shows an aerial photo of the roof.

Figure 5: Aerial photo



Based on the interval data and allowing for the implementation of energy efficiency projects we recommend a 60kW solar power system be installed.

Table 7 provides an estimate of costs and savings that the Centre could expect from installing a 60kW solar power system. Note that energy savings (kWh and \$) are annual.

Table 7: Likely costs and savings – solar power

Proposed solar power system size, kW	60	
Energy generation, kWh per annum	80,200	Conservative generation estimate
Export %	40%	Estimated export after energy efficiency measures implemented
Energy exported, kWh per annum	32,080	Conservative generation estimate
Energy self-consumed, kWh per annum	48,120	Based on 2016/17 SAPN network tariffs
Cost saving \$	\$ 9,300	By calculation
Cost estimate \$	\$ 60,000	Supply and install cost estimate based on recent projects
Simple payback years	6.5	By calculation

6 Summary

Table 8 provides a summary of recommended energy measures.

Table 8: Summary of opportunities

Summary of measures	Annual energy saving, kWh	Annual cost saving \$	Project cost estimate \$	Simple payback years
Building lighting upgrade	52,500	\$ 12,900	\$ 62,000	4.8
Carpark lighting upgrade	10,500	\$ 1,100	\$ 8,000	7.3
Refrigeration opportunities	3,200	\$ 400	\$ 3,000	7.5
Equipment opportunities	1,100	\$ 150	\$ 1,000	6.7
Solar power	80,200	\$ 9,300	\$ 60,000	6.5
Total	147,500	\$ 23,850	\$ 134,000	5.6
Energy efficiency saving, %	40%			
Total reduction in mains power consumption, % (including exported solar power)	88%			

The simple payback provides an easily understandable metric encompassing the cost-benefit for the project(s).

7 Assumptions and Disclaimer

7.1 Assumptions

Unless noted otherwise all listed projects are included in cost and savings estimates. For each type of measure separate tables of likely costs and savings are provided. These tables include:

- A description of the proposed measure(s)
- For solar power/battery storage the proposed system size(s).
- Expected annual electricity savings in kWh.
- Expected annual energy cost savings in dollars based on current electricity pricing.
- The estimated one off project cost in dollars.
- The simple payback (in years), which is a simple measure of the project viability and is calculated by dividing the capital cost by the annual energy cost saving.

GST is excluded from all costs and savings unless stated otherwise.

Design and project management of measures is included in cost estimates.

The tariffs in Table 9 have been used in the calculation of cost savings.

Table 9: Tariffs used in calculations

Tariff	Value	Units
Peak	\$ 0.180	\$/kWh
Off peak	\$ 0.089	\$/kWh
Average (of peak and off-peak)	\$ 0.134	\$/kWh
Average tariff for solar (5 days peak, 2 days off-peak)	\$ 0.154	\$/kWh
Peak (incl demand)	\$ 0.222	\$/kWh
Average tariff for lighting (5 days peak, 2 days off-peak), incl demand	\$ 0.184	\$/kWh
Solar generation export	\$ 0.060	\$/kWh

7.2 Disclaimer

This energy review provides an assessment of energy efficiency and renewable energy opportunities. The opportunities identified in this report are only relevant for this specific site. Further investigation and detailed design are required prior to implementation. The estimates of energy savings and implementation costs in this report are based on design, supervision and implementation by competent companies and personnel with relevant energy experience. The Energy Project will not be liable for the results of using inexperienced companies or individuals for these tasks.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer/Manager: Alex Wright, Acting Team Leader - Planning
Sharon Perin, Acting Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Proposed OTR integrated service station, at 2-4 Commercial Road, Sheidow Park

Report Reference: GC080817R05

EXECUTIVE SUMMARY

Council is to provide its comment to the Development Assessment Commission (DAC) regarding a development application that has been referred, pursuant to Schedule 10 of the Development Regulations 2008.

The application is for the demolition of the existing buildings and construction of a replacement integrated service station including new control building, fuel canopy and 4 refilling bowsers, auto car wash facility and vacuum bay and manual car washing facilities at 2-4 Commercial Road, Sheidow Park.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|---|----------------------|
| 1. Notes this report. | 8 August 2017 |
| 2. Endorses the correspondence outlined in Appendix 2 for the Mayor's signature, subject to any changes as the Council sees fit. | 9 August 2017 |

BACKGROUND

Since August 2014 and pursuant to Schedule 10(20) of the Development Regulations 2008, the State Coordinator-General has had the power to appoint DAC as the relevant authority to development applications which would otherwise be determined by Council, in circumstances where:

- the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3,000 000; and
- the State Coordinator General, by notice in writing, advises the Council that the development is in his opinion, of economic significance to the State.

This process is referred to as "calling-in" powers and additional information on the purpose of these "calling in" powers was provided at the Council Meeting held on 23 May 2017 (GC230517R08).

Until March 2017, the State Coordinator-General had not seen fit to use these powers under Schedule 10(20) with respect to any development applications within the City of Marion. However, in the past several months, three development applications have been “called-in”, one of which is to be considered in this report.

These applications will undergo the public notification requirements they would normally require under the Development Act or Regulations, however, DAC will consider any public representations instead of Council, and thereafter determine the application.

By their nature, these applications have the potential to generate wider community interest and may be contentious.

At its meeting on 23 May 2017 (GC230517R08), Council resolved as follows:

“to instruct administration to refer all development applications that have been ‘called in’ by the State Coordinator-General pursuant to Schedule 10(20) of the Development Regulations 2008 to General Council for comment.”

The application now before Council, lodged by the Peregrine Corporation, proposes an integrated service station (OTR) and associated uses at 2-4 Commercial Road, Sheidow Park.

Pursuant to Regulation 38(2) of the *Development Regulations 2008* Council is provided 6 weeks to provide comment. The six week period commence 20 June 2017 and concludes 1 August 2017. Council has sought, and received an extension until August 9th to provide comments.

SUBJECT LAND & LOCALITY

The subject land is located on the northern side of Commercial Road at 2-4 Commercial Road, Sheidow Park. The subject land is rectangular in shape and supports a frontage of 53.38 metres to Commercial Road, 47 metres to Hutt Close and an overall site area of approximately 3,061 square metres. The land abuts Lonsdale Road to the north and is separated by a road reserve ranging in width from approximately 25 to 30 metres.

The subject land comprises an existing, long-standing, OTR motor fuel outlet, associated shop, carwash and various buildings and structures associated with the storage and dispensing of fuel. The land also contains a number of ancillary signs that identify the site and provide fuel pricing information for the benefit of passing motorists, one of which is a 12 high freestanding advertisement. A 2 metre wide drainage easement runs the entire length of the northern boundary.

The immediate locality is characterised by a range of commercial land uses on both sides of Commercial Road and Hutt Close and predominately comprises individual commercial tenancies and shops of various sizes. The commercial land uses include Mitre 10 (located immediately west of the subject site), Hungry Jack (located to the eastern side of Hutt Close) and commercial Car Wash and Doctors surgery (located to the southern side of Commercial Road).

The Residential Zone is located opposite Lonsdale Road to the northwest and the closest residential property is separated by an approximate distance of 97 metres.

PROPOSAL

The proposed development includes demolition of all existing structures (aside from the existing freestanding pylon sign) and the construction of an integrated service station comprising the following;

- New control building comprising expanded retail display
- Fuel canopy and 4 refilling bowsers (8 hoses)
- Auto car wash facility and vacuum bay
- Manual car washing facilities
- 8 car park spaces
- Drive-through 'loop' to sides and rear (to provide take away coffee etc)
- 2 new in-ground 70, 000LK tanks
- Site wide landscaping

Members would be familiar with the general layout and nature of an OTR store/ service station. In this proposal, the control building is located to the north-western portion of the site and comprises a total area of 248 square metres. The associated canopy is located to the centre of the site, whilst the auto wash and manual wash abuts the southern boundary. Access is will be gained via existing and modified crossovers along Hutt Close and Commercial Road.

ASSESSMENT

This report does not provide a thorough planning assessment having regard to every relevant provision of the Development Plan. The detailed planning assessment will be undertaken by the Development Assessment Commission. Accordingly, Council is not constrained to comment on the proposal purely with respect to a planning perspective. The Council can provide input to reflect the community and/or the Council's overall sentiments towards the proposal, reflecting a broader view than that which might otherwise be undertaken if the Development Assessment Panel were to provide comment.

The planning comments in this report are therefore limited to those which might assist Council in forming an overall view of the proposal.

LAND-USE

The subject land is located within the Commercial Zone and immediate locality is characterised by a range of commercial land uses on both sides of Commercial Road and predominately comprises individual commercial tenancies and shops of various sizes. The Residential Zone is located approximately 90 metres to the northwest (opposite Lonsdale Road) and 71 metres to the northeast (adjacent Hungry Jacks).

Principle of Development Control 1 expressly contemplates petrol filling stations and shops with a gross leasable area of 250 square metres or less within the Commercial Zone. The proposal is considered to be a combination of these uses.

The site is therefore considered an appropriate location for the proposal.

Objectives 1 and 2 of the Commercial Zone seek a range of commercial and business land uses and development that minimises any adverse impacts upon the amenity of the locality within the zone.

An existing OTR has been in operation on the same site for a significant period of time, the continuation of this use is considered appropriate within the locality and Zone. The existing OTR currently has unrestricted hours of operation (i.e. operates 24 hours, 7 days per week), and are proposed to remain unchanged. Given this, it is not anticipated the proposed use will create, or result in, adverse impacts on the amenity of the locality.

Further, given that the land is surrounded by other commercial type land uses, sufficient separation has been afforded to residential properties which might be otherwise be affected by the proposal's use, scale and intensity.

Principle of Development Control 3 suggests retail development in the zone should not hinder the development or function of any centre zone.

As Members would be aware, a District Centre Zone comprising the Hallett Cove Shopping Centre and Cove Tavern (amongst other uses) is located some 400 metres to the southwest of the subject site. Whilst a retail analysis has not been provided, the retail component of the proposal is relatively small and would provide an additional and alternative level of convenience to motorists (i.e. accessible at times when the Hallett Cove Shopping Centre is closed, or providing passing motorists with an alternative option).

It is not anticipated the proposal will hinder the development or function of any centre zone within the wider locality.

BULK/SCALE

The application proposes several structures achieving various heights and dimensions.

The control building is approximately 248 square metres in area and generally achieves a maximum height of 4.35 metres. A small portion of fascia signage incorporated into the control building design (approximately 2.8 metres wide) achieves a maximum height of 6.3 metres.

OTR control buildings maintain a similar design and layout from one another and generally do not have a high level of amenity in terms of architectural merit. The north-western façade, which faces into the site and Hutt Close beyond, incorporates floor to ceiling glazing for half the façade with the remainder of the façade incorporating red, black and white painted fibre cement sheeting reflecting the corporate branding usually associated with OTR stores. The north-western façade, which faces Lonsdale Road, incorporates predominately white painted fibre cement sheeting, with the exception of the north-western corner which incorporates a black painted render and a large 'OTR' advertisement'. The south-eastern façade incorporates a mixture of glazing and white painted precast panels whilst the south-western elevation is white painted precast panels with the OTR 'O' stencilled into the wall at various angles to provide some aspect of visual interest and variance.

The canopy is rectangular in shape, achieves an approximate area of 162m² and a maximum height of 5.6 metres.

The canopy is similar in height and dimensions to the existing canopy, and canopies commonly found at other OTR and alternative petrol service stations.

The auto wash structure is rectangular in shape, achieves an approximate height of 90 square metres and a maximum height of 6.3 metres. The structure incorporates full floor to ceiling glazing to the north-western façade, high level glazing and white painted precast panels to the south-eastern façade (Commercial road façade) and a yellow butterfly roof form.

The manual wash incorporates a yellow painted plant structure 15 square metres in area and 3 metres in height, and a freestanding tensile shade umbrella approximately 84 square metres in area.

From a visual/amenity perspective it is acknowledged the proposed built form incorporates limited architectural merit, however aside from the Canopy, each building does incorporate a range of colours, materials and in the case of the control room and auto wash glazing and decorative elements. The lack of visual interest incorporated into the Lonsdale Road reserve façade will be minimised by the extent of separation afforded between the building and road.

ACCESS

The primary access to the subject land is via Commercial Road and Hutt Close. A minor reconfiguration of crossovers has been proposed to facilitate large vehicle movements entering the site from Hutt Close Road and existing the site onto Commercial Road.

A modified 'in & out' crossover has been afforded to Commercial Road, whilst separate 'in' (existing) and 'out' (modified) crossovers are proposed to provide access to Hutt Close. The access ways and location have been designed to accommodate vehicles up to 19 metres in length (semi-trailer fuel deliveries).

A Traffic Impact Assessment has been provided by the applicant and can be made available at the request of Members.

Council's Traffic Engineers have reviewed the proposed access arrangements and have not raised concerns with the crossover locations or proposed access arrangements.

PARKING/TRAFFIC

8 off-street parking spaces are proposed, including a disabled parking space. It should be noted the applicant and traffic consultant have specified the provision of 12 on-site parking spaces, however the plans submitted clearly nominate 8 spaces.

An integrated service station is not a listed use within the Off Street Vehicle Parking Requirements contained within Council's Development Plan. The closest match is a Petrol filling station which requires 6 spaces per service bay plus 5 spaces per 100 square metres of retail floor area. For assessment purposes these requirements have been used. Therefore, based on the total control building footprint of 248 square metres, a total of 14 spaces would be required.

The applicant has submitted a Traffic Impact Assessment which suggests that, based upon surveyed car parking rates from other similar OTR sites and the availability of parking adjacent each fuel filling point, the provision of car parking is considered appropriate.

Council's Traffic Engineers have also accepted the report's traffic generation outcomes and traffic survey statistics as being a balanced review, such that there are no overarching concerns that the proposal will cause undue traffic impacts. Technical observations about various access and egress points raised by Council's Traffic Engineers have been incorporated into Appendix 2.

LANDSCAPING

Substantive low level landscaping is proposed along the Lonsdale Road Reserve frontage with additional smaller garden beds along the Commercial Road and Hutt Close frontages and within the site itself. Low level plantings have been provided to ensure the plantings do not impact on motorist's line of sight.

Whilst the Commercial Zone requirements are silent on the provision of landscaping, the Development Plan in general seeks the amenity of land and development to be enhanced with appropriate planting and other landscaping works. The Development Plan further seeks landscaped areas along road frontages to have a minimum width of 2 metres. Whilst a mixture of low level plantings have been provided throughout the site, the extent of landscaping provided along the Commercial Road and Hutt Close frontages is limited in terms of its depth and overall provision.

The above notwithstanding, it is anticipated the extent of landscaping proposed will be a significant improvement to what is currently provided.

STORMWATER

The applicant has provided a storm-water management plan which proposes the following;

- High risk storm water collected under the diesel canopy will sent to a blink tank with an alarm. The canopy drainage blind tank will exceed 10,00L and be emptied by contractors when required.
- Storm water collected outside the canopy area (i.e. remaining forecourt) and other impervious areas will be captured and discharged to the street via a gross Pollutant Trap.

It is anticipated the application will be referred to the EPA during the State Coordinator-General assessment process and should therefore comply with the relevant EPA requirements.

Council's Development Engineer has not raised concerns with the storm water elements of the proposal.

NOISE

The applicant has stated site operations will comply with the applicable provisions of the Environment Protection (Noise) Policy 2007.

Given the site's location within a Commercial Zone, and the fact an existing OTR is currently operating from the site without limits to the hours of operation, it is anticipated the likely extent of noise generated from general use will be within acceptable limits.

CRIME PREVENTION

The proposed control building has been designed to look out over the forecourt/fuel pump areas to the front of the building and subject land. Whilst the location of the control building results in some visual amenity impacts as it faces internally to the site, it ensures maximum visibility of the forecourt is maintained. Furthermore, low level landscaping has been incorporated to provide clear lines of sight and differentiate between the public and private areas.

With the proposed control building set some 13.6 metres from the south-western boundary, this does create an area which is not readily visible from the continuously occupied control room, and raises potential casual surveillance concerns. Whilst it is highly likely the proposal will incorporate CCTV cameras, this level of information has not been provided.

Aside from the point raised above, the measures taken are considered sufficient and will ensure the proposed land use provides an appropriate level of safety and amenity to the users.

CONCLUSION

The State Coordinator-General has "called-in" the subject application such that it will be assessed and determined by the Development Assessment Commission as it meets the "Development over \$3 million" criteria. In accordance with the resolution passed by Council at its meeting on 23 May 2017 which (GC230517R08) this application has been referred to General Council for comment in lieu of the DAP.

This proposal is not considered to raise any major concerns as the use remains and rather is redeveloping, albeit somewhat increasing the intensity of, the existing use. The proposal is

located on land suitably zoned for the intended use and is not considered to compromise the amenity for adjacent land uses.

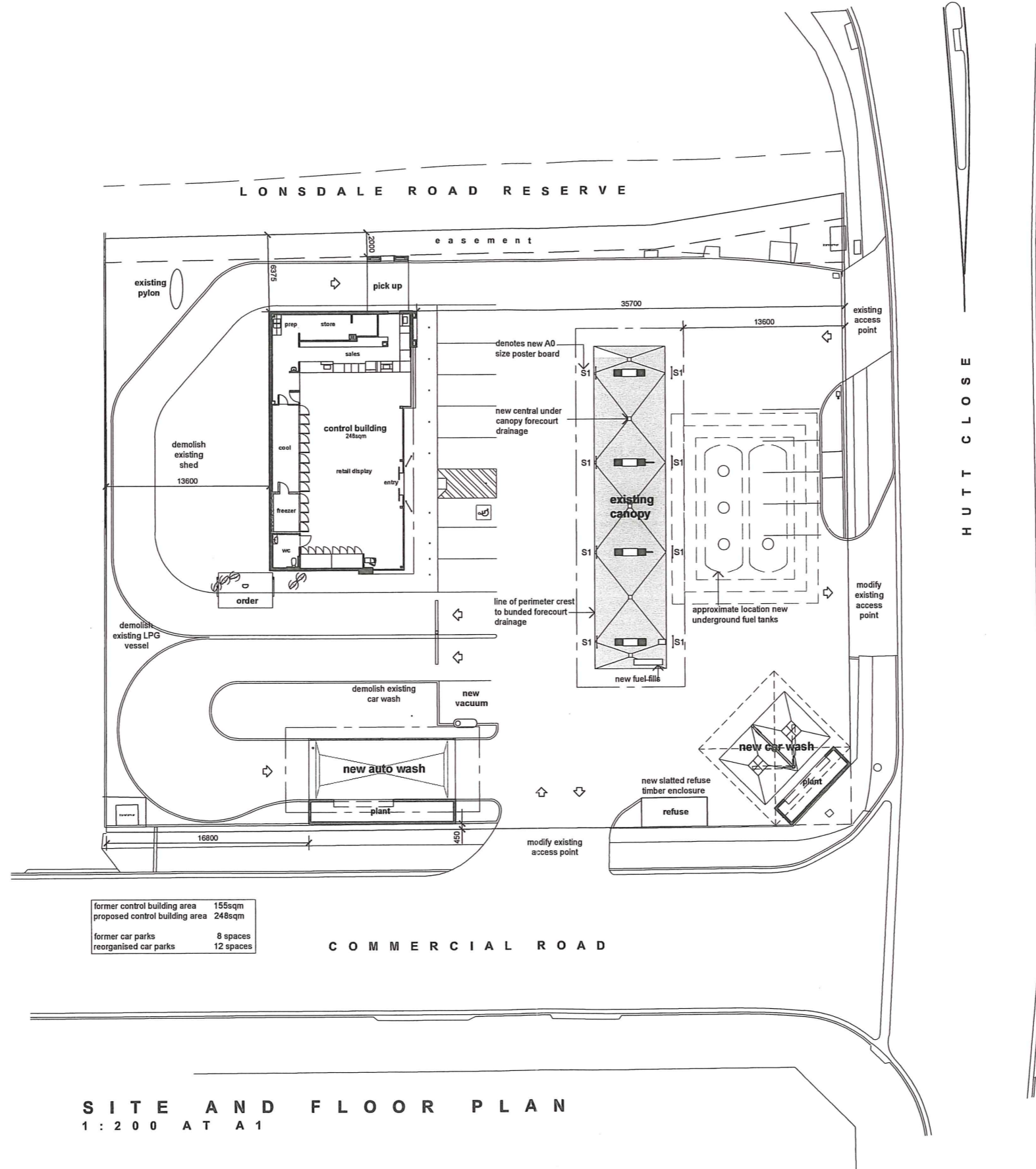
Various aspects of the proposal have been discussed in general terms in the above report, including traffic, parking, access, landscaping, bulk/scale, noise and crime prevention. With the potential exception of on-site car parking, none of these aspects of the proposal are considered to generate significant issues which the Council should address in its submission to DAC.

However, if Council seeks further information or clarification with respect to any aspect of the proposal, relevant reports can be provided before the Council meeting at members' convenience.

Accordingly, the draft correspondence for the Mayor's signature reflects a reasonably supportive position with respect to the subject application, primarily highlighting the lack of on-site parking concerns and potential crime prevention issues.

Appendix 1: Proposal Plans

Appendix 2: Draft Council submission for Mayor's signature



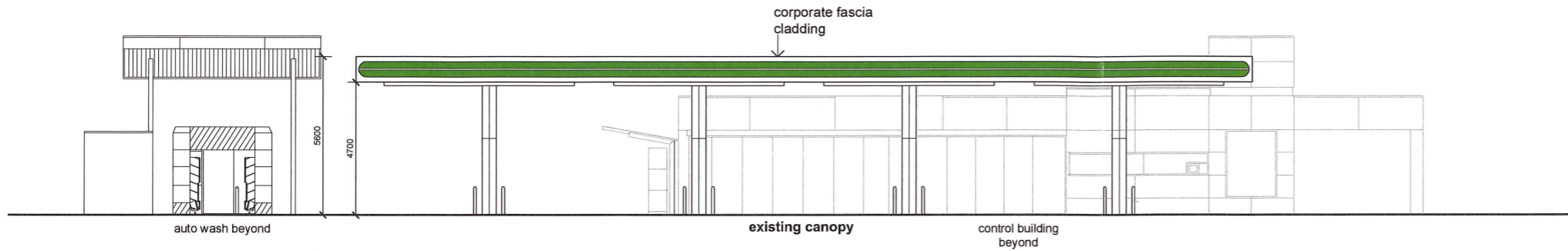
former control building area	155sqm
proposed control building area	248sqm
former car parks	8 spaces
reorganised car parks	12 spaces

CITY OF MARRIAGEVILLE
 DEVELOPMENT SERVICES
 28 JUN 2017
 RECEIVED

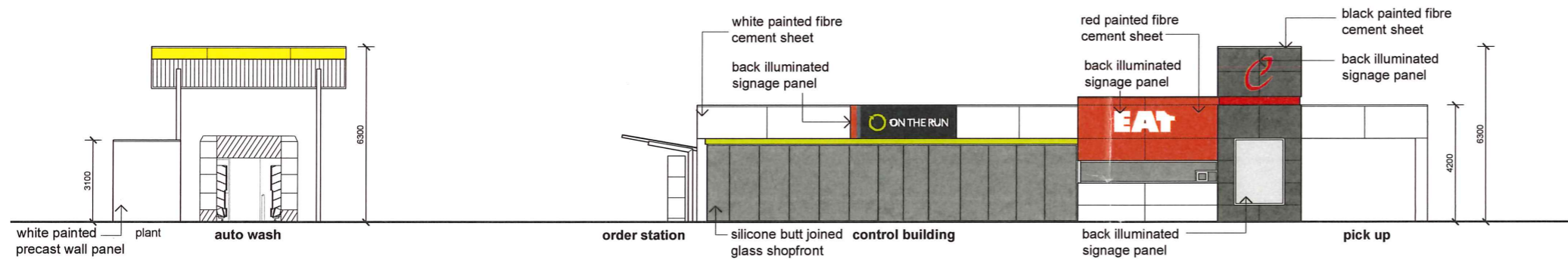
SITE AND FLOOR PLAN
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OTR SHEIDOW PARK
 Cnr Lonsdale Road & Hutt Close Sheidow Park

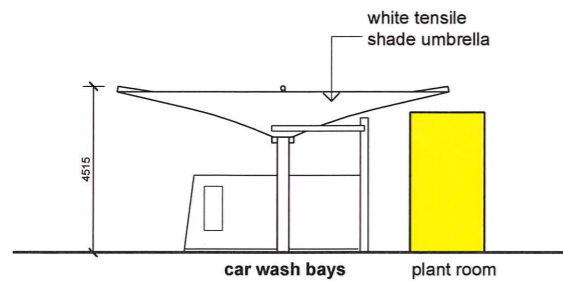




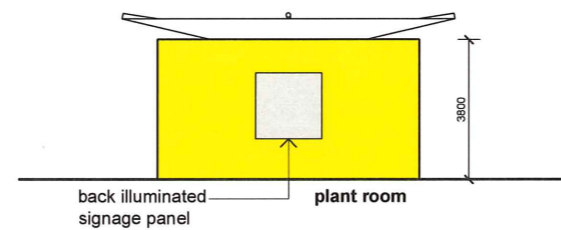
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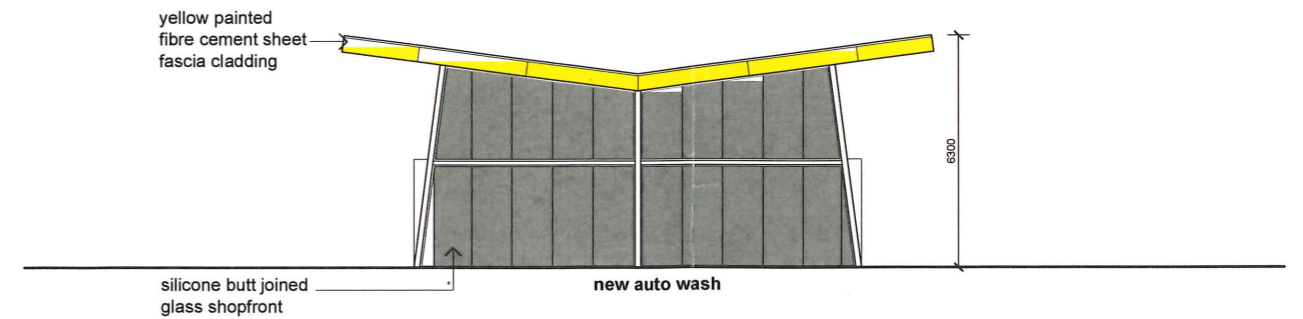
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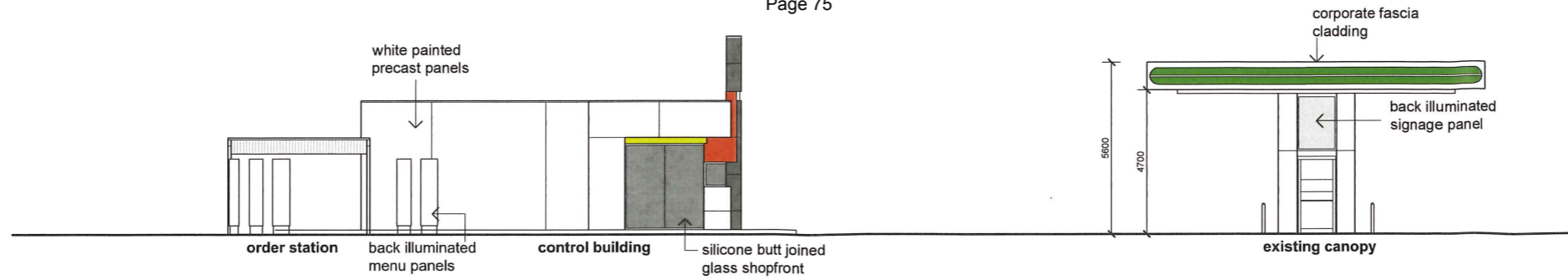
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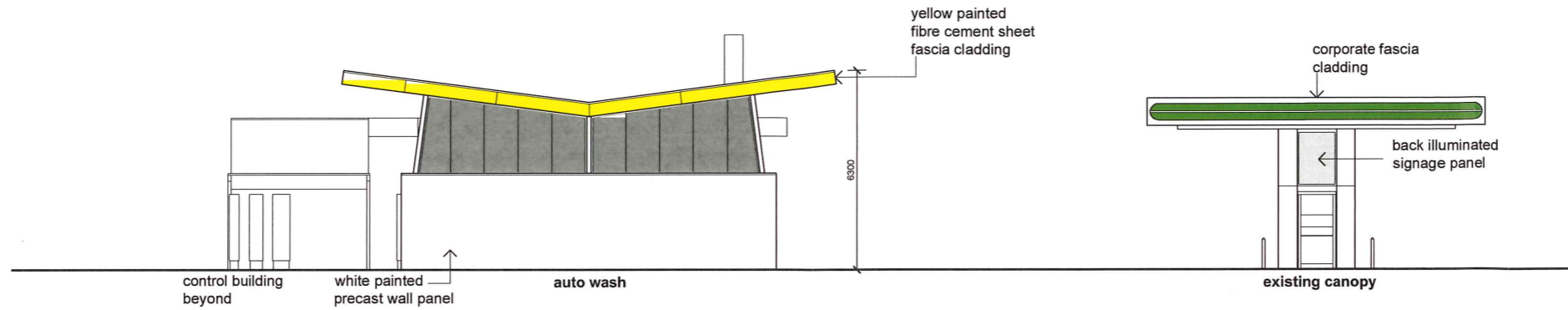
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O T R S H E I D O W P A R K

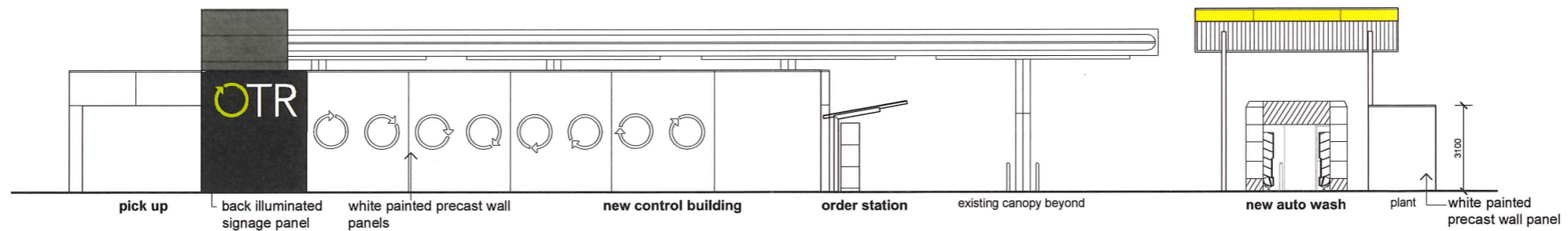
Cnr Lonsdale Road & Hutt Close Sheidow Park



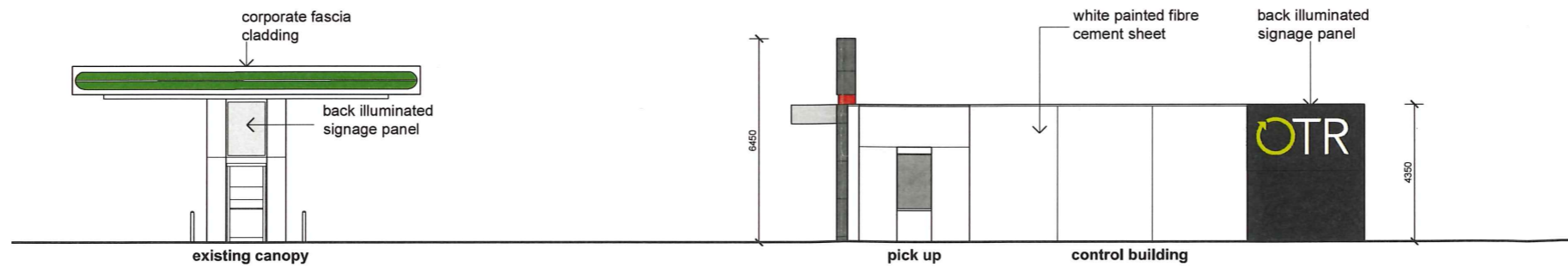
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SOUTH - EAST ELEVATION 1 : 1 0 0 AT A 1



SOUTH - WEST ELEVATION 1 : 1 0 0 AT A 1



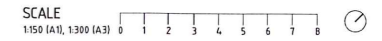
NORTH - WEST ELEVATION 1 : 1 0 0 AT A 1

OTR SHEIDOW PARK

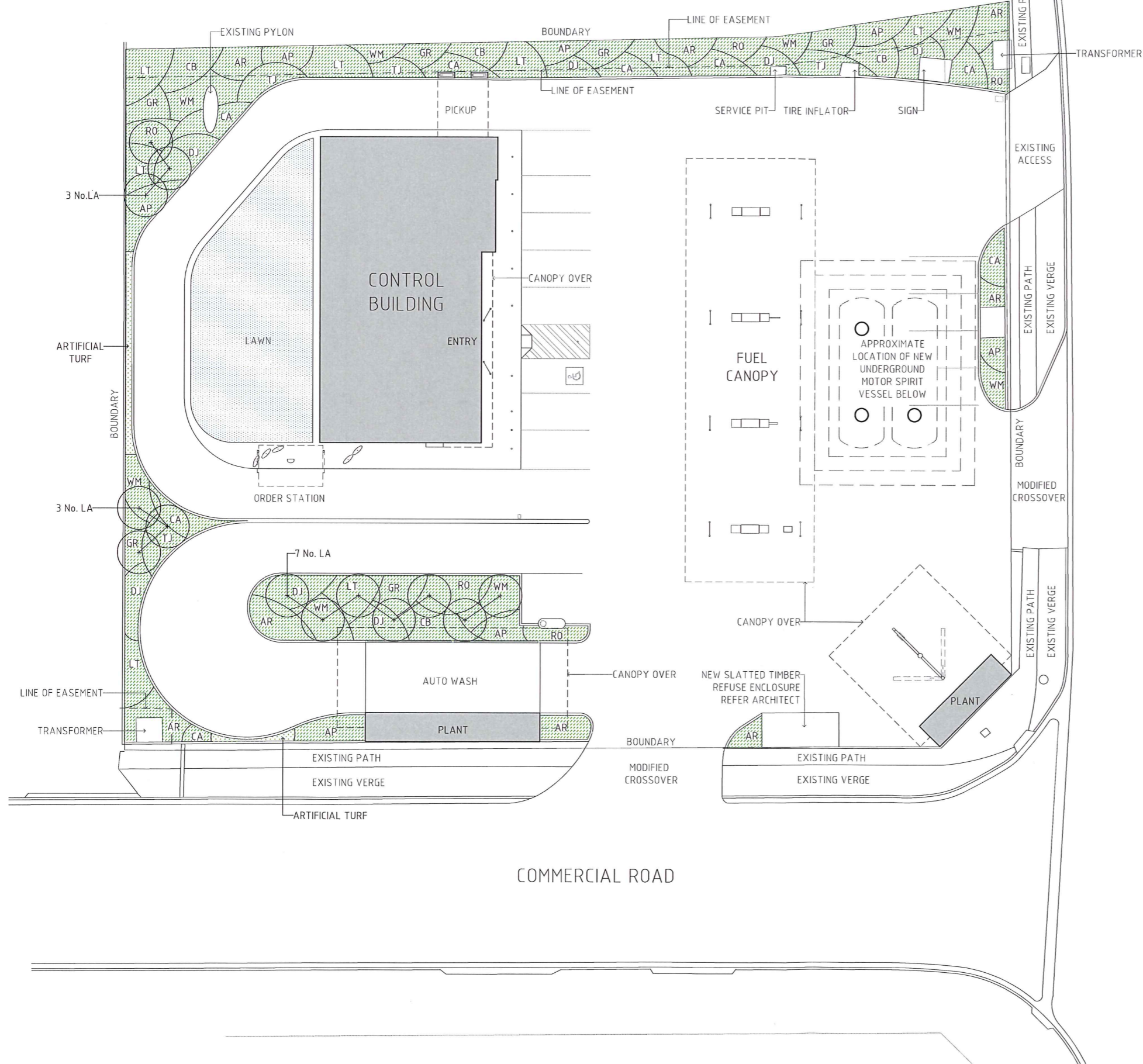
Cnr Lonsdale Road & Hutt Close Sheidow Park



This drawing must be read in conjunction with all other contract documents, including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 scale unless stated otherwise. Drawings are intended for digital output and DWG files will be issued upon request. Copyright Oxygen Pty Ltd



LONSDALE ROAD RESERVE



SPECIES LIST

REF.	BOTANIC NAME
LA	Lagerstroemia indica 'Tuscarora'
SHRUB AND GROUND COVER SPECIES	
AP	Anigozanthos 'Bush Pioneer'
AR	Anigozanthos 'Bush Revolution'
CA	Correa alba 'White Star'
CB	Callistemon 'Better John'
DJ	Dianella caerulea 'Little Jess'
GR	Grevillea rosmarinifolia
LT	Lomandra longifolia 'Tanika'
RO	Rosmarinus 'Oriental Pearl'
TJ	Trachelospermum jasminoides
WM	Westringia 'Mundi'

AVERAGE 3 PLANTS / M²

LEGEND

NEW	LEGEND
+	NEW TREE
[Symbol]	PLANTING
[Symbol]	ARTIFICIAL TURF
[Symbol]	IRRIGATED LAWN

NOTES

EXISTING SERVICES
THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

TREE PLANTING
PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW. TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE. FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH SITE TOPSOIL BLENDED WITH 40% ORGANIC MATTER. PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE. STAKE TREES WITH 4 No. 2500x50x50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL.

PLANTING BEDS
PLANT INTO EXISTING TOPSOIL WHERE TOPSOIL IS NOT PRESENT. CULTIVATE EXISTING GROUND AND PLACE 300MM DEPTH IMPORTED MT COMPASS SANDY LOAM. CULTIVATE ALL PLANTING BEDS TO A MINIMUM DEPTH OF 300MM. PLACE PLANTS IN THE CENTRE OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL. APPLY FERTILISER AT TIME OF PLANTING AND AFTER PLANTING PLACE A 100MM MINIMUM DEPTH OF PEATS COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOR.

GRASSING - TURF
CULTIVATE ALL AREAS TO BE GRASSED TO A MINIMUM DEPTH OF 300MM. PLACE A MINIMUM DEPTH OF 100MM OF IMPORTED SANDY LOAM TOPSOIL MIX THOROUGHLY BY ROTARY HOE. APPLY MUNN'S 'SUPERSTART' OR EQUIVALENT LAWN FERTILISER ON THE FINISHED SOIL. TURF-BED AT THE RATE RECOMMENDED BY THE MANUFACTURER. PLACE KIKUYU TURF IN A STRETCHER PATTERN WITH STAGGERED JOINTS MINIMISING ANY GAPS. WATER IN TURF THOROUGHLY AND ROLL ONCE SUFFICIENTLY DRAINED. APPLY LAWN FERTILISER AT THE COMPLETION OF THE FIRST AND LAST MOWINGS, AND AT OTHER TIMES AS REQUIRED TO MAINTAIN HEALTHY GRASS COVER.

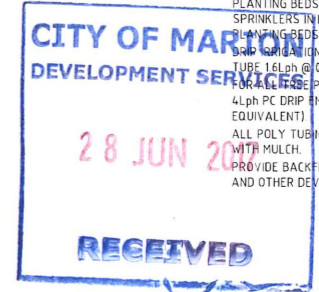
IRRIGATION
PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING BEDS AND LAWN AREAS COMPRISING POP-UP SPRINKLERS IN LAWNS AND IN-LINE DRIP IRRIGATION IN PLANTING BEDS.

PLANTING BEDS
PLANTING BEDS SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 16Lph @ 0.5M SPACINGS OR SIMILAR APPROVED.

POLLINATORS
FOR ALL TREES PLANTING INSTALL AT BASE OF TREE 4 No 4Lph PC DRIP EMITTERS ON 13MM POLY LOOP (OR INLINE EQUIVALENT).

ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.

PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.



oxygen
URBAN DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
T +618 7524 9600
design@oxygen.net.au

CLIENT: PEREGRINE CORPORATION ARCHITECTS: ADS ARCHITECTS



PROJECT: SHELDON PARK OTR drawing title: LANDSCAPE PLAN

15.04.7.021
ISSUE: DRAFT

ISSUE	DATE	ISSUE	DATE	DWN	CHK	APP
A	16.05.17	DRAFT		DL	JBU	

9 August 2017

Ms Simone Fogarty - Presiding Member
 Development Assessment Commission
 c/- Department of Planning, Transport and Infrastructure
 GPO Box 1815
 Adelaide SA 5001

Dear Simone

Application Number:	100/E020/17
Applicant:	Peregrine Corporation
Proposed Development	Demolition of existing service station complex and construction of a new integrated service station complex which includes a control building with shop, a drive-through facility, automatic and manual car wash facilities, a fuel canopy, refuelling facilities, 140kL fuel storage capacity, and 8 car parking
Subject Land:	2-4Commercial Road, Sheidow Park

Council was invited to comment on the above development application by the Development Assessment Commission on 20 June 2017. The application was considered at the Council meeting on 8 August 2017.

Appearance

The application provides for an 'On The Run' integrated service station with associated ancillary uses to be constructed adjacent to the Hutt Close and Commercial Road intersection.

From a visual/amenity perspective it is acknowledged the proposed built form incorporates limited architectural merit. Aside from the canopy, each building incorporates a range of colours, materials and, in the case of the control room and auto wash, glazing and decorative elements. The lack of visual interest incorporated into the Lonsdale Road reserve façade will be minimised by the extent of separation between the building and road.

The building would be adjacent to Hutt Close, Commercial Road, setback from Lonsdale Road and located within a Commercial Zone. This is considered acceptable and will be an improvement on the site's current appearance.

Parking/Access

Council's Technical Design Officer has reviewed the plans and notes the following:

- *The GTA vehicle analysis of the site supplying 11 vehicle spaces and 1 disabled persons parking bay is supported,*
- *The shared area adjacent the disabled persons space requires a bollard located as per the AS2890.6,*
- *The GTA report highlights an issue with the vertical clearance for refuelling tankers with the existing canopy and possible clearance issue with the new wash bay canopy.*

The alterations to the existing driveway crossover is not supported if the vertical issue cannot be resolved.

There are inconsistencies with the number of parking spaces illustrated on the architectural plans and the number stated within the supporting documentation. Council does not raise concerns with the proposed access to and from the site, or the overall provision of on-site car parking. Clarification is required, however in relation to the number of car parking spaces provided on site as this may result in on-site traffic impacts.

Crime Prevention

The crime prevention measures in the application are generally considered sufficient and will ensure the proposed land use provides an appropriate level of safety and amenity to users. Clarification is required however in relation to the provision of CCTV cameras to provide surveillance of areas which are not readily and directly visible from the continuously occupied control room.

On behalf of the City of Marion, I trust that our comments will be taken on board and if the application is approved, appropriate conditions imposed on the approval with respect to access, landscaping, signage, built form, stormwater, noise and access/car parking.

Yours faithfully

Kris Hanna
Mayor
City of Marion

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer: Sherie Walczak, Acting Unit Manager Governance & Records

Corporate Manager: Jaimie Thwaites, Acting Manager Corporate Governance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Wattle Range Council's request for support regarding the Capping of Government Fees and Charges

Report Reference: GC080817R06

EXECUTIVE SUMMARY:

Mayor Peter Gandolfi of Wattle Range Council, has recently written to Mayor Hanna (Appendix 1) outlining his Council's resolutions with regards to the Capping of Government Fees and Charges by the Liberal Opposition if it were elected to Government at the next State election in March 2018.

The Wattle Range Council requests that Council consider supporting the same or similar motions.

DISCUSSION:

The City of Marion previously resolved, at its meeting 9 June 2015 (GC090615R02), to endorse a written response to the Local Government Association of South Australia which stated *"The City of Marion is strongly focused on achieving ongoing productivity improvements to reduce operational costs, whilst maintaining existing services standards. However, this is not sustainable without there inevitably being a service delivery impact at some point in time. The introduction of rate capping would only exacerbate this situation and risks prejudicing the sound, long-term financial management of local government, in turn threatening the overall sustainability of the sector. In conclusion the City of Marion believes that the responsibility for setting rates should remain with councils in consultation with their community"*.

In addition, Council resolved at its meeting 28 March 2017 (GC280317R04), to *"write to the LGA objecting to the anti-rate capping campaign because:*

- (a) Councils ought to be able to manage financially within reasonable rate rise limits provided there are exemptions for extraordinary circumstances eg when a Council has experienced a natural disaster or a Council can justify capital expenditure for an exceptional project;*
- (b) Whether the campaign is notionally funded from LGA membership fees or investment income, it is ultimately funded by ratepayers who would not want their rates used this way; and*
- (c) Clearly only the Liberal Party have adopted a policy of introducing rate capping, so the proposed public campaign will be seen as a partisan, anti-Liberal campaign leading up to the 2018 election, and local government including the LGA should be seen as scrupulously non-partisan when it comes to State and Federal elections"*.

The purpose of this report is to seek Council's feedback on how to respond to the Wattle Range Council's request.

RECOMMENDATIONS:

DUE DATES

That Council:

- 1. Notes the Letter from the Mayor Peter Gandolfi of Wattle Range Council, attached as Appendix 1;**
- 2. Provides feedback in regards to how Council would like to respond to Wattle Range Council's suggested resolutions.**

8 August 2017

8 August 2017

APPENDICES:

Appendix 1: Letter from the Mayor of Wattle Range Council, Mayor Peter Gandolfi



Wattle Range
COUNCIL

PO Box 27, Millicent SA 5280
www.wattlerange.sa.gov.au

Our Ref: GF 10.85.1/1/18
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CITY OF MARION	
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7 July 2017

Mayor Kris Hanna
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

Dear Mayor Hanna,



Capping of Government Fees and Charges

The Wattle Range Council has called on the Liberal Opposition to demonstrate fiscal restraint to assist South Australians with cost of living pressures placed upon them if they were elected to Government. Council is now seeking support from all other South Australian councils with this matter.

As you would be aware, State governments collect approximately 16 per cent of all taxes raised in Australia. The Commonwealth collects 80 per cent and Local Government 4 per cent.

In light of this and given the current Liberal Party policy regarding the capping of rates for Local Government, Council believes that a future State Liberal Government should adopt the same level of discipline to help address the cost of living.

In recent years South Australians have been forced to pay massive increases in taxes and levies. For example, this current financial year, the NRM Levy for Wattle Range residents increased by 213 per cent. This is in addition to many other taxes, levies and charges that have increased by more than CPI.

To ensure a consistent approach at both levels of government in South Australia, at a recent Wattle Range Council meeting it was resolved to call on the State Opposition to publically pledge the following prior to the 2018 State election:

That a future Liberal Government will cap all future increases in State Government taxes, levies, fees and charges (including government business units/enterprises) in line with its capping proposal for Local Government.

That any percentage increase in total revenue collected through State Liberal Government taxes, levies, fees and charges (including government business units/enterprises) not exceed the Local Government cap as proposed by the Liberal Party.

That a future Liberal Government will not introduce any new taxes, levies, fees and charges on South Australians.

Council is also concerned about cost shifting to Local Government by the State Government and the massive increase in State Government charges. For example, the solid waste levy will increase by 20 per cent in 2017-18 and a further increase of 30 per cent is expected in 2018-19.

The Opposition has supported legislative changes to force Councils to rebate rates for former Housing Trust homes by 75 per cent if they are transferred to a community housing authority. In Wattle Range this will cost all other ratepayers more than \$90,000 each year by subsidising the shortfall.

In addressing this matter Council also recently resolved to seek a pledge from the Liberal Opposition for the following:

That a future Liberal Government will not transfer responsibility of services to Local Government without adequate and mutually agreed additional funding to Local Government.

That a future Liberal Government will not amend or introduce legislation that has a negative financial impact on Local Government.

The Wattle Range Council respectfully asks that your Council consider supporting the same or similar motion at a meeting in the near future.

If you wish to discuss this further, I can be contacted on 08 8733 0900.

Yours sincerely



Peter J Gandolfi
MAYOR

Telephone: +618 8733 0900
Mobile: +614 1915 5447
Email: mayor@wattlerange.sa.gov.au



**CITY OF MARION
GENERAL COUNCIL MEETING
8 August 2017**

Originating Officer: Paul Johns, Acting Unit Manager Risk

Manager: Jaimie Thwaites, Acting Manager Corporate Governance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Corporate Risk Profile

Report Reference: GC080817R07

EXECUTIVE SUMMARY:

The purpose of this report is to provide the Corporate Risk Profile to Council with an assurance in relation to Council's commitment to risk management and meeting of the objectives set for the risk management program.

BACKGROUND

Corporate Risk was last reported to Council at its meeting on the 19 January 2016 (GC190116R08) where Council endorsed a revised Risk Management Policy & Framework.

The Risk Working Group (RWG) comprising of the Executive Leadership Team, members of the Senior Leadership Team and Risk Management Unit has since undertaken quarterly reviews of the resulting Corporate Risk Register. The specific focus of the reviews were on the monitoring of associated controls, progression of proposed treatments to mitigate the current risk exposure and to monitor the constantly changing external and internal environments of Council, including any emerging high level issues.

A biennial desktop review was conducted as scheduled in 2016. The Risk Coordinator led this process, facilitating individual meetings with risk and action owners consisting of various senior leaders, unit managers and key team leaders. This provided an opportunity to:

- Review the progress against assigned actions
- Consider the accuracy and relevance of both the risks themselves and the outstanding actions assigned
- Collect feedback from risk owners on their requirements for use of the register

The City of Marion's Corporate Risk Profile was reported to the Finance and Audit Committee (FAC) at its meeting on 28 February 2017 (FAC280217R8.4) to seek assurance and input from the FAC as part of their obligation to Council and the community to facilitate effective management of risk and protection of Council assets.

A summary Corporate Risk Profile report (see Appendices A and B) has been developed for quarterly review at RWG meetings and annually by Council through its FAC.

The aim of the Corporate Risk Profile report is to:

- Compare risk rating data from the previous year, the current year and that being forecast after further actions are undertaken
- Illustrate the outcomes of active risk management through the risk management framework and the annual risk management work plan
- Provide a focus for regular discussion on 'emerging and high risk issues'

Appendix A of the Corporate Risk Profile outlines the high risk areas to support our strategic goal of being a Council of Excellence.

Appendix B of the Corporate Risk Profile outlines the identified high-risk areas aligned to the Community Vision themes of Liveable, Prosperous, Valuing Nature, Innovative, Engaged and Connected.

The FAC acknowledged at its meeting on the 28 February 2017 (FAC280217R8.4) that it is positive that there are no extreme risks, however, it is a concern that some risks remain unchanged as high. The FAC noted that extra resources required to mitigate these risks sooner should be considered a priority, as it was not good practice that for three years running the risk ratings of high remained unchanged.

The FAC recommended that all risks which exceed Council's risk tolerance (e.g. above medium) should be reported to Council on a quarterly basis.

DISCUSSION

There is one risk within the Corporate Risk Profile (Appendix A) forecast to remain high for three years running which is 'GOV08 Failure to meet Work Health Safety statutory and legislative requirements to ensure provision of safe workplace'.

In addressing this high risk, as part of Council's scheduled works program, the Risk Working Group has conducted a Work Health & Safety (WHS) Management System Review. The review identified key areas of focus and consideration as to appropriate action being taken in relation to resources, where appropriate, to improve WHS performance and meet legislative compliance. A WHS Plan is being drafted as a priority for organisational implementation.

In addition to this, the implementation of Skytrust, a Local Government Association Workers Compensation Scheme (LGAWCS) cloud-based system for managing work health and safety obligations, was implemented from 1 July 2017. This software solution is provided to Councils free of charge as part of the services provided by the LGAWCS.

These initiatives are assisting Council in reducing the risk rating to medium by 2019.

To support recommendations from the FAC, quarterly risk register reports detailing all risks exceeding Council's risk tolerance (e.g. high or above) will be provided to Council commencing in the 2017-18 reporting period.

CONCLUSION

As outlined throughout this report, the purpose of the Corporate Risk Profile is to assess the level of corporate risk currently rated across the business and to support discussion as to how that should be managed during the coming year.

RECOMMENDATION

That Council:

- 1. Notes the annual Corporate Risk Profile report.**
- 2. Notes quarterly risk register reports outlining high and extreme risks will now be presented to Council on a quarterly basis.**

DUE DATES

**8 August
2017**

**8 August
2017**

APPENDICES

Appendix A - Corporate Risk Profile High Risk Areas

Appendix B - Corporate Risk Profile Council of Excellence



CORPORATE RISK PROFILE



HIGH RISK AREAS

Asset Management - implementation of Asset Management plan

	2016	2017	F'cast
ASY02 Failure to appropriately maximise CoM assets ie asset management planning to ensure appropriate new, renew, maintain and manage	HIGH	HIGH	MEDIUM
ASY03 Non compliant, inappropriate and/or ineffective long term, sustainable management of the acquisition and disposal of assets	HIGH	HIGH	MEDIUM

Strategic plan including HR - further implementation throughout CoM

HRE05 Ineffective strategic work force planning	HIGH	HIGH	MEDIUM
IST01 Failure of strategic direction to deliver key strategic outcomes, drive operational business planning, manage emerging issues and pursue new opportunities	HIGH	HIGH	MEDIUM

High Risk Activities - Contractor & Volunteer Management processes/training

CON99 Ineffective implementation and ongoing monitoring of contracting processes to ensure safe systems of work by CoM contractors	HIGH	HIGH	MEDIUM
CDE99 Failure to provide Volunteer Management Systems to ensure the safety of Volunteers, Staff and the Community whilst Volunteers undertake work	HIGH	HIGH	MEDIUM

WHS legislation & regulation

GOV08 Failure to meet Work Health Safety statutory and legislative requirements to ensure provision of a safe workplace	HIGH	HIGH	HIGH
CSE01 Failure to appropriately manage high risk activities by CoM Staff (underground services, excavation, confined space, hot works etc)	HIGH	HIGH	MEDIUM
OSO01 Failure to appropriately manage high risk activities by CoM Staff (underground services, hot works, working @ heights, powered plant etc)	HIGH	MEDIUM	LOW

HIGH RISK AREAS

Compliance - internal controls, processes & procedures

	2016	2017	F'cast
GOV13 Absent, out dated and/or ineffective policies, procedures & processes to ensure compliance with legislative and regulatory requirements	HIGH	HIGH	LOW
GOV05 Failure to ensure appropriate Fraud and Corruption management processes to prevent, detect and respond to alleged fraud and/or corruption	MEDIUM	MEDIUM	MEDIUM

Major projects - engagement & project management

SPR03 Non compliant, inappropriate and/or ineffective systems and processes for the strategic implementation of projects	MEDIUM	MEDIUM	LOW
SPR04 Failure to deliver Strategic Projects, as promised/specified, on time and on budget	MEDIUM	MEDIUM	MEDIUM

Information Technology - security and continuity of provision

ICT07 Failure to provision for advancing ICT technology and cybersecurity	MEDIUM	MEDIUM	MEDIUM
ICT02 Non compliant, inappropriate and/or ineffective IT system solutions to support Council business across CoM	MEDIUM	MEDIUM	MEDIUM

Non-alignment of Council & Administration

GOV99 Potential dysfunction between Council and Administration	HIGH	MEDIUM	MEDIUM
GOV03 Inappropriate, ill-advised or incorrect staff decision/action or advice	HIGH	HIGH	MEDIUM



CORPORATE RISK PROFILE



LIVEABLE

By 2040 our city will be *well-planned, safe and welcoming*, with high quality and *environmentally sensitive housing*, and where *cultural diversity, arts, heritage* and healthy lifestyles are celebrated.

		2016	2017	F'cast
SR1	Missing the opportunity to optimise 'Liveability'			
CPR02	Failure to appropriately renew, maintain and repair CoM land and property assets	HIGH	HIGH	MEDIUM
SPR01	Strategic projects are misaligned with the Community Vision and ineffective delivery fails to maximise outcomes for the Community	MEDIUM	MEDIUM	MEDIUM
DSE01	Failure of the Development Assessment Panel in their role to provide advice and reports to the Council (as per the Development Act 1993)	MEDIUM	MEDIUM	MEDIUM

VALUING NATURE

By 2040 our city will be *deeply connected to nature to enhance peoples' lives*, while *minimising the impact on the climate*, and *protecting the natural environment*.

		2016	2017	F'cast
SR3	Missing the opportunity to optimise 'Valuing Nature'			
ESU01	Lack of a comprehensive strategic direction to drive Environmental Sustainability in all areas of Council business	HIGH	HIGH	MEDIUM
ESU02	Failure to meet Community expectations in regards to environmental initiatives across Council ie Community Gardens, Common Thread	MEDIUM	MEDIUM	MEDIUM
ESU03	Inability to foster effective relationships with key partners/stakeholders and participate in joint environmental projects/initiatives which benefit the CoM	HIGH	MEDIUM	LOW

ENGAGED

By 2040 our city will be *a community where people are engaged, empowered to make decisions and work together to build strong neighbourhoods*.

		2016	2017	F'cast
SR5	Missing the opportunity to optimise 'Engaged'			
CWE01	Lack of strategic direction to ensure that Community Wellbeing education, events and initiatives are provided for the benefit and wellbeing of the Community.	HIGH	HIGH	MEDIUM
CDE01	Lack of strategic direction to ensure quality Community engagement & development events and initiatives are provided for the benefit & wellbeing of the CoM Community	MEDIUM	MEDIUM	MEDIUM
IST05	Ineffective community/external stakeholder consultation & engagement on strategic issues	MEDIUM	MEDIUM	LOW

PROSPEROUS

By 2040 our city will see a *diverse and clean economy that attracts investment and jobs*, and *creates exports in sustainable business precincts* while providing *access to education and skills development*.

		2016	2017	F'cast
SR2	Missing the opportunity to optimise 'Prosperous'			
BGR02	Failure to maximise economic development relationships, networks and opportunities for growth and prosperity	MEDIUM	MEDIUM	MEDIUM
BGR01	Lack of comprehensive strategic direction to drive innovative, prosperous and connected Economic Development for the CoM and it's community	HIGH	HIGH	MEDIUM
BGR04	Failure to deliver Economic Development projects on time and on budget	MEDIUM	LOW	LOW

INNOVATIVE

By 2040 our city will be *a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all*.

		2016	2017	F'cast
SR4	Missing the opportunity to optimise 'Innovative'			
BGR99	Lack of innovative, creative and technological opportunities to progress business through incubation, generation and/or diversification to result in leading vibrant communities with opportunities for all	HIGH	HIGH	MEDIUM
IST04	Failure to consider long term trends, impacts, data, opportunities to develop and deliver strategic directions	HIGH	HIGH	MEDIUM
IST01	Failure of strategic direction to deliver key strategic outcomes, drive operational business planning, manage emerging issues and pursue new opportunities	HIGH	HIGH	MEDIUM

CONNECTED

By 2040 our city will be *linked by a quality road, footpath and public transport network that brings people together socially*, and *harnesses technology to enable them to access services and facilities*.

		2016	2017	F'cast
SR6	Missing the opportunity to optimise 'Connected'			
OSR01	Lack of strategic direction and operational alignment for delivery of Open Space Planning	MEDIUM	HIGH	MEDIUM
CSE04	Non compliant, inappropriate, ineffective and/or sub standard delivery of infrastructure (roads, drainage, footpaths etc)	HIGH	HIGH	MEDIUM
CWE99	Lack of network provision for both transport and social links within the CoM and neighbouring destinations	MEDIUM	MEDIUM	MEDIUM

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer: Paul Johns, Acting Unit Manager Risk

Corporate Manager: Jaimie Thwaites, Acting Manager Corporate Governance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Monthly WHS Performance Report

Report Reference: GC080817R08

REPORT OBJECTIVES:

The objective of this report is to provide Council with assurance that the City of Marion has effective strategies in place to meet its legal obligations as outlined in the Work Health and Safety Act (SA) 2012 and monitor Council's 2016/17 target of 25% reduction of the Lost Time Injury Frequency Rate (LTIFR) on the previous financial year.

EXECUTIVE SUMMARY:

The City of Marion has been on a continuous improvement journey to implement and mature its Work Health & Safety Management System (WHSMS), with the aim to promote ownership of responsibilities and processes for health, safety and wellbeing throughout the organisation. The approach taken for this has been to provide tools, training and support that enables people to apply WHS principles and practices in all they set out to achieve for the community.

**thinksafe
livewell**

Think Safe Live Well program's vision has been reviewed with the aim to align with our organisational values and corporate performance indicators. The focus remains on further developing our existing leadership styles, organisational culture and WHS systems by:

- Embedding a culture of safety for our people and the community at the forefront of everything we do
- Developing our people as proactive safety leaders
- Applying WHS systems to our operations with a focus on identifying and incorporating opportunities for improvement



The Corporate WHS Performance Indicator is to achieve a 25% or greater reduction of our Lost Time Injury Frequency Rate (LTIFR).

RECOMMENDATION

DUE DATE

That Council:

- 1. Notes the report and statistical data contained therein.**

8 August 2017

LGAWCS AUDIT

Each year, the City of Marion has been audited by the LGAWCS. The nature of this audit has varied each year depending on the industry focus at that time. The purpose of the Audit is to test conformance of Council's WHS Management System against Return to Work SA's Code of Conduct for Self Insured Employers and specifically nominate elements within the Performance Standards for Self Insurers. The LGAWCS will provide recommendations with regard to closing out identified non-conformances and assisting Council to continuously improve their WHS Management Systems.

In response to the LGAWCS recommendations, Council is required to set an action plan which outlines its commitments to addressing the non-conforming elements of the audit.

In 2016, Council was successful in closing out 100% of actions from the 2015 Audit. As at 30 June 2017, 76% of actions from the 2016 audit were completed. All actions are being monitored monthly and are on track for completion before their due date of 30 September 2017.

The key focus areas for the 2016 audit's action plan have been:

Management Review of the WHSMS

This process has been undertaken in consultation with key stakeholders and aimed to:

- Review the recent performance of the organisation's WHSMS against legislative and procedural obligations
- Identify and prioritise elements of the WHSMS requiring improvement
- Develop a WHS Plan that aligns to our organisational values and demonstrates commitment to health, safety and wellbeing.
- Develop a number of WHS Programs that support the WHS Plan with objectives, targets and performance indicators to measure outcomes and identify any opportunities to support the improvement of WHS performance

Hazard Management

In this year's action plan, we aim to address:

- Safe operation of plant, including training in plant risk assessment and scheduling regular review of plant risk assessments and safe operating procedures
- Review of the Confined Space Risk Assessments and Register
- Review of the Health Safety and Environmental Hazard Register
- Development of an Asbestos Management Plan

Training

Aiming to empower people and ensure compliance through:

- Provision of online training to the Leadership Team and Health and Safety Representatives in WHS Responsibilities and Leadership. This series of three training packages gives people an interactive learning experience and provides an understanding of their responsibilities within legislation and our own policies and procedures.
- Review of processes for mandatory WHS training, scheduling and attending across the organisation
- Reviewing competency verification processes for operation of plant and high risk work

Additional focus on Incident Management

In addition to the action plan, return to work strategies have been implemented following the review of our Incident Management Procedure. These changes included:

- Engaging a network of preferred medical providers with the Council area who employ doctors with experience in managing workplace injuries and commit to treat any injured City of Marion employee promptly

- Development and use of a Return to Work (RTW) Suitable Duties Register
- Development and use of a 'Letter to the Doctor'
- Leadership Team members proactively supporting injured employees attending medical providers for treatment and assessment of a work related injury
- Refresher training for all Leadership Team members in RTW processes

PERFORMANCE RESULTS

In order to measure improvement, safety indicators are measured and monitored against our industry counterparts being Group A Councils' (¹GaC). Two important safety indicators measured are Lost Time Injuries (²LTI's), outlined in Table 1 and Table 2 from internal incident reporting data and Lost Time Injury Frequency Rate (³LTIFR) from the LGA's Claims Analysis Portal data, outlined in Figures 1 and 2 below. It should be noted that due to appropriate determination deferrals and data transfers, there can be delays in LTI's being recorded in the LGAWCS data which can affect the comparison data illustrated in Figure 1.

Table 1: Number of LTIs per month - Financial Year 2015-16

Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Total
0	1	4	2	2	0	3	1	2	1	3	0	19

Table 2: Number of LTIs per month - Financial Year 2016-17

Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Total
0	1	2	0	1	0	0	1	0	0	1	0	6

Figure 1: LTIFR per month – Financial Year comparison against Group A Councils as at 30 June 2017

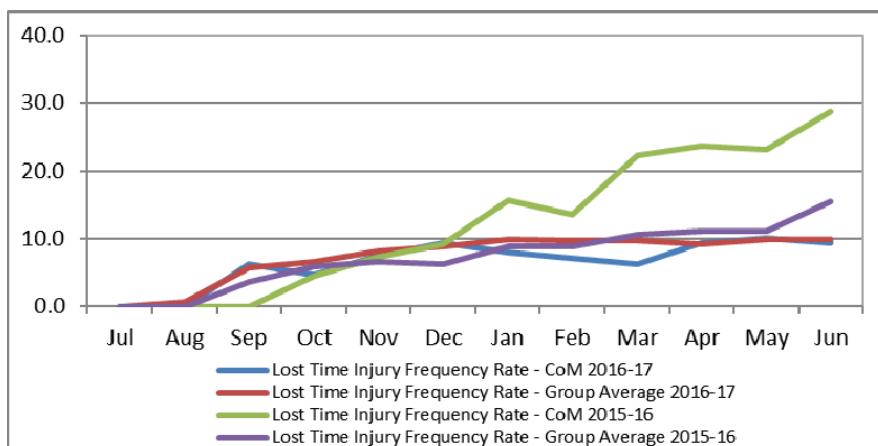
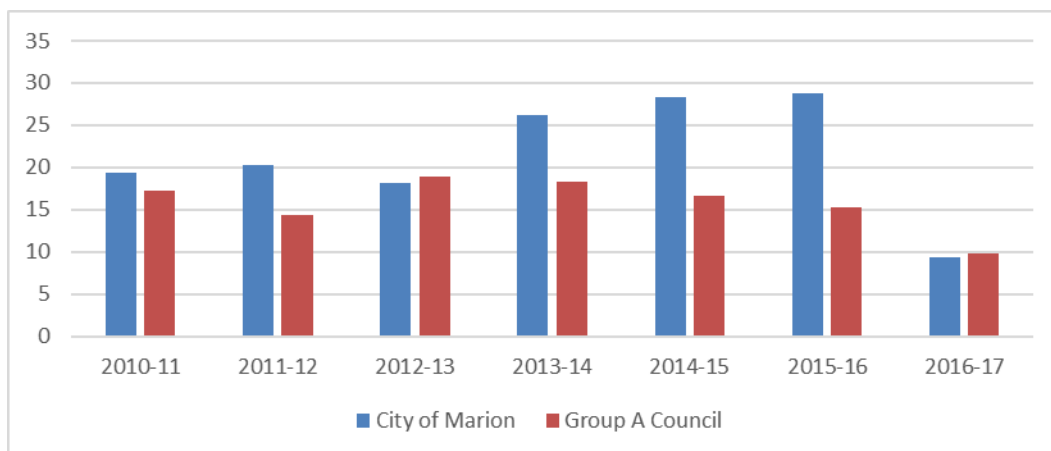


Figure 2: LTIFR – 6 year comparison against Group A Councils as at 30 June 2017



¹ Group A Councils (GaC) are those metropolitan councils that have more than 300 workers ie Marion, Adelaide, Charles Sturt, Onkaparinga, Playford, Port Adelaide Enfield, Salisbury and Tee Tree Gully

² Lost Time Injuries (LTI's) are those injuries where a whole work day or more has been lost due to a workplace injury

³ Lost Time Injury Frequency Rate (LTIFR) is an industry standard measurement tool for measuring LTI's within a given accounting period relative to the number of full-time equivalent workers and the total number of hours worked in the same accounting period which enables comparison to other organisations for the purpose of benchmarking.

Analysis of the incidents resulting in lost time injury in 2016-17 shows the primary mechanisms of injuries are:

1. One x Manual handling (muscular stress while lifting or carrying)
Back injury from sorting concrete from recycling piles
2. Two x Fall from the same or differing level (slips, trips and falls)
 - A broken ankle whilst walking on a wet slippery surface
 - A knee and back injury from losing footing on uneven ground
3. Two x Repetitive movement (low muscle loading)
 - An elbow strain from a manual labour task (i.e. repetitive spreading of mulch)
 - A shoulder strain from a manual labour task (i.e. repetitive raking of leaves)
4. One x Mental disorder (exposure to mental stress factors)
An accusation of bullying

The target of less than 14 LTIs during 2016/17 was achieved with only six LTIs recorded. This resulted in an LTIFR of 9.3 equating to the achievement of a 68% reduction in the LTIFR. It should be noted that two claims remain undetermined as at 30 June 2017, pending further medical investigations. One of these injury claims has lost time associated with it. If accepted as a LTI for the 2016/17 reporting period, this would change the LTIFR to 10.8 resulting in a 62% reduction in LTIFR.

The City of Marion's LTIFR has historically been higher than Group A Councils and for the first time in more than six years is below our industry counterparts. This is evidence that with a values based commitment to the health and safety of people and return to work strategies can reduce injury, illness and harm.

CONCLUSION

The significant reduction in Lost Time Injuries during the 2016-17 reporting period has been a commendable achievement and as the City of Marion continues to commit to placing the community and safety at the forefront of everything we do. In the 2017-18 reporting period, we aim to achieve Council's KPI of 25% or greater reduction in LTIFR compared to the end of 2016-17 reporting period.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer: Rudy Tieman, Infrastructure Projects Manager
General Manager: Abby Dickson, General Manager City Development
Subject: Oaklands Rail Crossing - Design
Report Reference: GC080817R09

REPORT OBJECTIVES

To present to Council the findings of an urban planning and design study of the Oaklands Train station precinct, which considers the proposed of the Oaklands Rail Crossing Grade Separation Project and the associated longer term implications and opportunities for redeveloping the precinct.

EXECUTIVE SUMMARY

The City of Marion is committed to working with the State Government and Federal Governments on the Oakland's rail crossing design.

Council has commissioned a broad-based planning and design study to assist it in discussions over the construction of the grade separation and associated roadworks and infrastructure. The study includes identifying the longer-term opportunities for redeveloping the precinct consistent with the State Government's 30-year Plan and the City of Marion's Towards 2040 Community vision.

Administration has provided detailed comments to the Department of Planning, Transport and Infrastructure (DPTI) on the current concept designs highlighting the significant opportunities to achieve urban regeneration and economic uplift.

The findings of the study will be presented for discussion at this Council meeting. It is recommended that the presentation be considered in confidence to ensure confidential commercial information is not disclosed.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|--|-----------------------------|
| <p>1. pursuant to Section 90(2) and (3)(b) and (d) of the <i>Local Government Act 1999</i>, the Council orders that all persons present, with the exception of the following persons: Adrian Skull (Chief Executive Officer), Abby Dickson (General Manager City Development), Tony Lines (General Manager Operations), Kate McKenzie (Manager Corporate Governance), Jaimie Thwaites (Unit Manager Governance and Records), Greg Salmon, (Manager City Activation), Ray Barnwell (Manager Finance), Craig Clarke (Unit Manager Communications), Mark Griffin, (Unit Manager Engineering Services), James Hayter and</p> | <p>8 August 2017</p> |
|--|-----------------------------|

Alex Game (Oxigen) be excluded from the meeting as the Council receives and considers the presentation relating to the Oaklands Rail Crossing - Design, upon the basis that Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information the disclosure of which could prejudice the commercial position of Council and/or the person who supplied the information and would on balance be contrary to the public interest.

- | | |
|---|----------------------|
| 2. Declares its support for the Oaklands Crossing Grade Separation Project being delivered holistically, addressing the need not only for the improved rail crossing but the urban regeneration and economic uplift of the area. | 8 August 2017 |
| 3. Endorses the direction of the Oaklands Train Station study. | 8 August 2017 |
| 4. Endorses the Study and its findings to be utilised to inform the State Government. | 8 August 2017 |
| 5. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the presentation on the item having been considered in confidence under Section 90(2) and (3)(b) and (d) of the Act, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council meeting in December 2017. | December 2017 |

BACKGROUND

The Oaklands train station and crossing are part of a residential and retail precinct straddling the Adelaide to Seaford rail line at the Oaklands rail station. It abuts the Marion Central precinct which includes the Marion Cultural Centre and library, GP Plus, SA Aquatic and Leisure Centre, and Westfield Shopping Centre. The precinct, because of its location on the rail line and along the major arterial road through the area, Diagonal and Morphett Roads, is identified in the 30 Year Plan for Greater Adelaide as a prime area for denser residential and mixed use commercial redevelopment.

This potential is to a large extent disaffected by the traffic congestion and associated delays imposed by the current intersection of arterial roads and the level train crossing. The replacement of the level crossing with a grade separated rail crossing has been on the Council's agenda for a considerable time. On 7 June 2017, funding for the Oaklands Crossing grade separation was confirmed. The \$174 million project is being jointly funded by the Australian Government - \$95 million, the State Government - \$74 million and the City of Marion – in principle \$5 million. Construction is intended to commence in 2018.

This rail project will, as promoted by the State Government in recent media reports:

1. Improve travel times for vehicles utilising the crossing (commuter, business and freight)
2. Improve safety by removing a road-rail crossing point and forms part of the Railway Crossing Safety Strategy
3. Create 160 jobs during construction
4. Improve cycling and walking accessibility and safety by removing conflicts
5. Have the potential to act as a catalyst for development and renewal in the area.

To enable these objectives, and in particular the final two, to be capitalised, additional investigation and planning is needed to ensure that an integrated design is developed in collaboration with the State Government and key stakeholders. This will provide a longer term and community perspective to guide and inform planning, design and decision making, in the forthcoming construction of the Oaklands Crossing Grade Separation and associated road network traffic and other infrastructure components.

A broad-based planning and design study has been undertaken by Council using the Urban Design and Land-use/Development consultancy services of Oxigen and AECOM. The findings of this investigation will be presented by Oxigen at this Council meeting for discussion.

ANALYSIS

The consultants Oxigen and AECOM in discussion with Council Officers have considered and are providing strategic and specific advice in relation to:

- Urban Design
- Landscape Planning
- Strategic land use planning
- Traffic/transport planning and design
- High level property/economic development

Opportunities that are considered as part of this project include:

- Integration of the wider precinct (Oaklands Park Railway Station with the State Aquatic Centre, GP Super Clinic, Marion Cultural Centre and Westfield Marion Regional Centre)
- Improved public transport and pedestrian connectivity
- Land development opportunities around a new railway station and within the broader precinct made possible by consideration of a value proposition
- Constructability implications (to ensure minimum disruption to the rail operations)
- Urban design and the legacy that this project can achieve

CONCLUSION

The wider precinct land use and community benefits and opportunities associated with the proposed Oaklands Crossing Grade Separation Project have been investigated, and will be presented for consideration by Council as part of its review of and input into this project and the longer term planning for the development of this precinct.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Originating Officer: Adrian Skull, Chief Executive Officer
General Manager: Abby Dickson, General Manager City Development
Subject: Commercial proposal for a recreational facility development
Report Reference: GC080817F01

If the Council so determines, this matter may be considered in confidence under Section 90(2) and (3)(d) of the Local Government Act 1999 on the grounds that it relates to commercial information of a confidential nature the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage to a third party.



Adrian Skull
Chief Executive Officer

That pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of: Adrian Skull Chief Executive Officer, Ray Barnwell Manager Finance, Abby Dickson General Manager City Development, Tony Lines General Manager City Services, Greg Salmon, Manger City Activation, Carol Hampton Manager City Property, Kate McKenzie Manager Corporate Governance, Jaimie Thwaites, Unit Manager Governance and Records and Stephen Campbell (external presenter) be excluded from leaving the meeting as the Council receives and considers information relating to the Commercial Proposal for recreational facility development –, upon the basis it is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relating to commercial information of a commercial nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of a person who supplied the information, or confer a commercial advantage on a third party: and (ii) would, on balance, be contract to public interest.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 August 2017**

CONFIDENTIAL REPORT

Originating Officer: James O’Hanlon, Unit Manager Sport & Recreation
Corporate Manager: Carol Hampton, Manager City Property
General Manager: Abby Dickson, General Manager City Development
Subject: Edwardstown Oval Redevelopment – Financial and Management Model
Report Reference: GC080817F02

If the Council so determines, this matter may be considered in confidence under Section 90(3)(b) and (d) of the *Local Government Act 1999* on the grounds that the report contains information that could reasonably be expected to prejudice Council’s commercial position and/or confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and, on balance, be contrary to the public interest.



Adrian Skull
Chief Executive Officer

RECOMMENDATION

That:

1. pursuant to Section 90(2) and (3)(b) and (d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull (Chief Executive Officer), Abby Dickson (General Manager City Development), Tony Lines (General Manager Operations), Kate McKenzie (Manager Corporate Governance), Jaimie Thwaites (Unit Manager Governance and Records), Greg Salmon, (Manager City Activation), Carol Hampton (Manager city Property), Ray Barnwell (Manager Finance), Craig Clarke (Unit Manager Communications), James O’Hanlon (Unit Manager Sport and Recreation) and Darren Williams (Edwardstown Soldiers Memorial Community Club) be excluded from the meeting as the Council receives and considers the Edwardstown Oval Redevelopment – Financial and Management Model item, upon the basis that Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information the disclosure of which could prejudice the commercial position of Council and/or the person who supplied the information and would on balance be contrary to the public interest.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 August 2017**

Question Received from: Councillor Veliskou
Subject: Use of Glyphosphate Herbicide
Reference No: GC080817Q01

QUESTIONS:

1. Do councils use Glyphosphate herbicide with dye in the metropolitan area for spraying done on council property? If not why not?
2. What are the alternatives available to council to control weeds on council property instead of Glyphosphate and what do these involve?
3. How readily available is Glyphosphate to the general public and what restrictions are there to its access and use?

COMMENTS: Councillor Veliskou

Nil

COMMENTS: [Jerry Smith, Coordinator Biodiversity]

Overall it should be noted that the volume of glyphosate applied in the City of Marion is small, targeted and mostly in low use public areas. Less than 600 litres of the active ingredient is applied by council staff per year. Although alternatives exist they are either prohibitively costly, not proven to be effective and/or pose potential dangers greater than glyphosate. Glyphosate is widely available and used by all metropolitan councils and state government departments including the Department of Water, Environment and Natural Resources. The widespread use and all existing data and information (as shown in GC140616R13) show it is a safe, non-toxic herbicide that is well suited to the intended use and poses little or no danger to public.

1. Do councils use Glyphosphate herbicide with dye in the metropolitan area for spraying done on council property? If not why not?

Metropolitan Councils do not use dye except in small amounts for specific purposes, usually limited to use in bush-care where the dye allows the user to ensure non-target plants are not affected during weed spraying operations.

The major reason for not using dye is the visual impact with the dye lasting up to two weeks or more, being bright red or blue and would stain concrete, footpaths and grass, it is not visually attractive.

Another reason to limit the use of the marker dyes is that it is possibly more toxic than the glyphosate itself. The glyphosate form used by Council, MacSpred Glymac360™®, Safety Data Sheet (SDS) states it is not considered to be toxic to fish. The Spray Marker Dye has a listed acute toxicity to fish and stipulates on the SDS to not contaminate streams rivers or waterways. It also can produce nausea and headaches on exposure.

In addition unlike glyphosate which has no proven carcinogenetic symptoms to humans, the active ingredient in spray marker dye, *Rhodamine* has been assessed (according to the SDS) to have concern for humans owing to possible carcinogenic effects.

2. What are the alternatives available to council to control weeds on council property instead of Glyphosphate and what do these involve?

Non herbicide Options	
Alternative	Comments
No weed control on verges	Undoubtedly the safest and most cost effective option. Residents who want weeds controlled on their verge would be allowed to do it themselves but Council would not provide this service. Significant areas may become unsightly.
Tilling/ Cultivation	Significant cost and not practical. Would involve small specialist equipment, can not be used in established garden beds on a large scale and probably unsuited to road verges due to potential infrastructure damage.
Steam Control	Very significant cost, each plant requires application of steam for a period of 30 seconds, not practical for verges, limited implementation in playgrounds would be likely to cost a similar amount as weed control costs across the whole city currently.
Briushcutting/Mowing	Significant cost and not practical, never entirely removes weeds, any weeds that grow significantly to seed head during the period between cuttings will provide further weeds and exacerbate the weed and ongoing cost.
Handpulling	Somewhat practical for playground soft fall areas. Very limited application for verges.
<p>Alternative Herbicides (knockdown, non selective, non residual herbicides) Residual herbicides such as simazine, atrazine, etc. have not been considered due to contamination of water table and waterways.</p>	
Alternative	Comments
Eco-Oil/Pine Oil	Although it is an organic compound sourced from plants, significant questions remain about its safety and suitability. It is significantly more expensive than glyphosate and requires a much more direct application. In addition it is not as broad in its mode of action and may not kill all weeds. Unlike glyphosate, almost no research has been done on its effects environmentally or to humans. Glyphosate has been studied at length for over forty years with still very limited evidence of toxicology problems. From limited testing Eco-Oil SDS shows potential respiratory issues and aggravation of mucous membranes to humans and it also shows a potential aquatic toxicology, unlike MacSpred Glymac360™®) which has no toxicology to fish. The total environmental fate of Eco-Oil is

	unclear and the SDS shows that it is only expected not to be toxic, no significant research exists to support this claim. This is a case where the alternative is not yet proven to be safer or could indeed be more toxic than glyphosate.
Brown out 250 (Paraquat)	A knockdown herbicide similar in action to glyphosate but extremely toxic, a S7 poison and completely unsuited to use in public areas. Glyphosate is a S5 scheduled herbicide and not considered a poison.
Glufosinate Ammonium	Non selective herbicide similar to glyphosate in action but known health issue to humans on exposure including risk of infertility as well as significant environmental toxicology especially to aquatic organisms.
Other herbicides	There are undoubtedly other suitable herbicides for killing weeds on a broad scale, no herbicide has consistently been researched and shown to be as safe as glyphosate.

3. How readily available is Glyphosate to the general public and what restrictions are there to its access and use?

Glyphosate is readily available to all members of the public and can be found in almost any setting from supermarkets where it is available as ready mixed to use product to hardware stores and garden centres, where it can be purchased as bulk concentrate. There are no restrictions on the amount that can be purchased and unlike some other herbicides there is no requirement to hold Chemcert certification or a pest technicians licence to purchase this product. There are no restrictions on its use or application by members of the public.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Notice Received from: Councillor Gard
Subject: Renaming the City
Ref No: GC080817M01

MOTION:

1. **Having regard for the marketing strategy of the City, Council commissions market research to understand the perceptions and attitudes of those living in and outside of the City of Marion to the name of the City and whether the name acts as a negative or positive to living and doing business here.**
2. **A report is prepared for Council summarising the results of the research and with recommendations over whether the City of Marion should prepare a plan for changing its name.**

COMMENTS: Councillor Gard

The City of Marion was named as such in 1944, when it was gazetted as a municipality. From 1886 it had been known as the District Council of Marion, having been the District Council of Brighton since 1853. The renaming is said to have been aimed at distinguishing it from the neighbouring town of Brighton.

The City has since grown to a population of around 90,000 and 55 square kilometres, to include the huge southern sector south of Seacombe Road. In the meantime, there has been evolution in other Metropolitan Councils, with many of them renaming in accordance with strategies that moved away from the name of a single suburb, to names with which all residents in the respective areas of their City can happily identify and share.

One of the functions of a Council as described in the Local Government Act, is to promote itself in the interests of its constituents and one of the elements of this marketing requirement is the naming strategy. Clearly such positive reviews have been made down through the ages and one is due once more. It could well be made on the 75th Anniversary of the naming of the District Council of Marion in 2019, or at least in time for this.

The suburb of Marion is indeed not far from the geographic centre of the City of Marion, however in today's world, common sense says that this does not suffice for identity, especially given the diversity of the City, compared with its relatively homogeneous semi-rural character of the 1940s.

Cities might be named in accordance with their geographic description, such as West Torrens, Holdfast Bay, Onkaparinga, Adelaide Hills, or based on their history, such as Charles Sturt.

By way of example, if the City of Marion were to be renamed on the former basis, it might choose '*Warripari*', the Kurna People's name for the Sturt River or on the latter basis, '*Flinders*', '*Hamilton*' or '*O'Halloran*', or '*Light*', if one enjoys the prospect of a play on words. The good Colonel did after all map out the original District, along with others of course.

The benefits:

- New character spearhead to be equally shared over the entire City.
- Enriching nomenclature boost for the character of the metropolis of Adelaide as a whole.
- The basis for a new and revitalised marketing thrust.
- Enriching and educational story to be told, especially for new residents.
- A greater sense of individuality and dynamism for the evolving modern day city.
- A reduction of any negatives that may have formed over time in any quarters for any reasons.
- A talking point for the media to add new energy to the City.

COMMENTS: Craig Clarke, Unit Manager Communications

Council endorsed the 2016-19 City of Marion Marketing and Communications Plan at its meeting on 25 October 2016 (Report reference GC251016R06).

The plan provides a consistent, centrally-coordinated approach to marketing and communications but does not include a project to rename the city.

In marketing, people strongly identify with the name of a product, its associated colours and symbols. A change of name would generally occur if there was the introduction of a new sub-brand or there was a fundamental problem with the existing brand.

Only a market research company could provide accurate and complete data about these perceptions prior to any formal work being undertaken about renaming the city.

Currently, there is no budget for this project and it does not form part of the Communications Unit's work plans. Should Council support the motion, quotes can be obtained to engage a market research company and a report can be provided to Council.

Section 13 of the Local Government Act 1999 (the Act), outlines that Councils can alter their name. Section 13(1)(b)(i) states "A council may, by notice in the Gazette, after complying with the requirements of this section... alter the name of the council".

Pursuant to Section 13(2) of the Act, if Council supports the Motion, it must undertake the following procedures in order to alter the name of the council:

A council must... comply with the following requirements:

- (a) the council must give public notice of the proposal;*
- (b) the notice must contain an invitation to interested persons to make written submissions to the council on the matter within a period specified by the council (being a period of at least 6 weeks);*
- (ba) publish a copy of the notice in a newspaper circulating within its area;*
- (c) the council must give any person who makes written submissions in response to an invitation under this section an opportunity to appear personally or by representative before the council or a council committee and to be heard on those submissions.*

Costs associated with changing the name of Council would include (but are not limited to) advertising, public consultation, Government Gazette Notices, updating marketing and digital collateral, as well as replacing all signage on streets, council facilities, reserves, vehicles, etc. Currently there are no funds or resources allocated to renaming the City.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Notice Received from: Councillor Bruce Hull
Subject: Flinders Medical Centre – Ambulance Ramping
Report Reference: GC080817M02

MOTION:

"That Council calls upon the SA Government to urgently address the long standing matter of Ambulance ramping at the Flinders Medical Centre as to provide enduring strategies that are more than a short term fix to resolve this concerning problem. Council believes that this problem not only impacts on patient care but also Ambulance availability, response times in our City and not unimportantly the additional stress to valued Paramedics and Nursing Staff."

COMMENTS: Councillor Hull

Nil

COMMENTS: Pia Vogrin (Acting Unit Manager Communications)

If Council supports this motion, a letter will be sent to the SA Government requesting that they address the matter of ambulance ramping at Flinders Medical Centre.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Notice Received from: Councillor Bruce Hull
Subject: Kind Neptune's Statue
Report Reference: GC080817M03

MOTION:

"That the City of Marion write to the Minister for Transport Hon Minister Mulligan and DPTI seeking their assistance to re-establish King Neptune's Statue back to the "Golden Mile" at Darlington as a public art/heritage initiative as part of the Darlington Upgrade Project."

COMMENTS: Councillor Hull

<http://www.adelaiderecuperwhen.com.au/when-king-neptune-lived-at-darlington/>
(Attached as Appendix 1)

<http://www.abc.net.au/local/stories/2008/01/15/2138672.htm>
(Attached as Appendix 2)

COMMENTS: Abby Dickson, General Manager City Development

If Council supports this motion, a letter will be sent to the Hon. Stephen Mullighan MP, Minister for Transport and Infrastructure, and the Department for Planning, Transport and Infrastructure (DPTI), requesting their assistance in re-establishing King Neptune's Statue as a heritage initiative as part of the Darlington Upgrade Project.



When King Neptune Lived at Darlington

By **Bob Byrne** on October 6, 2014 in **Childhood Memories**

Keith Manson posted a question recently on the ARW Facebook page regarding a well known old landmark of Adelaide; “This is about as vague as they come but, in the early ’80s, I can recall a statue of King Neptune (I think it was) somewhere on South Road, somewhere south of Clovelly Park. It wasn’t lifelike but more cartoonish in appearance. Can anyone shed any light please”?

Many Adelaideans who spent their mis-spent teenage years in the 60s and 70s will recall the shortage of petrol on the weekends. Back then service stations would close at around midday on Saturday and if you missed filling up it was a long wait until Monday morning. There were a few places where fuel was available, the airport, Cavan, Eagle on the Hill and at Darlington.



Photo of King Neptune in his original pond, comes from the personal collection of Suzanne Comelli, the daughter of Arturo who was the artisan who crafted Neptune from concrete, and 891 ABC Adelaide.

James Atkinson recalls; “In those days, trading in the ‘metropolitan area’ was restricted; Darlington was the last place you could purchase fuel with extended trading hours, from a

number of oil companies including Neptune, Shell, Mobil, Amoco, Caltex, Ampol, BP, Esso. There was competition of proprietors as to who was 'King of the Golden Mile', so I think this led to the construction of 'King Neptune', on a lawn verge of Sturt Creek, adjacent to the 'Neptune' service station.

Late last year we also had a post on King Neptune and one of those who posted a comment was Kathryn Hearn who wrote; "My father was the proprietor of the Neptune Service Station and he was responsible for King Neptune's creation. When the Station was demolished to make way for Mc Donald's, I was told that he had been moved to some where at Birkenhead. I don't know exactly where, but that's the last I heard of him. Its good to know that he left a lasting impression on people".



Scott Bigharvs' photo; Well you asked .. Here he is in his current form! Check out Spit Water pressure cleaners page.

He did indeed Kathryn. Scott Bigharvs posted that King Neptune is living down at the Shell Bitumen depot Elder Rd Birkenhead, and the guys are taking really good care of him. Shell apparently took over Neptune and the king went into storage for quite a while but is now stationed at the gate entrance to the depot.

Lance Sturtzel remembers it quite clearly. "The first petrol station on the left as you got into the Darlington petrol stations was Neptune and there he stood, in the middle of a pond of water"! Christopher Dabovich added "Yep, down by Sturt River Caravan Park, actually it was east of South Road, just next to, or where McDonalds is now" and Graham Eariss remembered him "just after you crossed the Sturt river and just before the row of service stations on South Road heading south".

I always find it fascinating, the seemingly unimportant, little things we remember from our childhood and teenage years, even unimportant at the time but yet etched indelibly in our memories and as soon as you see an old photo or are reminded in some way, a hundred memories come flooding back! Sweet memories perhaps from more innocent times.

King Neptune Service Station**Memories of the Regent Theatre in Rundle Street****Adelaide's Moratorium Marches****6 Responses to *When King Neptune Lived at Darlington***

Helen October 27, 2014 at 2:41 pm #

Goodness me I had forgotten about him



mike December 6, 2014 at 1:29 pm #

And what happened to that WW1 cannon at beginning of Port Road too.



Geoffrey L J Gibbs February 29, 2016 at 9:48 am #

I lived on the hill in about 1961 started school at Secombe Primary 1962 ish used to walk down the hill to the service stations with my sister and brother who were older by 5 and 7 years. South rd was one lane up and down, and an indelible memory of mine was King Neptune. We used to play in the Sturt River (creek) behind the Neptune service station and a few times remember entering the pipes that went under the South Rd.



Chad Williams July 28, 2016 at 4:59 pm #

I remember the King Neptune statue! I went on a scout camp in 1989 along the Sturt river and we finished off at the King Neptune statue.

What is the address for the Shell Depot on Elder Ave?
It would be great to have a look at it!



o

Wayne Sanders September 19, 2016 at 9:49 pm #

He can seen now sitting outside the office of the shell bitumen plant on the corner of Wills street and Elder road, which is located directly across the street of the former Mobil Oil terminal.



Brian Anderson October 15, 2016 at 12:20 pm #

I certainly do remember it. Such a blast from the past! That's amazing it still exists.
Thanks for looking after it Shell.



16 January, 2008 9:13PM ACDT

King Neptune resurfaces

By Tim Noonan

He was pretty well hidden away but not well enough to evade the Bald Brothers Breakfast program and its web of listeners.



He was pretty well hidden away but not quite well enough to evade the Bald Brothers Breakfast program and its web of listeners.

The King Neptune statue has resurfaced in a tyre store at Birkenhead. Roving reporter Tim Noonan took the photo at right after tracking him down on the morning of Tuesday 15th January based on tips provided by listeners.

For decades The King stood in a park in the Darlington service station precinct on South Road. When the site was closed in 1991 he made the move to the depot at Birkenhead where he manned the gates on Stirling Street.

In 2006 the entrance to the Birkenhead site was remodelled and the iconic statue retreated into obscurity.

Many listeners remembered him both at Darlington and Birkenhead but where had he gone? With the help of the trucking company that now leases the site, Tim found Neptune in a disused tyre storage area. By standing on a pile of old trucking tyres and looking through a very dusty old wire fence, as seen in the photo, the King was found.

Note the plaque beside him which explains his exotic life. Click on the photo of the plaque to read the inscription.

Do you have any photos of King Neptune or memories to share? Upload them to ABC Online and while you're there, flick us an email and let us know where you think King Neptune should now be placed.

Long live the King.

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**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Notice Received from: Councillor Veliskou
Subject: Traffic Reports – Denham Avenue, Morphettville
Ref No: GC080817M04

MOTION:

That council investigate the reports of speeding and dangerous driving along Denham Avenue (northern side of Kellett Reserve) and a report be provided to Council in October 2017, in order to determine what, if any, traffic calming is needed in the area.

COMMENTS: Councillor Veliskou

In a recent discussion with a representative of the MPSC I was advised that there was speeding/reckless driving along this section of road which was causing a hazard for families crossing this road to get to the oval. I was advised there was concern that a child may get hit due to some drivers not exercising due care especially when sporting events are taking place on the oval.

Council may wish to consider the provision of traffic calming device that may include (but not restricted to) rubber style speed cushions, such as those along Heysen Drive Trott Park. (as per attached picture).



COMMENTS: Mark Griffin, Unit Manager Engineering

To assess the traffic conditions along the Denham Avenue, it will be necessary to undertake an investigation. This will include (but not necessary limited to):

- Traffic volume and speed surveys;
- A review of accident records; and
- On-site inspections and observations.

Once this investigation has been completed (October 2017), a report will be presented to Council indicating the results and any actions considered necessary.

**CITY OF MARION
GENERAL COUNCIL MEETING
8 AUGUST 2017**

Notice Received from: Councillor Veliskou
Subject: Use of Glyphosphate
Ref No: GC080817M05

MOTION:

That council be provided a report on how the use of Glyphosphate can be reduced in particular around playgrounds as a potential first step to reducing the overall use of Glyphosphate on public land.

COMMENTS: Councillor Veliskou

Nil

COMMENTS: (Jerry Smith, Coordinator Biodiversity)

Should council resolve, a report can be prepared for the General Council Meeting in October 2017 that will highlight potential options for reducing glyphosate use in controlling weeds in playgrounds.