

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: David Harman, Financial Accountant & Catrin Johnson,
Strategic Planner

Corporate Manager: Ray Barnwell, Manager Finance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Annual Business Plan 2016/17 and Long Term Financial
Plan

Report Reference: GC280616R08

REPORT OBJECTIVES & EXECUTIVE SUMMARY:

The purpose of this report is to seek:

1. Approval for Council's Financial Governance Policies. Council has a number of Financial Policies that are reviewed annually. The Financial Governance Policies outline the principles, rules, responsibilities and legislative requirements that assist in achieving excellence in Financial Management. The policies assist in providing a framework and parameters from which the Annual Business Plan 2016/17 (ABP 2016/17) is prepared.
2. Council's final consideration and adoption of the ABP 2016/17 (Appendix 1) and Long Term Financial Plan for 2016/17 to 2025/26 (LTFP) (Appendix 2), following its consideration of the final Draft ABP 2016/17 and Draft LTFP at the General Council meeting on 14 June 2016 (GC140616R05).

The ABP 2016/17 has been prepared on the basis of an average rate increase of 2.75% (excluding new developments and capital improvements) and a differential rate of 85% for Commercial properties, 65% for Industrial properties and 100% for Vacant Land.

At its meeting on 14th June Council resolved (GC140616R05) that the Draft ABP 2016/17 be prepared for final consideration at the 28 June 2016 General Council meeting on the basis of an average rate increase of 2.75%. Council also resolved that the Draft LTFP 2016/17 – 2025/26 be referred to the 28 June 2016 General Council meeting for adoption.

RECOMMENDATIONS (4):**DUE DATE**

That the following be adopted by Council in the following order:

- | | |
|--|---------------------|
| 1. Financial Policies (Appendix 1 → appendices 8 to 14): <ul style="list-style-type: none"> a) Rating Policy b) Treasury Management Policy c) Asset Management Policy d) Fees and Charges Policy e) Reserve Funds Policy f) Asset Accounting Policy g) Budget Policy | 28 June 2016 |
| 2. Pursuant to Section 123(6) of the Local Government Act 1999 and regulation 6 of the Local Government (Financial Management) Regulations 2011, the Annual Business Plan 2016/17 (Appendix 1) | 28 June 2016 |
| 3. Pursuant to Section 123(7) of the Local Government Act 1999, and regulation 7 of the Local Government (Financial Management) Regulations 2011, the Annual Budget 2016/17 (Appendix 1) | 28 June 2016 |
| 4. Pursuant to Section 122(1a) of the Local Government Act 1999, and regulation 5 of the Local Government (Financial Management) Regulations 2011, the Long Term Financial Plan for 2016/17 to 2025/26 (Appendix 2) | 28 June 2016 |

BACKGROUND:

Council is required by the Local Government Act 1999 to prepare and adopt an ABP each year, and in doing so determine the key strategic priorities for the ensuing 12 months in the context of Council's long term aspirations. The ABP and LTFP are an integral part of Council's suite of strategic management plans.

The ABP 2016/17 and LTFP have been developed in accordance with the framework and assumptions as endorsed by Council at the 19 January 2016 General Council meeting (GC190116R11).

This ABP 2016/17 (Appendix 1) describes the services, programs and projects Council plans to provide in the 2016/17 financial year, and further describes how it plans to resource and fund this work.

DISCUSSION:

Financial Policies

The following Financial Policies are designed to express the direction and framework by which Council intends to manage the community's resources. They set the parameters by which Council intends to maintain long term financial sustainability as set out in the LTFP. The policies are reviewed annually and are a means by which Council ensures it is accountable to the community.

The Financial Policies listed below are published on Council's website and require annual review:

- | | |
|-----------------------|-----------------------|
| • Rating | Refer Appendix 1 (8) |
| • Treasury Management | Refer Appendix 1 (9) |
| • Asset Management | Refer Appendix 1 (10) |
| • Fees and Charges | Refer Appendix 1 (11) |
| • Reserve Funds | Refer Appendix 1 (12) |
| • Asset Accounting | Refer Appendix 1 (13) |
| • Budget | Refer Appendix 1 (14) |

There have been no changes made to any of these policies.

The Annual Business Plan

The ABP 2016/17 has been prepared in accordance with the requirements of the Local Government Act and Local Government (Financial Management) Regulations. It includes appropriate information about the rates and charges that Council intends to levy as well as a range of other information required by the Local Government (Financial Management) Regulations. The budget includes statutory statements being Income Statement, Statement of Financial Position, Statement of Changes in Equity and Statement of Cash Flows. In addition to these statements, a 'Funding Statement' is provided that details funding sources and a net overall funding position.

In the development of the ABP 2016/17, consideration has been given to Council's refined strategic framework, financial parameters and key social, cultural, economic and environmental issues identified through the environmental scanning process, as well as the relevant federal, state and regional strategies and plans.

The final ABP 2016/17 has been updated to include the following information which was not available/finalised at the time of preparing the report to Council on 14 June 2016:

- Rating schedule comparisons have been prepared based on the final Valuer General update received on the 27 June and processed. Final rate in the dollar figures and average rate increase figures have also been updated.
- Rating Policy has been updated in the final plan for adoption as property data has now been finalised.

The ABP 2016/17 has been prepared in accordance with the Local Government Act 1999. In accordance with Section 123(7) of the Act the Annual Business Plan must be adopted before the Annual Budget is adopted.

Annual Business Plan and Budget Summary

Section 123 (9) of the Local Government Act 1999 requires a summary of the annual business plan to be prepared and distributed with the first rates notice to ratepayers after the declaration of its rates.

In accordance with this requirement a summary of the Annual Business Plan 2016/17 will be prepared and distributed with Council's first rates notice to ratepayers in the last week of July 2016.

Rate Impact Analysis

An amended copy of the Rate Impact Analysis, containing updated rating information, is attached to this report for Council's information (Appendix 3).

Fees and Charges Schedule

A final copy of the Fees and Charges Schedule is attached to this report for Council's information (Appendix 4).

CONCLUSION:

It is proposed that Council adopt the Financial Policies as presented. These Policies provide direction to the Annual Budget and Long Term Financial Plan to maintain Council's financial sustainability, viability and accountability to the community.

The ABP 2016/17 and LTFP 2016/17 to 2025/26 have been developed on the basis of Council's refined financial framework which encompasses maintaining current services and service delivery levels for the community, as well as meeting Council's planned capital renewal programs for 2016/17. The ABP 2016/17 has been prepared on the basis of an average rate increase of 2.75% (excluding new developments and capital improvements).

This report seeks Council's adoption of the ABP 2016/17 (Appendix 1) and LTFP 2016/17 to 2025/26 (Appendix 2).

The Rate Impact Analysis (Appendix 3) and Fees and Charges Schedule (Appendix 4) are included for information purposes only.

APPENDIX 1: Annual Business Plan 2016/17

APPENDIX 2: Long Term Financial Plan for 2016/17 – 2025/26

APPENDIX 3: Rate Impact Analysis 2016/17

APPENDIX 4: Fees and Charges Schedule 2016/17

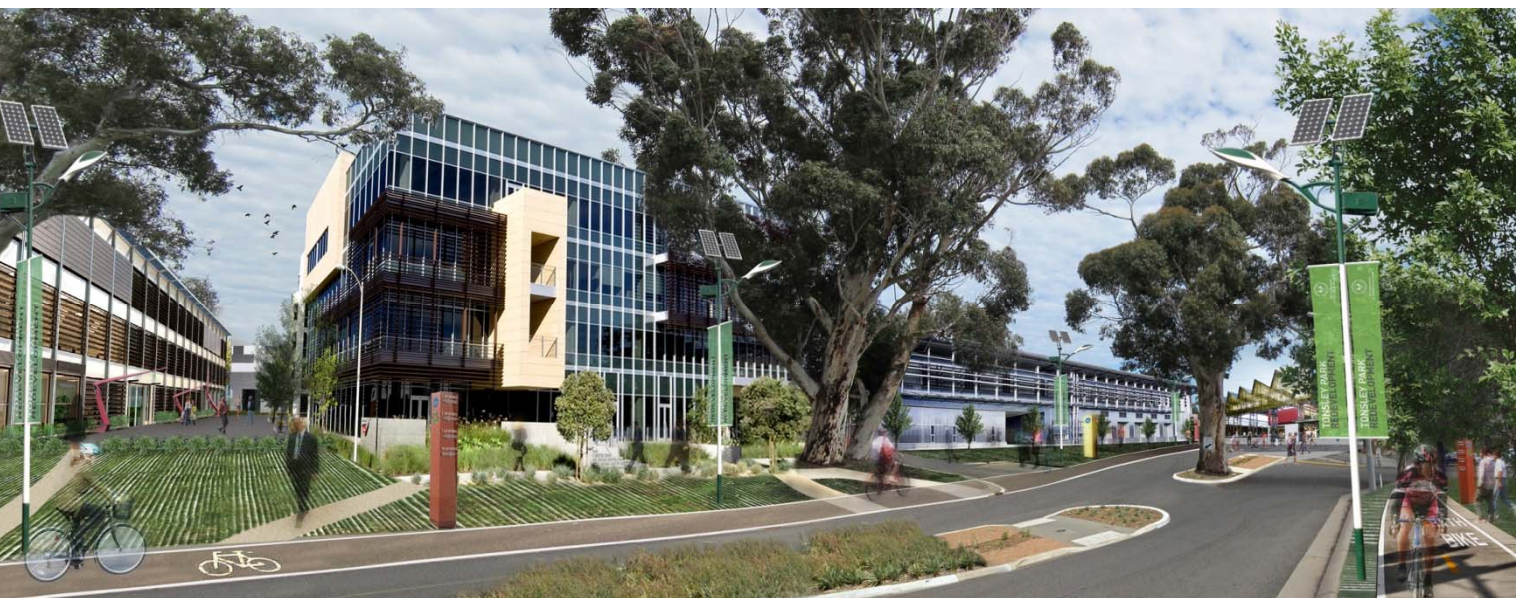


Table of Contents

Introduction	2
1. Our purpose is wellbeing	3
2. Significant influences and priorities	5
2.1 Key emerging internal and external considerations	
2.2 Framework of the Annual Business Plan	
3. Continuing and improving services	8
4. Project priorities	9
5. Measuring our success	10
6. Funding the Annual Business Plan	11
6.1. Budgeted Income Statement	
6.2. Operating Revenue	
6.3. Operating Expenditure	
6.4. Capital Revenue	
6.5. Budgeted Capital Expenditure	
6.6. Financing the Budget	
6.7. Borrowings	
6.8. Financial Ratios	
7. What it means for your rates	17
7.1. Your Rates in 2016/17	
7.2. Rating Impact Analysis – Residential	
7.3. Rating Impact Analysis – Commercial	
7.4. Valuation Method	
7.5. Separate Rates	
7.6. Minimum Amount	
7.7. What Assistance is Available?	
8. Financial Sustainability and Annual Savings	23
APPENDICES	

INTRODUCTION

The Annual Business Plan 2016/17 describes the services and projects that council intends to undertake over the next 12 months and the financial decisions that underpin them, so that we can progress towards the longer term aspirations for the city as expressed in the City of Marion Strategic Plan - 'Towards 2040'.

Council is committed to delivering value to our ratepayers and continues to focus on identifying on-going savings that can be passed on to ratepayers. The 2016/17 Budget will incorporate on-going gross savings in the order of \$447k achieved by organisational restructuring.

It should be noted that identified ongoing savings have enabled a further reduction in the average rate increase down to 2.75% while maintaining current service levels.

Council has also approved funding in the order of \$2.8m in the 2016/17 budget to deliver a number of strategic projects and service improvements including:

- Solar Infrastructure Project: \$400k
- Energy Efficient Buildings Project: \$125k
- Further development of the Walking & Cycling Network \$200k and
- Increased funding of \$350k for capital works associated with irrigation of reserves
- Increased funding for Open Space resourcing \$540k
- Increased funding for Open Space infrastructure \$295k
- Money specifically set aside for new streetscaping (beautification) projects \$550k
- More money for fixing up our various Council facilities \$350k
- Funds allocated for a new multi-purpose club building at Edwardstown Oval to be applied if we get matching funding from the Commonwealth

Your rates

The Annual Business Plan is based on an average rate increase of 2.75%, (based upon a forecast CPI of 1.75% + 1% to fund infrastructure renewal and upgrade works). In setting rates for 2016/17, council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2016/17.

Last financial year the City of Marion had the fifth lowest average residential rate (2014/15 sixth lowest) of the 18 metropolitan Adelaide councils, and council is committed to remaining among the lower rating metropolitan councils while providing a level of service that meets community needs.

Your voice

Essentially council exists to supply the services and facilities the community wants, with rates and fees as modest as possible. We have heard there is strong community support for council's planned services, programs and projects for 2016/17.

Mayor Kris Hanna

Adrian Skull, Chief Executive

1. Our purpose is wellbeing

Ultimately we want our residents to feel good about living and working in Marion, so we strive to promote wellbeing.

In late 2012 council listened to the community and developed our 'Towards 2040' document. It is an aspirational expression of the Community's vision for the future – outcomes that are important for this community now and into the future:



Engaged

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

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.

Biophilic

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

Prosperous

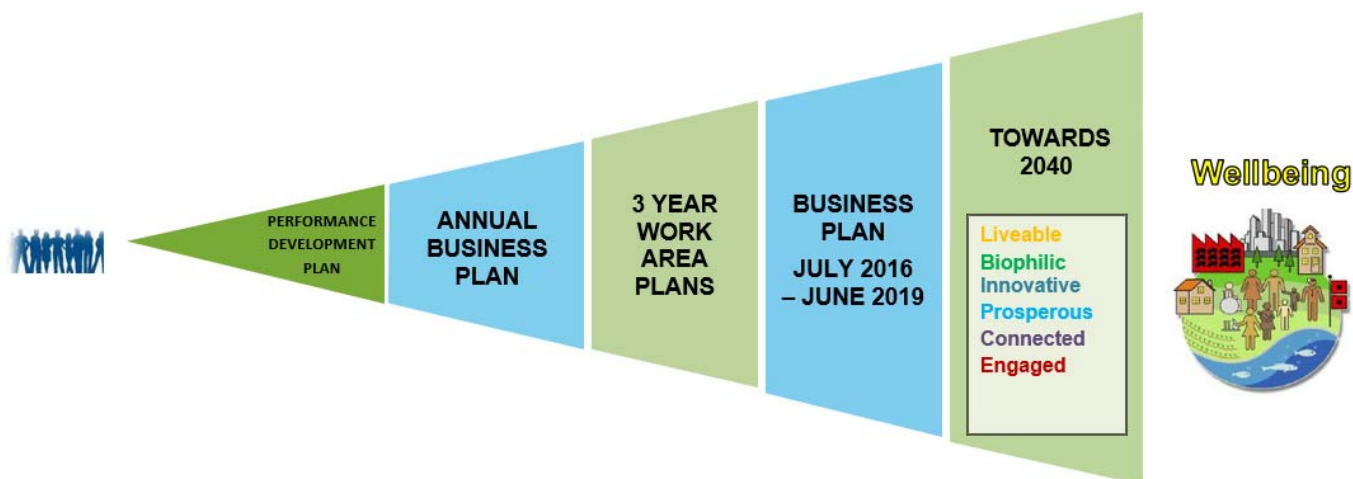
By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development.

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.

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.



This Annual Business Plan 2016/17 is an integral part of council's suite of strategic management plans, which comprise:

- "Towards 2040" (adopted by Council 10 December 2013) –a statement of aspirations.
- The Business Plan 2016-19 (to be finalised in 2016) sets out what council plans to do in the next three years.
- Asset Management Plans provide a long term approach to ensuring infrastructure and facilities are maintained and renewed as expected by the community.
- The Long Term Financial Plan (LTFP – adopted by Council 23 June 2015 and reviewed annually concurrently with the budget) ensures the long term financial sustainability of the organisation and translates the outcomes and strategies of the Business Plan 2016-19 into financial terms.
- The Strategic Development Report sets out council's urban development policies.
- 3-Year Work Area Plans identify how council plans to mobilise and prioritise the deployment of human, physical and financial resources.
- The Annual Business Plan (this document) – identifies how council plans to fund work for the next financial year.
- A suite of key performance indicators (KPIs) that enable the monitoring of progress.

2. Significant influences and priorities

2.1 Key emerging internal and external considerations

A comprehensive environmental scan of internal and external political, economic, environmental, social, technological issues was conducted, providing a context for the development of the Annual Business Plan 2016/17.

It should be noted that the majority of these influences are longer term – such as changing demographics, the Urban Policy direction of both State and Federal Governments, technological change and the future direction of local government. They will require action over a longer timeframe than the Annual Business Plan provides. As such, these issues and opportunities have been considered through the development of the draft Business Plan 2016-19, the 10-year Long Term Financial Plan, the Asset Management Plans and Development Plan.

The following considerations that arose from the environmental scan that have a direct impact on the ABP 2016/17 are as follows. Marion-specific items (as opposed to general societal trends) have been highlighted in **bold text**.

Critical external issues and opportunities:	
<p>Political</p> <ul style="list-style-type: none"> • The Federal election • Ongoing changes to Federal, State and Local Government policies and funding programs • The opportunity for Council shared services 	<p>Economic</p> <ul style="list-style-type: none"> • Compromised financial capacity of ratepayers in economic climate • The number of GST registered businesses in Marion is falling • The number of jobs in Marion remains static although our population is increasing • Growth in higher/tertiary education particularly at Flinders University and Tonsley. • Development of the Tonsley site
<p>Technological</p> <ul style="list-style-type: none"> • Rapid technological change, specifically the rollout of NBN in some City of Marion areas • Many residents don't have ready access to internet • Access to data and information 	<p>Social and Cultural</p> <ul style="list-style-type: none"> • Concerning public health demographics • HACC transitioning to national and regional customer led wellbeing and home support programs • The National Disability Insurance Scheme (NDIS) • Population growth of around 1% per annum and changing demographics • Increased numbers of volunteers • Potential health problems from noise and air pollution around major traffic routes & building work

<i>Natural environment</i> <ul style="list-style-type: none"> • Impacts of climate change • Infrastructure issues associated with flooding and stormwater • Trend toward people wishing to work, shop and play locally • Emergence of Nature Play i.e. recreational spaces for young people without needing built form 	<i>Urban environment</i> <ul style="list-style-type: none"> • Limited housing choices • Population growth and urban infill cause increased traffic and limited on-street parking • Opportunities in Water Sensitive Urban Design, energy efficiency and 'green' infrastructure
<i>Transport & Connectivity</i> <ul style="list-style-type: none"> • South Road & Darlington Interchange upgrades • Train extension from Tonsley to Flinders University • Potential risk of isolation to residents that are ageing and mobility impaired • Insufficient and poorly integrated walking & cycling networks 	

Key internal pressures and opportunities:	
<i>Service provision</i> <ul style="list-style-type: none"> • More insightful understanding of customer service needs • Continued focus on driving innovation and continuous improvement in a constrained budgetary environment • Commitment to a full service review • Options for engagement of external providers 	<i>Risk and strategic alignment</i> <ul style="list-style-type: none"> • Several managers departed over the previous 12 months, which can be unsettling, but allows cultural change • A set of agreed "values" being promoted throughout the council to continually inspire high standards of service • An organisation possibly too averse to risk
<i>Financial sustainability</i> <ul style="list-style-type: none"> • Need for greater collaboration, partnering and innovative funding solutions • Most revenue comes from rates • Decreasing grant opportunities 	<i>Asset reliability and sustainability</i> <ul style="list-style-type: none"> • Significant ageing infrastructure and assets • Investigating innovative asset management/ownership models • Potential for asset disposals • Potential for non-asset solutions for service delivery
<i>Our Valued Employees</i> <ul style="list-style-type: none"> • The need for all work groups to be aligned in terms of the Strategic Plan and Business Plan 2016-19 • Requirements of Work Health & Safety Act • Vacancy Policy: positions are not filled unless a clear case can be made • Limits to cost reduction due to the "No Redundancy" clause in the EBA 	

2.2 Framework of the Annual Business Plan

The Annual Business Plan 2016/17 has been prepared on the following basis:

Supports the achievement of the City of Marion's Strategic Directions

This Annual Business Plan has been reviewed against the Strategic Plan to ensure that council's activities over the next 12 months make the best possible progress towards achieving the community's vision for the future City of Marion.

Addresses issues arising from internal audit reviews and assessments.

Every year council undertakes a number of internal audits. These reviews and assessments have identified a number of key opportunities or requirements for council to improve its operations. This document includes the necessary resources to continue council's independent review process and implement recommendations accordingly.

Maintains an operating surplus ratio of between 0 – 5% over any five consecutive years, with a primary focus being on Cash Flow and Funding

The Independent Inquiry into the Financial Sustainability of Local Government identified that a council with a sustainability ranking of 3 was 'sustainable with a moderate level of comfort'. A category 3 ranking equates to an operating surplus ratio to rates of between 0-5%. Council has committed to maintaining this category after adjusting for any significant 'once off' items.

Continues to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new where it is cost effective to do so

The Annual Business Plan has been prepared taking into consideration Asset Management Plan requirements, outcomes of recent infrastructure audits, targets set for renewal versus depreciation (95-100% as per Asset Management Policy) and a focus on maintaining council's asset base.

Reviews existing services and assets to ensure they meet prioritised community needs

The council continues its rolling process of Service Reviews, aimed at maximising public value through continuously improving its operating efficiency and service performance to the community. This Annual Business Plan has been prepared on the basis of continuing existing services, noting that a rolling program of review is being implemented.

Council only approves new Major Projects where it has the identified funding capacity to do so

Council debt is forecast to decrease from \$15.5m to \$14.1m between 30 June 2016 and 30 June 2017. With consideration given to its financial ratios, this means that Council has the funding capacity to consider new strategic Major Projects and is currently investigating partnerships to aid in the development of a number of sporting facilities as discussed under Section 4 of this report. Over the term of Council's Long Term Financial Plan borrowings are projected to peak at approximately \$19.6m in 2017/18.

Maintains council's position for an average residential rate which remains among the lower rating metropolitan councils

Comparative 2015/16 data shows that council's average residential rate continues to remain among the lower rating metropolitan councils, with its current position ranking being the 5th lowest of 18 metropolitan councils.

Implement responses for progressing liveable cities strategies and funding opportunities within Marion.

The 30 Year Plan for Greater Adelaide identified the “Southern Corridor” (Adelaide to Noarlunga rail line and the ‘Tonsley Spur’ line) as a housing growth opportunity. It is anticipated that the corridor will provide for an additional 19,500 dwellings and 36,400 net additional population as a key contributor in the overall 82,000 additional people and 43,000 additional jobs anticipated for the southern region over the next 30 years.

The City of Marion continues to ensure progress on key urban development projects identified in the Southern Corridor are aligned with its ongoing strategic planning. Elected Members are acutely aware, however, of the need to resolve the tension between the urban infill required by the State Government’s 30 Year Plan versus the expectations of residents living on traditional large housing blocks.

3. Continuing and improving services

All councils have responsibilities under the *Local Government Act 1999* and other relevant legislation to deliver services for the community. Council is committed to maintaining all services including, but not limited to:

Ongoing Services	Enabling Services
Land use and development planning	Strategic Management
Development and building assessments	Organisational Excellence
Facilitation of urban developments	Strategic Asset Management
Local Government Searches	Financial management
Economic Planning and leadership	Governance support
Environmental planning & leadership	Communications & marketing
Biodiversity management	Human Resources & Workforce Planning
Waste services	ICT & Knowledge management
Water Management	Operational support
Infrastructure management	
Community facilities management	
Reserves, parks and gardens management	
Arts and cultural promotion and support	
Library services	
Sports & Recreation promotion and support	
Community capacity building and development	
Inspection, regulation and control	
Emergency planning & response	
Community Care	
Immunisation services	
Public Health Planning	

Council participates in a number of benchmarking programs which focus on ensuring council's service programs, efficiency and effectiveness are of a high standard.

4. Project priorities

Council has considered its areas of highest strategic priority and potential strategic initiatives to progress these priorities.

Council plans to make progress with the following major projects in 2016/17:

- new soccer pitches and a BMX track in the South of the City
- an indoor multipurpose 4 court stadium and building upgrades at the Mitchell Park Sports and Community Club
- the Edwardstown Oval Masterplan

Each of these strategic projects will involve significant collaboration, the consideration of options and partnership funding.

Council will also continue to consider priorities for other initiatives throughout the year.

Asset Management

Council has been moving towards a stronger long-term planning approach to community assets – it manages over \$1 billion of assets including roads, footpaths, drains, community buildings, parks and reserves on behalf of the community. The asset management planning process provides a long term approach to ensuring infrastructure and facilities continue to provide the services required by the community. Council continues to develop, implement and review its Asset Management Policy and Plans with a focus on whole-of-life asset management, including maintenance and renewal of assets.

Key initiatives in maintenance, renewal and replacement of community assets and facilities for 2016/17 include:

- Reviewing our existing asset base in light of:
 - Increasing costs to maintain and renew our existing asset base
 - Understanding which assets could better meet community needs
 - Investigating innovative asset management models e.g. share community use, public private partnerships and related opportunities
- The renewal of council's assets with forecast spends of approximately \$13.7m, including:
 - Capital renewal of council's roads and kerbs with a forecast spend of approximately \$6.5m.
 - Improving Marion's existing footpath network at a cost of \$1.6m.
- Preparation of building renewal plans for all council buildings

5. Measuring our success

Monitoring performance is a critical element of strategic planning management. It is the mechanism for critically ensuring that council is contributing to the achievement of both the Strategic Plan and the 3-year Business Plan 2016-19.

Our Key Performance Indicator (KPI) dashboard for 2016/17 (provided in the table below) takes account of council's objectives over the next three years.

	Key Performance Indicator	Measure/Range 2016/17
A	Delivery within 5% parameters of agreed annual budget	(95% - 105%)
B	Delivery of agreed projects identified in the Annual Business Plan and the first year targets in the 3-year plan	95% or greater
C	Lost Time Injury Frequency Rate	Reduction of 25% in the LTIFR from the previous year's result
D	Staff net numbers (full time equivalent, employee and agency)	A reduction
E	Retention of key staff	Equal to or greater than 95%
F	Community Satisfaction. Overall satisfaction with each of (1) community facilities (2) sports facilities (3) events	Greater than 75%

We will report on our progress against our 2016/17 KPI dashboard in our 2016/17 Annual Report.

6. Funding the Annual Business Plan

An operating surplus of \$8.05m before capital revenues is forecast for 2016/17. An operating surplus is required to fund the renewal of existing infrastructure in accordance with its asset management plans.

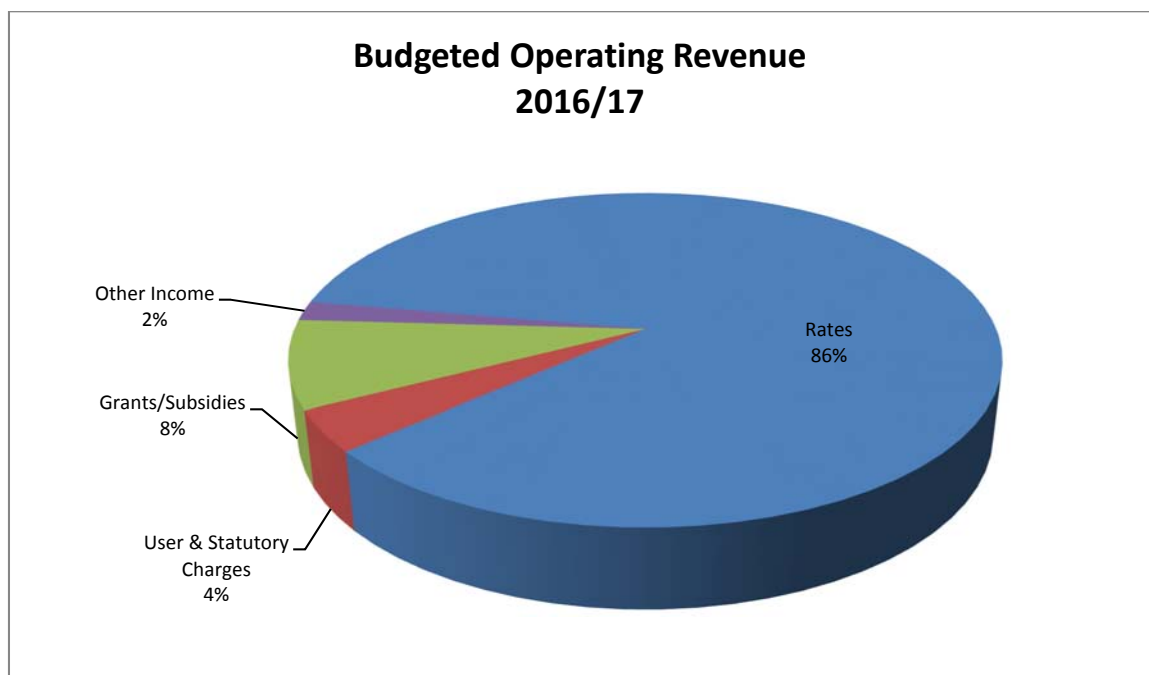
6.1 Budgeted Income Statement

Budgeted Income Statement	Budget 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
Operating Revenue			
Rates - General	68,489	71,001	2,512
Rates - NRM Levy *	1,569	1,628	59
Statutory Charges	1,630	1,751	121
User Charges	1,633	1,599	(34)
Grants/Subsidies	6,324	7,211	887
Investment Income	270	265	(5)
Reimbursements	770	619	(151)
Other Revenue	536	384	(152)
Share of Profit/(Loss) SRWRA	315	324	9
Total Operating Revenue	81,536	84,782	3,246
Operating Expenditure			
Employee Costs	32,139	33,021	882
Contractor Services	14,561	16,568	2,007
Materials	4,668	5,193	525
Finance Charges	1,343	948	(395)
Depreciation	13,821	14,020	199
Other Expenses	6,104	6,982	878
Total Operating Expenditure	72,636	76,732	4,096
Operating Surplus/(Deficit) before Capital Revenues	8,900	8,050	(850)
Capital Grants and Contributions	-	-	-
Physical resources received free of charge	1,500	1,500	-
Net Surplus/(Deficit) resulting from Operations	10,400	9,550	(850)

* Note: The NRM Levy is collected by Council on behalf of the Adelaide and Mt Lofty Ranges Natural Resources Management Board.

6.2 Operating Revenue

The main source of income for council is rate revenue; making up 86% of total council revenue in 2016/17, with other sources being government regulated fees for statutory services, an environment of diminishing levels of untied federal grant monies, as well as other grants from State and Federal government.



General Rates

Council's revenue in 2016/17 includes \$71.0m to be raised in general rates. The budget has been developed on the basis of an average rate increase of 2.75% (excluding new developments and capital improvements). This rate is based upon forecast CPI of 1.75% + 1% to fund infrastructure renewal and upgrade works. In setting rates for 2016/17, council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2016/17.

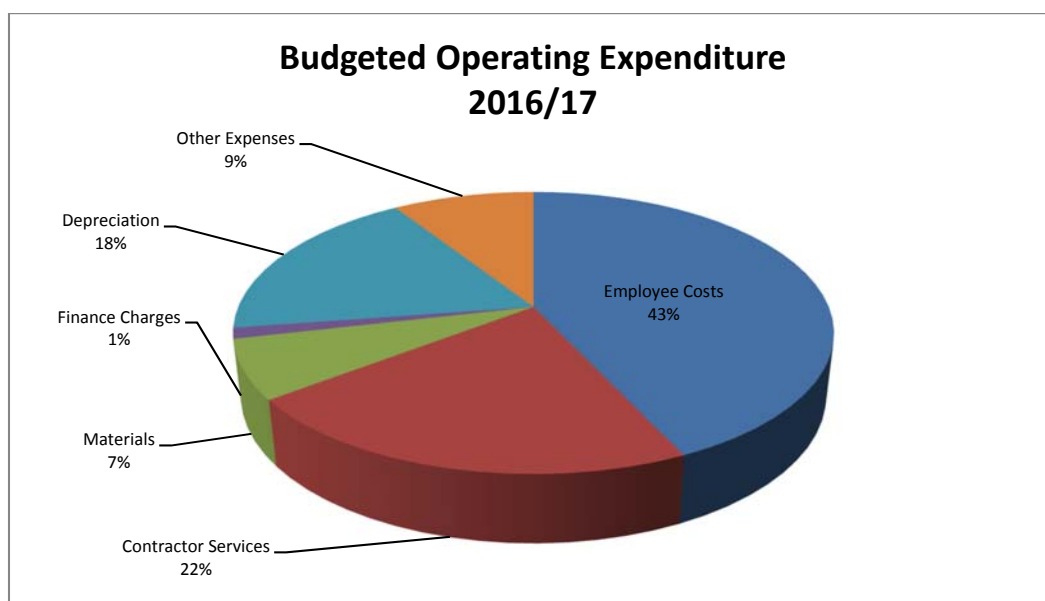
Growth for new developments and capital improvements is forecast at 1% for 2016/17. This predominantly is the result of new housing in Marion and property improvements as reported by the Valuer General. The revenue created by this growth will cover the increased costs of servicing a growing community which includes the requirement to maintain and provide for the replacement of infrastructure such as stormwater drainage and transport networks.

Other Sources of Revenue

- **User Charges set by council** – Relate mainly to the recovery of service delivery costs through the charging of fees to users of council's services. These include charges for the use of council's community facilities, swimming pool admission and the like.
- **Statutory Charges set by State Government** – Relate mainly to fees and fines levied in accordance with legislation and include development application fees, health act registrations and parking fines.
- **Grants and Subsidies** – Grants include all monies received from State and Federal sources for the purpose of funding the delivery of council's services to ratepayers and for the funding of the capital works program.

6.3 Operating Expenditure

Council's operating expenses are forecast to increase to \$76.73m in 2016/17.



Employee Costs

Employee Costs are forecast to increase by 1.2% after fully allowing for increases included in existing staff Enterprise Agreements and recognising on-going gross savings in the order of \$447k realised through an organisational restructure. With the inclusion of additional temporary resources to the Open Space team (\$335k) to progress the Open Space works program and additional grant funded positions this brings the overall increase to 2.74% (\$882k). Employee costs include all labour related expenditure such as wages, salaries and “on-costs” such as allowances, leave entitlements, employer superannuation, workers compensation and agency staff. The Long Term Financial Plan, of which this budget is the first year, forecasts growth in Total Employee Costs to be capped at a rate of 2% per annum.

Contractor Services

Contractor services relate mainly to the provision of council services by external providers. This expenditure is forecast to increase by \$2.0m primarily as a result of the provision of additional funding in 2016/17 for the upgrade of council's aging core IT infrastructure and associated maintenance agreements (\$380k), funding for new grant funded projects (\$138k), funding for a new council energy efficiency project (\$125k), increased funding for the maintenance of community occupied facilities (\$350k), open space resourcing (\$205k), and other new initiatives in the order of \$178k.

Materials

The forecast increase of \$525k in materials costs predominantly relates to the increase in water and other utility costs, coupled with an increased funding level required for an improved service level in relation to reserve irrigation.

6.4 Capital Revenue

Capital Grants and Contributions

Council does not currently expect to receive any capital grants in 2016/17; however, any grant funding opportunities will be actively pursued as they arise as this is an important source of revenue for council.

6.5 Budgeted Capital Expenditure

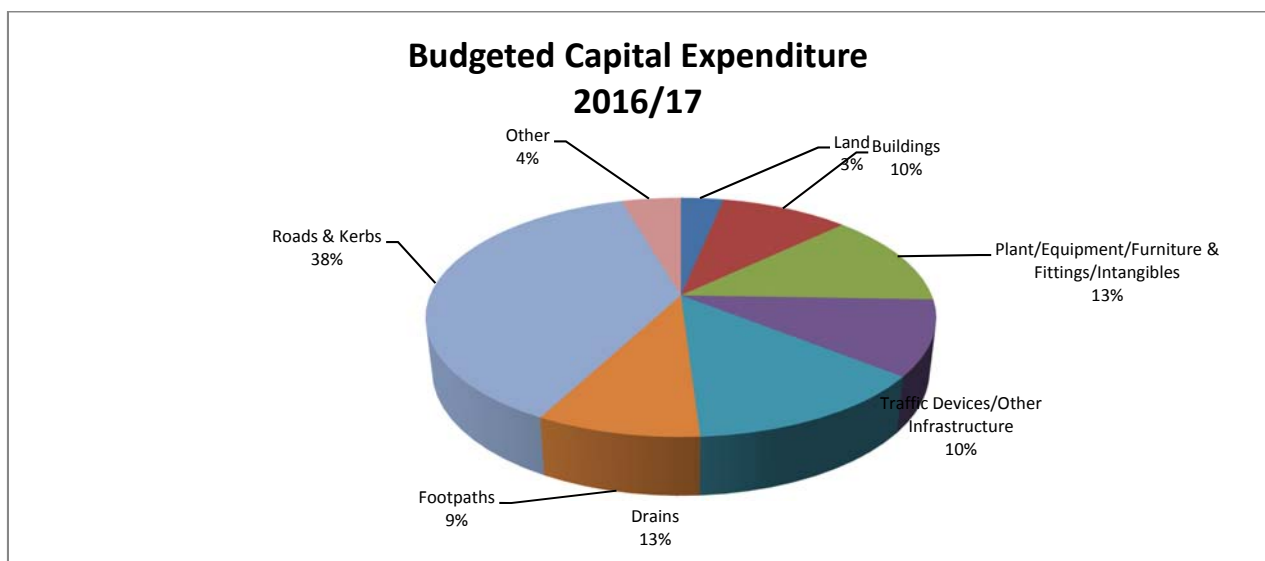
The 2016/17 Budgeted Statement of Capital Expenditure forecasts total capital expenditure of \$18.598m including \$13.673m renewal and \$4.925m new and upgrade.

The significant decrease in 'Buildings' relates predominantly to the completion of construction of council's two major projects in 2015/16, being the Cove Civic Centre and the City Services Redevelopment.

Note: Maintenance of existing infrastructure assets is appropriately included in operating expenditure.

The following table summarises council's planned Capital Works Program for 2016/17.

Capital Expenditure	Budget 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
Land	1,151	601	(550)
Buildings	6,075	1,805	(4,270)
Infrastructure:			
Roads & Kerbs	5,504	7,016	1,512
Drains	2,372	2,474	102
Footpaths	1,721	1,631	(90)
Traffic Control Devices	178	331	153
Other	479	1,557	1,078
Plant and Equipment	1,333	2,164	831
Furniture and Fittings	175	180	5
Other	873	839	(34)
Total Capital expenditure	19,861	18,598	(1,263)
Represented By:			
Capital Expenditure			
Assets - New	6,504	4,925	(1,579)
Assets - Renewal	13,357	13,673	316
	19,861	18,598	(1,263)



6.6 Financing the Budget

Financing the budget refers to the use of borrowings or available cash balances to meet any shortfall between expenditure (both operating and capital) and revenue.

	Budget 2015/16 \$'000	Budget 2016/17 \$'000
Net Lending/(Borrowing)		
Operating Surplus/Deficit before Capital Amounts	8,900	8,050
<u>less: Net Outlay on Existing Assets</u>		
Capital expenditure on asset renewal/replacement	13,357	13,673
less Depreciation/Ammortisation	(13,821)	(14,020)
	(464)	(347)
<u>less: Net Outlay on New/Upgrade Assets</u>		
Capital expenditure on New & Upgrade Assets	6,504	4,925
less Capital Grants	0	0
	6,504	4,925
Adjustments		
Share of Equity - Southern Region Waste Resource Authority	(315)	(324)
	(315)	(324)
Net Lending/(Borrowing)	2,545	3,148

The table above identifies the council's net lending/(borrowing) result. Council's budget for 2016/17 is expected to result in a net lending position of \$3.148m, which will lead to a decrease in the level of net financial liabilities in 2016/17 of the equivalent amount.

Financing transactions associated with accommodating the expected net lending result in 2016/17 are as follows:

	Budget 2015/16 \$'000	Budget 2016/17 \$'000
Financing Transactions		
New Borrowings	5,388	0
less: Repayment of Principal on Borrowings	(2,314)	(1,400)
less: Increase/(Decrease) in Cash & Investments		
Transfers from/(to) Reserves	(5,619)	(2,031)
Cash Drawdowns/(Investment)	0	283
Equals: Financing Transactions	(2,545)	(3,148)

6.7 Borrowings

No additional borrowings are forecast in 2016/17, and as such principal repayments of existing loans will result in a forecast balance outstanding as at 30 June 2017 of \$14.1m.

6.8 Financial Ratios

To assist council in meeting its objective of financial sustainability a series of financial indicators endorsed by the Local Government Association are provided. Where a council target has not been adopted, the recommended Local Government Association (LGA) target has been used. The following table details these financial indicators and whether or not the prescribed target has been achieved over the five years up to the end of 2016/17.

Ratio	Target	2016/17 Budget	5 Year Average	On Track
Operating Surplus	0% - 5%	11.3%	10.2%	*
Asset Sustainability	95% - 100%	97.5%	79.9%	*
Asset Consumption	80% - 100%	89.2%	84.1%	✓
Net Financial Liabilities	0% - 50%	1.4%	N/A	✓
Debt Servicing	0% - 5%	3.3%	N/A	✓

* The Operating Surplus Ratio is forecast to exceed the currently adopted target of 0–5%. This is primarily due to substantial on-going savings in excess of \$3.2m now embedded in the LTFP which have had a significant impact on the operating surplus ratio, bringing the current year figure to 11.3% and the 5 year rolling average to 10.2%. In addition, the forecasted rate revenue is set to increase at a higher rate than the inflation indexation applied to Council's operating expenses. It should be noted that funding surpluses over and above the level required to support operating requirements will provide funding for the renewal of existing assets over time to maintain community service standards and expectations.

Council's recently adopted Asset Management Plans (AMP's) are progressively being integrated within the LTFP, when this integration is fully complete it will provide a greater degree of clarity as to Council's capital renewal funding requirements.

The 5-year average Asset Sustainability ratio of 79.9% falls outside of the target range of 95 – 100%. The 5-year average has been impacted by the actual 2013/14 Asset Sustainability Ratio of 57%, as reported in council's audited Annual Financial Statements. This has caused a considerable reduction in the 5-year average. The 2013/14 result was negatively impacted by a significant amount of capital renewal expenditure (\$3.65m) being carried over into 2014/15. In preparing the 2016/17 Annual Business Plan & Budget, the assumption has been made that the capital renewal program for 2015/16 will be fully completed and the forecast ratio over the LTFP is 103.7%.

All other ratios are within their targeted ranges. Meeting these targeted ranges is consistent with Council meeting its objective of long-term financial sustainability.

7. What it means for your rates

7.1 Your rates in 2016/17

Rates account for 86 per cent of council's operating revenue. They are essential for providing community services and infrastructure.

Council strategic and financial plan parameters include a commitment to maintain its position for an average residential rate which remains among the lower rating metropolitan councils. Comparative 2015/16 data shows that council's average residential rate continues to remain among the lower rating metropolitan councils position ranking 5th lowest of 18 metropolitan councils.

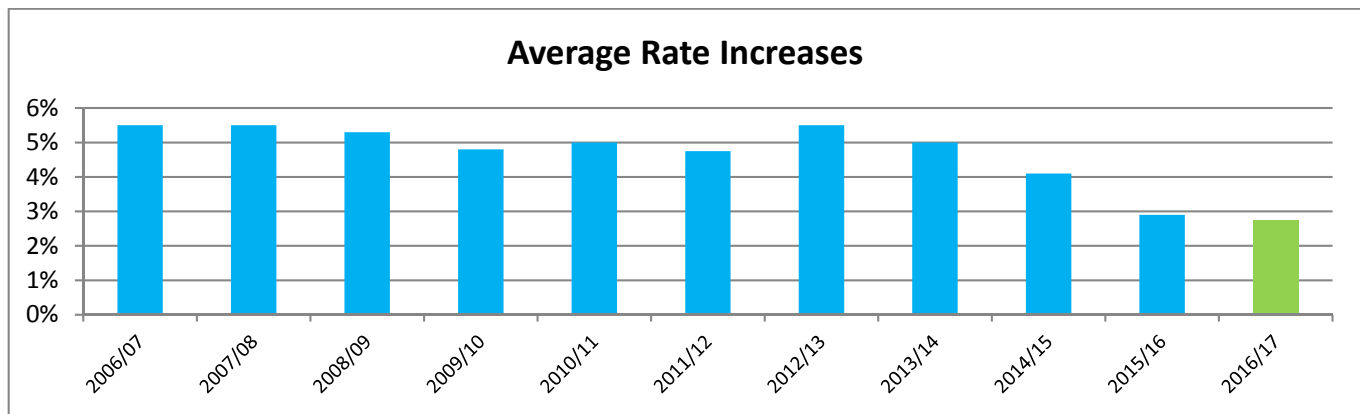
With changing community needs and other external influences impacting on the community, there is a need for council to consider how to plan more effectively, both for the longer term and more immediate community benefit. The rate increase is set at a level that provides confidence that services will be maintained and that a significant capital expenditure program is planned to maintain council's assets.

Since the introduction of mandatory long-term financial planning obligations, council has acted to return its financial position from a large operating deficit to an operating surplus. This approach has been further supplemented by an annual budget review process aimed at reducing service delivery costs to a minimum.

Following considerable budget deliberation and public consultation, Council has determined the total amount of rate revenue required to deliver quality services to the community in addition to funding the projects that will be provided in 2016/17. The Annual Business Plan is based on an average rate increase of 2.75%, (based upon a forecast CPI of 1.75% + 1% to fund infrastructure renewal and upgrade works). This is after taking into account any other revenue sources such as fees, charges, grants and other income that will be received. This will also contribute to the necessary funding for planned capital renewal programs in 2016/17. However, it is to be noted that actual rates payable by a rate payer will, in fact, vary according to individual property valuations, according to the attributed land use, and whether there has been any new development or capital improvement at the land. Council is aware of the impact of rate increases on sections of the community and will review its Rating Policy on an on-going basis with regard to a fair and equitable distribution of rates.

The outcomes of community consultation, as well as a balance between achieving the strategic directions, maintaining services and assets, ensuring financial and environmental sustainability, supporting intergenerational equity and making provision for those in the community who are experiencing hardship, have been considered in setting the rate increase, which will form the basis of the Annual Business Plan.

The following average rate increases have applied since 2006/07:

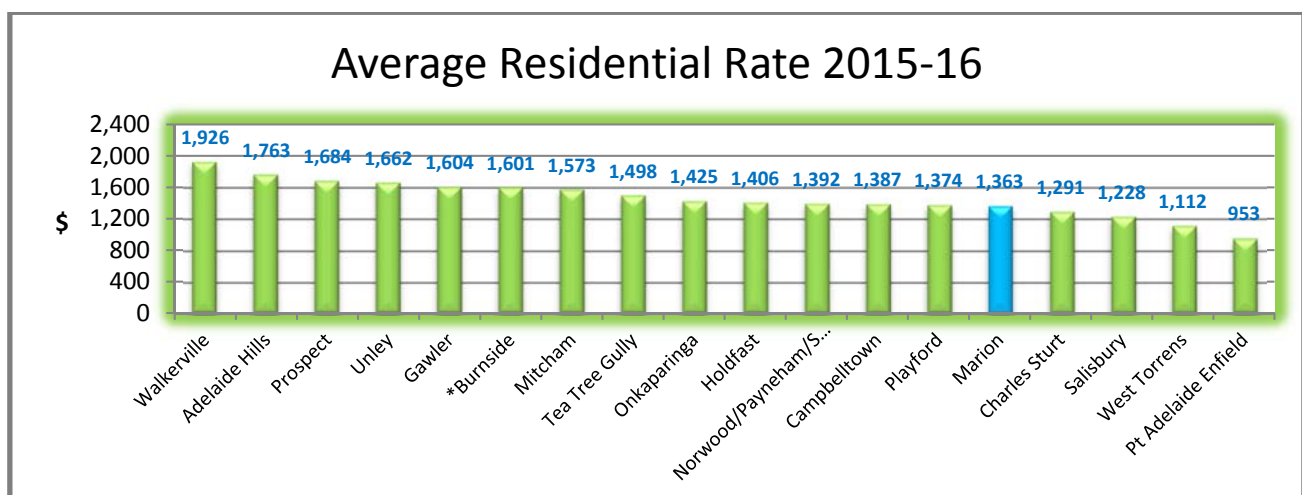


	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017
Ave Rate Increase	5.2	5.5	5.3	4.8	5.0	4.75	5.5	5.0	4.1	2.9	2.75
Growth	1.2	1.4	2.0	1.8	1.4	1.6	1.3	1.0	1.0	1.18	1.48
Total	6.4	6.9	7.3	6.6	6.4	6.35	6.8	6.0	5.1	4.08	4.23

Note: Growth is predominantly the result of new housing in Marion and property improvements as reported by the Valuer General.

7.2 Rating Impact Analysis - Residential

The graph presented below illustrates council's relative rating effort compared to other Adelaide metropolitan councils. In 2001/02 council's relative rating position compared with other Adelaide metropolitan councils was 9th lowest. Council has consistently remained at or below this level since this time and was ranked at 6th lowest in 2014/15 and moved to 5th lowest in 2015/16.



Note: Comparative data for the 2016/17 year will be available following the release of the LGA Council Rates Survey which is typically released in the first quarter of the next calendar year.

* Burnside Council's rate is 2014-15 data (no data available for 2015-16)

7.3 Rating Impact Analysis - Commercial

Council currently derives 18% (2015/16: 18%) of its rate revenue from the Commercial and Industrial sectors. Commercial and Industrial users consume a greater proportion of council resources than residential properties, particularly in regard to the use of roads, footpaths, traffic, parking, storm water drainage, public health and environment.

Council uses a differential rating system to raise revenue based upon its Land Use and will continue to do so to ensure a fair and equitable distribution of rates within the City of Marion. The differential rate is charged in addition to the normal rate. In applying this approach, council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories. Differential rates to apply to land use are as follows:

Commercial	85%	(2015/16: 85%)
Industrial	65%	(2015/16: 65%)
Vacant Land	100%	(2015/16: 90%)

The following table shows a comparison of differential rating percentage applied to commercial and industrial properties by a number of Adelaide metropolitan councils in 2015/16.

2015/16 Comparison Differential Percentage			
Council	Commercial	Industrial	Vacant Land
Playford	513%	513%	No differential
Charles Sturt	211%	299%	202%
West Torrens	136%	136%	136%
Unley	125%	89%	89%
Port Adelaide Enfield	116%	116%	116%
Prospect	112%	112%	25%
Gawler	108%	108%	50%
Mitcham	101%	101%	101%
Marion	85%	65%	90%
Walkerville	55%	55%	55%
Tea Tree Gully	50%	50%	100%
Holdfast	50%	50%	50%
Salisbury	47%	47%	30%
Onkaparinga	31%	31%	58%
Norwood Payneham St Peters	20%	20%	20%
Average	117%	119%	80%

7.4 Valuation Method

Council may adopt one of three valuation methodologies to value the properties in its area. They are:

- Capital Value – the value of the land and all of the improvements on the land.
- Site Value – the value of the land and any improvements which permanently affect the amenity or use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property.

Capital value has continued to be used as the basis for valuing land within the council area. This method of valuing land provides the fairest method of distributing the rate responsibility across all ratepayers on the following basis:

- the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- property value is a relatively good indicator of wealth, and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value;
- the distribution of property values throughout the council area is such that few residential ratepayers will pay significantly more than the average rate per property.

7.5 Separate Rates

The City of Marion is in the Adelaide and Mount Lofty Ranges Natural Resources Management Board area and is required under the Natural Resources Management Act 2004 to fund the operations of the Board. It does so by imposing a separate rate for all properties within the city.

Council is operating as a revenue collector for the Natural Resources Management Board in this regard. It does not retain this revenue or determine how the revenue is spent.

7.6 Minimum Amount

A minimum amount is levied against the whole of an allotment (including land under a separate lease or licence) and only one minimum amount is levied against two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier. The reasons for imposing a minimum amount are:

- the council considers it appropriate that all rateable properties make a contribution to the cost of administering the council's activities;
- the council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.
- no more than 35% of properties will be subject to the minimum amount.

No maximum amount of rates is applied against an allotment.

7.7 What Assistance is available?

Rebate of Rates

The Local Government Act 1999 requires councils to rebate the rates payable for certain land uses. This includes land used for health and community services, religious purposes, cemeteries, educational institutions and housing associations.

The mandatory rebates vary from 75% to 100%. People or bodies seeking a rebate must make a written application to Council. Information and application forms can be obtained from the Council office at 245 Sturt Rd, Sturt. Applications for Discretionary Rebates must be received by 31 May 2016 for consideration in the following financial year.

Rate Capping (Discretionary Rebate)

Section 166 (1) (l) of the Local Government Act provides for the discretionary rebate of rates.

Council will provide relief against a substantial increase in rates payable on residential properties by applying a rebate (capping) of general rates to eligible ratepayers.

Council has set a two tiered rate capping policy for the 2016/17 financial year.

Tier 1 – Rate Capping for Qualifying Residential Ratepayers

A rebate of general rates is to be granted to Residential ratepayers on their principal place of residence within the category of residential land use, under the above Act.

The Annual Business Plan 2016/17 sets a 12% rate-cap with a \$20 minimum and a \$200 maximum (excluding new or improved properties) for ratepayers who meet the Qualifying Criteria set out below.

Tier 2 – Rate Capping for Qualifying Pensioners and Self-Funded Retirees

A rebate of general rates is to be granted to qualifying Pensioners and Self-Funded Retirees, who are residential ratepayers on their principal place of residence within the category of residential land use under the above Act and do not own any other property and meet the Qualifying Criteria set out below.

The Annual Business Plan 2016/17 sets a 9% rate-cap with a \$10 minimum and a \$300 maximum for those Pensioners and Self-Funded Retirees who meet the qualifying criteria set out below.

Qualifying Criteria:

- The property is the owner's principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to a zoning change.
- The land use for rating purposes has not changed since 1st July of the previous financial year.
- The property has not sold since the 1st January of the previous financial year.

Rate Capping will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible for Rate Capping may lodge an application which will be assessed against the eligible criteria. The application must be lodged by 30 June 2017.

Residential Construction on Vacant Land (Discretionary Rebate)

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a rebate of general rates for the 2016/17 financial year will be granted in respect of an Assessment classed as vacant land in the council's Assessment Book where the:

- Principal Ratepayer of the Assessment applies to the council in writing for the rebate prior to 30 June 2017, and
- Dwelling's footings have been poured on the property by 30 June 2017

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential property. This is calculated by the number of days remaining between 1 July 2016 and 30 June 2017 from the date footings are poured for a residence on the land. However, if the calculated rebate reduces the rates payable to less than the amount fixed as the minimum

amount payable by way of rates, then the rebate shall be reduced so that the rates payable are equal to the amount of the minimum.

Postponement of Rates – Hardship

Section 182 of the Act permits the council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they are invited to submit an application in writing to the council's Team Leader Rating Services. The council treats such inquiries confidentially.

Postponement of Rates - Seniors

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer.
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a concession or remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform council in writing, unless the rates and any interest have been paid in full.

8. Financial Sustainability and Annual Savings

Since 2000, council has continuously improved its strategic and financial planning. This has overturned an operating deficit of \$3.6m in 1998/99 to moderate operating surpluses since 2005-2006. In February 2005, following consultation with all SA councils, the public and State Government, the Local Government Association commissioned an Independent Inquiry into the Financial Sustainability of Local Government. The Inquiry's independent advisers, using Grants Commission data, rated the City of Marion as Category 3 – sustainable with a moderate margin of comfort. The framework for preparation of the Annual Business Plan 2016/17 includes commitment to maintaining this Category 3 Financial Sustainability rating on average over each five-year period, with a primary focus being on Cash Flow and Funding.

The Long Term Financial Plan takes account of inflation by assuming an annual inflation rate of 2.5%.

In June 2006 council resolved to adopt a savings target of 2% per annum of operating expenditures from the original adopted budget.

Following the adoption of the 2014/15 budget there was a concerted effort and strong focus on achieving efficiency and effectiveness savings across the organisation, with the intention that identified on-going savings can be passed onto rate payers to reduce their financial burden. As a result of this effort, the 2015/16 Budget was developed based upon gross ongoing savings in the order of \$3.2m. These savings have been achieved without affecting any of Council's key services and have been carried over into the 2016/17 Budget.

Since 2003 Council's savings program has identified the level of annual savings (cost reduction/productivity) achieved by the organisation each financial year. Guidelines have been prepared to ensure that confirmed savings identified are allocated to provide a balance between funding new service improvements from the Strategic Plan and improving council's financial position. This reduces the reliance on rate revenue to achieve community objectives. Savings of \$12.0m have been identified to date through council's savings program to the end of 2014/15.

The savings in each case were not at the expense of service delivery. Some examples of work that have resulted in these improvements are as follows:

- Successful contract negotiations.
- Process improvement.
- Partnership with State and Federal Government (i.e. Grants which minimise Council's costs).
- Auditing and review of existing expenditures.
- Improved methods of service delivery.

APPENDICES

Budget 2016/17

1. Budgeted Income Statement	25
2. Budgeted Statement of Financial Position	26
3. Budgeted Statement of Changes in Equity	27
4. Budgeted Statement of Cash Flows	28
5. Budgeted Funding Statement	29
6. Capital Works Program	31

Policies

7. Rating Policy	35
8. Treasury Management Policy	46
9. Asset Management Policy	50
10. Fees and Charges Policy	57
11. Reserve Funds Policy	59
12. Asset Accounting Policy	62
13. Budget Policy	64
14. Glossary	67

Appendix 1. Budgeted Income Statement

CITY OF MARION			
Budgeted Income Statement			
Budget 2015/16 \$'000	3rd Review 2015/16 \$'000		Budget 2016/17 \$'000
		Operating Revenue	
68,489	68,386	Rates - General	71,001
1,569	1,573	Rates - NRM Levy	1,628
1,630	1,741	Statutory Charges	1,751
1,633	1,796	User Charges	1,599
6,324	5,839	Grants/Subsidies	7,211
270	702	Investment Income	265
770	843	Reimbursements	619
536	553	Other Revenue	384
315	315	Share of Profit/(Loss) SRWRA	324
81,536	81,748	Total Operating Revenue	84,782
		Operating Expenditure	
32,139	31,833	Employee Costs	33,021
14,561	17,705	Contractor Services	16,568
4,668	4,727	Materials	5,193
1,343	700	Finance Charges	948
13,821	13,877	Depreciation	14,020
6,104	6,278	Other Expenses	6,982
72,636	75,120	Total Operating Expenditure	76,732
8,900	6,628	Operating Surplus/(Deficit) before Capital Revenues	8,050
-	-	Capital Grants and Contributions	-
1,500	1,500	Physical resources received free of charge	1,500
10,400	8,128	Net Surplus/(Deficit) resulting from Operations	9,550

Appendix 2. Budgeted Statement of Financial Position

CITY OF MARION				
Budgeted Statement of Financial Position				
Budget 2015/16 \$'000	3rd Review 2015/16 \$'000			Budget 2016/17 \$'000
			<u>Current Assets</u>	
18,421	20,397		Cash	22,144
3,545	4,036		Receivables	4,036
172	166		Inventory	166
22,138	24,599		Total Current Assets	26,346
			<u>Current Liabilities</u>	
9,049	10,142		Creditors	10,142
2,291	2,291		Provisions	2,291
1,839	1,360		Loans	1,444
13,179	13,793		Total Current Liabilities	13,877
8,959	10,806		Net Current Assets/(Liabilities)	12,469
			<u>Non-Current Assets</u>	
4,924	5,435		Investment in Regional Subsidiaries	5,759
345,093	344,715		Land	345,336
111,157	94,684		Buildings	91,892
649,492	660,262		Infrastructure	667,706
7,696	6,821		Equipment	7,716
441	539		Furniture & Fittings	685
10,576	20,320		Other	20,085
1,129,379	1,132,776		Total Non-Current Assets	1,139,179
			<u>Non-Current Liabilities</u>	
527	857		Provisions	857
23,251	14,129		Loans	12,645
23,778	14,986		Total Non-Current Liabilities	13,502
1,114,560	1,128,596		Net Assets	1,138,146
			<u>Equity</u>	
368,320	372,074		Accumulated Surplus	379,593
746,240	756,522		Reserves	758,553
1,114,560	1,128,596		Total Equity	1,138,146

Appendix 3. Budgeted Statement of Changes in Equity

CITY OF MARION				
Budgeted Statement of Changes in Equity				
Budget 2015/16 \$'000	3rd Review 2015/16 \$'000			Budget 2016/17 \$'000
			Accumulated Surplus	
363,539	360,929		Balance at beginning of period	372,074
10,400	8,128		Net Surplus/(Deficit)	9,550
0	13,601		Transfers from Reserves	127
(5,619)	(10,584)		Transfers to Reserves	(2,158)
368,320	372,074		Balance at end of period	379,593
			Asset Revaluation Reserve	
736,479	740,335		Balance at beginning of period	740,335
736,479	740,335		Balance at end of period	740,335
			Open Space Reserve	
888	857		Balance at beginning of period	867
22	10		Net change	18
910	867		Balance at end of period	885
			Other Reserves	
3,254	18,347		Balance at beginning of period	15,320
5,597	(3,027)		Net change	2,013
8,851	15,320		Balance at end of period	17,333
746,240	756,522		Total Reserves	758,553
1,114,560	1,128,596		Total Equity	1,138,146

Appendix 4. Budgeted Statement of Cash Flows

CITY OF MARION				
Budgeted Statement of Cash Flows				
Budget 2015/16 \$'000	3rd Review 2015/16 \$'000			Budget 2016/17 \$'000
			Cash Flows from Operating Activities	
80,921	81,133		<i>Receipts</i>	84,458
(58,815)	(61,243)		<i>Payments</i>	(62,712)
22,106	19,890		Net Cash Provided by Operating Activities	21,746
			Cash Flows from Financing Activities	
			<i>Receipts</i>	
5,388	5,260		Loans Received	0
			<i>Payments</i>	
(2,314)	(1,671)		Principal	(1,400)
3,074	3,589		Net Cash (Used In) Financing Activities	(1,400)
			Cash Flows from Investing Activities	
			<i>Receipts</i>	
0	0		Capital Grants/Subsidies & Contributions/Investments	0
			<i>Payments</i>	
(19,560)	(25,520)		Purchase of IPP&E	(18,599)
(19,560)	(25,520)		Net Cash (Used In) Investing Activities	(18,599)
5,619	(2,041)		Net Increase/(Decrease) in Cash Held	1,747
12,801	22,438		Cash at Beginning of Reporting Period	20,397
18,421	20,397		Cash at End of Reporting Period	22,144

Appendix 5. Budgeted Funding Statement

CITY OF MARION			
Budgeted Funding Statement			
Budget			
Budget 2015/16 \$'000	3rd Review 2015/16 \$'000		Budget 2016/17 \$'000
		Operating Revenue	
70,058	69,959	Rates	72,629
1,630	1,741	Statutory Charges	1,751
1,633	1,796	User Charges	1,599
6,024	5,839	Operating Grants & Subsidies	7,211
270	702	Investment Income	265
770	843	Reimbursements	619
536	553	Other	384
315	315	Net gain - SRWRA	324
81,236	81,748		84,782
		Operating Expenses	
32,139	31,833	Employee Costs	33,021
14,561	17,705	Contractual Services	16,568
4,668	4,727	Materials	5,193
1,343	700	Finance Charges	948
13,821	13,877	Depreciation	14,020
6,104	6,278	Other	6,982
72,636	75,120		76,732
8,600	6,628	Operating Surplus/(Deficit) before Capital Revenues	8,050
		Capital Revenue	-
-	-	Capital Grants & Subsidies	-
1,500	1,500	Contributed Assets	1,500
-	-	Gain/(Loss) on Asset Disposal	-
1,500	1,500		1,500
10,100	8,128	Net Surplus/(Deficit) resulting from operations	9,550
13,821	13,877	add Depreciation	14,020
315	315	less Share of Profit SRWRA (excluding dividend)	324
23,606	21,690	Funding available for Capital Investment	23,246
		Capital	
13,057	12,382	less Capital Expenditure - Renewal	13,673
6,504	13,439	less Capital Expenditure - New	4,925
1,500	1,500	less Capital - contributed assets	1,500
2,545	(5,631)	Net Overall lending/(borrowing)	3,148

Budgeted Funding Statement				
Budget 2015/16 \$'000	3rd Review 2015/16 \$'000			Budget 2016/17 \$'000
			Funded by;	
			Loans	
5,388	5,260		Loan Principal Receipts (Net)	-
-	-		Loan Receipts/(Payments) from Sporting Clubs (Net)	-
2,314	1,671		less Loan Principal Repayments	1,400
3,074	3,589		Loan Funding (Net)	(1,400)
			Movement in level of cash, investments and accruals	
-	975		Cash Surplus/(Deficit) funding requirements	(283)
(5,619)	3,017		less Reserves (Net)	(2,031)
5,619	(2,042)		Cash/Investments/Accruals Funding	1,748
(2,545)	5,631		Funding Transactions	(3,148)

Appendix 7. Capital Works Program

ROAD RESEAL PROGRAM 2016/17				
Road Name	Suburb	Ward	From Street	To Street
John Street	Ascot Park	Woodlands	Wood Street	Fourth Avenue
Chestnut Court	Clovelly Park	Warriparinga	Ash Avenue	Cul-De-Sac
English Avenue	Clovelly Park	Warriparinga	Beaumont Street	Percy Avenue
Newton Avenue	Clovelly Park	Warriparinga	Wingfield Avenue	Beverley Street
Percy Avenue	Clovelly Park	Warriparinga	Daws Road	Thirza Avenue
Thirza Avenue	Clovelly Park	Warriparinga	Rail Line	Beaumont Street
Windsor Avenue	Clovelly Park	Warriparinga	English Avenue	Celtic Avenue
York Avenue	Clovelly Park	Warriparinga	Princes Parade	English Avenue
Dumbarton Avenue	Edwardstown	Woodlands	Towers Terrace	Railway Terrace
Gilpipi Avenue	Edwardstown	Woodlands	Kordando Terrace	Service Lane
Konando Terrace	Edwardstown	Woodlands	South Road	Allambee Avenue
Glandore Laneway	Glandore	Woodlands	Maude Street	Pleasant Avenue
Rellum Street	Glengowrie	Mullawirra	Alfred Street	William Street
Central Avenue	Hallett Cove	Coastal	Second Street	Clifftop Crescent
Clifftop Crescent	Hallett Cove	Coastal	Fryer Street	Central Avenue
Glenway Road	Hallett Cove	Coastal	Nalimba Street	Cul-De-Sac
Hedgerow Crescent	Hallett Cove	Coastal	Quinvale Road South	Quinvale Road North
Jupiter Street	Hallett Cove	Coastal	Vennachar Drive	Arachne Drive
Karatta Court	Hallett Cove	Coastal	Manoora Drive	Cul-De-Sac
Karen Court	Hallett Cove	Coastal	Arachne Drive	Cul-De-Sac
Kooraka Court	Hallett Cove	Coastal	Manunda Way	Cul-De-Sac
Kurnabinna Terrace	Hallett Cove	Coastal	The Cove Road	Cul-De-Sac
Lerunna Avenue	Hallett Cove	Coastal	Capella Drive	Berringa Street
Mema Court	Hallett Cove	Coastal	Yarrowie Street	Cul-De-Sac
Mirrabooka Court	Hallett Cove	Coastal	Mirrabooka Crescent East	End Of Loop
Mirrabooka Crescent	Hallett Cove	Coastal	Kanown Street	Mirrabooka Crescent
Mistral Court	Hallett Cove	Coastal	Constellation Street	Cul-De-Sac
Nannigai Drive	Hallett Cove	Coastal	Capella Drive	Mirrabooka Crscent
Omeo Close	Hallett Cove	Coastal	The Cove Road	Cul-De-Sac
Osmanli Drive	Hallett Cove	Coastal	Parsee Court	Dart Street
Peera Street	Hallett Cove	Coastal	Boonga Street	Pennayoona Street
Pennayoona Street	Hallett Cove	Coastal	Peera Street	End
Prescott Court	Hallett Cove	Coastal	Arachne Drive	Cul-De-Sac
South Avenue	Hallett Cove	Coastal	First Street	Third Street
Thermopylae Crescent	Hallett Cove	Coastal	Thermopylae Court	Narida Street
Angas Crescent	Marino	Coastal	Dring Crescent	Newland Avenue
Bundarra Road	Marino	Coastal	Caralue Road	Trumara Road
Kulanda Road	Marino	Coastal	Yomara Road	Kulanda Road East
Marine Parade	Marino	Coastal	Allan Street	Murto
Mcconnell Avenue	Marino	Coastal	Jervios Terrace	Ronald Crescent
Robertson Place	Marino	Coastal	Jervios Terrace	Rockford Place
Shaftesbury Terrace	Marino	Coastal	Shaftesbury Terrace Row	Jervios Terrace
Sheidow Place	Marino	Coastal	Sheidow Terrace	Dead End
Sheidow Terrace	Marino	Coastal	Bundarra Road	Yomara Road
Beauford Avenue	Marion	Warriparinga	Oaklands Road	Coolah Terrace
Betty Street	Marion	Warriparinga	Avalon Road	Perry Avenue
Chapel Lane	Marion	Warriparinga	Oliphant Avenue	Nixon Street
Farne Terrace	Marion	Warriparinga	Avalon Road	Cutting Road
Finniss Street	Marion	Warriparinga	Secafien Avenue	Larkdale Avenue
Jacob Street	Marion	Warriparinga	Finniss Street	Alison Avenue
Joseph Street	Marion	Warriparinga	Finniss Street	Seccafien Avenue
Tait Avenue Laneways	Marion	Warriparinga	Tait Avenue	Tait Avenue
Arnold Drive	Mitchell Park	Warriparinga	Bruce Avenue	Cul-De-Sac
Bruce Avenue	Mitchell Park	Warriparinga	David Avenue	Cul-De-Sac
Burnley Court	Mitchell Park	Warriparinga	Burnley Grove	Cul-De-Sac
Burnley Grove	Mitchell Park	Warriparinga	Mcinerney Avenue	Burnley Court
Kirra Avenue	Mitchell Park	Warriparinga	Bradley Grove	Cul-De-Sac
Timothy Court	Mitchell Park	Warriparinga	Bradley Grove	Timothy Court End
Trowbridge Avenue	Mitchell Park	Warriparinga	Trowbridge Court	Harkin Avenue
Trowbridge Court	Mitchell Park	Warriparinga	Trowbridge Avenue	Cul-De-Sac

ROAD RESEAL PROGRAM 2016/17 (Continued)				
Road Name	Suburb	Ward	From Street	To Street
Ellis Avenue	Morphettville	Mullawirra	Bray Street	Austral Terrace
Empire Rose Court	Morphettville	Mullawirra	Nabotto Court	Cul-De-Sac
Hurst Street	Morphettville	Mullawirra	Hendrie Street	Owen Street
Quirke Street	Morphettville	Mullawirra	Hendrie Street	Everest Street
Tensing Street	Morphettville	Mullawirra	Hendrie Street	Everest Street
Barry Road	Oaklands Park	Warracowie	Shearing Street	Doreen Street
Crew Street	Oaklands Park	Warracowie	Diagonal	No.1 Crew Street
Frank Street	Oaklands Park	Warracowie	Parsons Street	Bowden Grove
Johnstone Road	Oaklands Park	Warracowie	Masters Avenue	Perrin Street
Mark Place	Oaklands Park	Warracowie	Oliphant Avenue	Cul-De-Sac
Osborne Street	Oaklands Park	Warracowie	Morphett Road	Barry Road
Parsons Loop	Oaklands Park	Warracowie	Parsons Street	Frank Street
Pemberton Avenue	Oaklands Park	Warracowie	Pemberton Street	End
Brightman Avenue	Park Holme	Mullawirra	Edwards Avenue	Sandison Avenue
Western Avenue	Park Holme	Mullawirra	Copley Street	Duncan Avenue
Aldridge Avenue	Plympton Park	Mullawirra	Ferry Avenue	Park Terrace
Hawker Street	Plympton Park	Mullawirra	Wilson Street	Blackler Avenue
Park Terrace	Plympton Park	Mullawirra	South Terrace	Milton Avenue
Shakespeare Avenue	Plympton Park	Mullawirra	Ferry Avenue	Park Terrace
Gorda Place	Seacombe Gardens	Warracowie	Morphett Road	Greenasche Grove
Sandery Avenue	Seacombe Gardens	Warracowie	Alderman Avenue	Glamis Avenue
Wilga Street	Seacombe Gardens	Warracowie	Harbrow Grove	Russell Avenue
Wookata Crescent	Seaview Downs	Southern Hills	Hanson Avenue	End
Charles Tank Drive	Sheidow Park	Southern Hills	Great Eastern Avenue	Woodend Road
Currie Court	Sheidow Park	Southern Hills	Oakbank Crescent	Dead End
Eaton Court	Sheidow Park	Southern Hills	Hugh Johnson Drive	End
Elura Avenue	Sheidow Park	Southern Hills	Elura Court	Coolalie Road
Eurelia Road	Sheidow Park	Southern Hills	Adams Road	Merriwa Road
Kew Court	Sheidow Park	Southern Hills	Pryor Loop	End
Nari Drive	Sheidow Park	Southern Hills	Mathoura Drive	Caroline Close
Werlinga Road	Sheidow Park	Southern Hills	Lander Road	Berrima Road
John Street	South Plympton	Woodlands	Raglan Avenue	Wood Street
Lynton Avenue	South Plympton	Woodlands	Ayre Street	Cross Road
Grandview Grove	Sturt	Warriparinga	Sturt Road	Myer Road
Marion Side Road	Sturt	Warriparinga	Travers Street	Briardale Road
Rosefield Lane	Sturt	Warriparinga	Parkmore Avenue North	Parkmore Avenue South
Deakin Court	Trott Park	Southern Hills	Lyons Circuit	Cul-De-Sac
Hele Court	Trott Park	Southern Hills	Grieve Court	Cul-De-Sac
Lanceley Court	Trott Park	Southern Hills	Drysdale Drive	Cul-De-Sac
Laser Court	Trott Park	Southern Hills	Scarvell Avenue	Cul-De-Sac
Ludgate Avenue	Trott Park	Southern Hills	Ludgate Loop	Woodend Road
Ludgate Loop	Trott Park	Southern Hills	Ludgate Avenue North	Ludgate Avenue South
Meldrum Street	Trott Park	Southern Hills	Heysen Drive	Boyd Court
Nolan Crescent	Trott Park	Southern Hills	Latimer Crescent	Cul-De-Sac
Streton Court	Trott Park	Southern Hills	Hessing Crescent	Cul-De-Sac
Balmoral Avenue	Warradale	Warracowie	Lindley Avenue	Macarthur Avenue
Cook Crescent	Warradale	Warracowie	Morphett Rd	Dead End
Eucla Avenue	Warradale	Warracowie	Gardiner Avenue	Sunshine Avenue
Hamilton Court	Warradale	Warracowie	Hamilton Avenue	Cul-De-Sac
McLaughlan Avenue	Warradale	Warracowie	Macarthur Avenue	Lindley Avenue

KERB & WATER TABLE PROGRAM 2016/17				
Road Name	Suburb	Ward	From Street	To Street
Allison Street	Ascot Park	Woodlands	John Street	Robert Street
Beaconsfield Terrace	Ascot Park	Woodlands	Marion Road	Linda Street
Charles Street	Ascot Park	Woodlands	Daws Road	Albert Street
Wolseley Terrace	Ascot Park	Woodlands	John Street	Robert Street
Harrow Street	Dover Gardens	Warracowie	Crown Street	Clacton Road
Joyner Street	Dover Gardens	Warracowie	Morphett Rd	Branksome Terrace
Erudina Avenue	Edwardstown	Woodlands	Conmurra Avenue	Konando Terrace
Gilpipi Avenue	Edwardstown	Woodlands	Konando Terrace	Conmura Avenue
Harris Street	Edwardstown	Woodlands	De Laine Avenue	Angus Avenue
Nottingham Crescent	Glandore	Woodlands	Maud Street	South Road
Elder Terrace	Glengowrie	Mullawirra	Gowrie Avenue	Fisk Avenue
Glenway Road	Hallett Cove	Coastal	Nalimba Street	Cul-De-Sac
Karatta Court	Hallett Cove	Coastal	Manoora Drive	Cul-De-Sac
Weerab Drive	Hallett Cove	Coastal	Capella Drive	The End
Lifford Parade	Marino	Coastal	Jervois Terrace	Kinsale Crescent
Fetlar Avenue	Marion	Warriparinga	Stroma Road	Stroma Road
Tait Avenue	Marion	Warriparinga	Minchinbury Terrace	Abbeville Terrace
Cummings Crescent	Mitchell Park	Warriparinga	Lutana Crescent	Mary Street
David Avenue	Mitchell Park	Warriparinga	Daws Road	Brick Paving
Richard Avenue	Mitchell Park	Warriparinga	Daws Road	The End
Trowbridge Court	Mitchell Park	Warriparinga	Trowbridge Avenue	Cul-De-Sac
Rotorua Avenue	Park Holme	Mullawirra	Nilpena Avenue	Tiparra Avenue
Kurrajong Place	Seacombe Gardens	Warracowie	Pitt Street	Kent Avenue
Ramsay Avenue	Seacombe Gardens	Warracowie	Morphett Road	Kurrajong Place
Wentworth Street	Seacombe Gardens	Warracowie	Miller Street	Kent Avenue
Seacombe Crescent	Seacombe Heights	Warracowie	Waite Avenue	Grandview Drive
Tarnham Road	Seacombe Heights	Warracowie	Morphett Road	Galway Avenue
Clare Avenue	Sheidow Park	Southern Hills	Clare Court	Westall Way
Darling Street	Sturt	Warriparinga	Diagonal Road	Bradman Street
Embert Street	Sturt	Warriparinga	Melbourne Street	Ralph Street
Rosefield Lane	Sturt	Warriparinga	Parkmore Avenue North	Parkmore Avenue South
Eucla Avenue	Warradale	Warracowie	Gardiner Avenue	Sunshine Avenue
Hamilton Avenue	Warradale	Warracowie	Hamilton Court	Sienna Avenue
Omar Avenue	Warradale	Warracowie	Macarthur Avenue	Virgo Avenue

RESIDENTIAL FOOTPATH PROGRAM 2016/17				
Road Name	Suburb	Ward	From Street	To Street
Proactive Footpath Works	Various	Various		
Perry Barr Road	Hallett Cove	Coastal	Bus Stop 49C	Laneway
The Cove Road	Hallett Cove	Coastal	South Avenue	125 The Cove Road
Newland Avenue	Marino	Coastal	Angas Crescent	No. 36
Penrith Court	Mitchell Park	Warriparinga	Bradley Grove	Cul-de-sac
Edward Beck Drive	Sheidow Park	Southern Hills	Young Street	Crossing
Young Street	Sheidow Park	Southern Hills	Edward Beck	Boundary

STORMWATER DRAINAGE PROGRAM 2016/17		
Road Name	Suburb	Ward
Railway Terrace	Edwardstown	Woodlands
Heron Way	Hallett Cove	Coastal
Glade Crescent	Hallett Cove	Coastal
Melanto Terrace	Marion	Warriparinga
Coolah Terrace	Marion	Warriparinga

TRAFFIC DEVICES PROGRAM 2016/17		
Location	Suburb	Ward
Ramrod Avenue	Hallett Cove	Coastal
Darling Street	Sturt	Warriparinga
Minor proactive traffic control treatments (eg signs, equipment, traffic islands)	Various	Various

OPEN SPACE & RECREATION WORKS PROGRAM 2016/17			
Site	Suburb	Ward	Description
Play Space Implementation Program			
Sixth Avenue Reserve	Ascot Park	Woodlands	Consultation, Concept and Detailed Design
Clare Avenue Reserve	Sheidow Park	Southern Hills	Consultation, Concept and Detailed Design
Breakout Creek Reserve (YMCA)	Glengowrie	Mullawirra	Consultation, Concept and Detailed Design
Gully Road Reserve	Seacliff Park	Southern Hills	Consultation, Concept and Detailed Design
Appleby Road Reserve	Morphettville	Mullawirra	Consultation, Concept and Detailed Design
Playspace removals	Multiple	Multiple	Remove 6 Playspaces without replacement
Reserve Improvements			
Jervois Street Reserve	South Plympton	Woodlands	Finalise onground construction of new reserve
Edwardstown Memorial Oval	South Plympton	Woodlands	Onground landscape construction works
Inclusive Playspace Hendrie Reserve	Park Holme	Mullawirra	Detail design and construction
Hallett Cove Beach Foreshore Masterplan	Hallett Cove	Coastal	Detail design of Stages 4 & 5
Oaklands Estate Reserve	Oaklands Park	Warracowie	Concept Plan for Reserve and Playspace
Reserve Signage	Multiple	Multiple	Replace 20 reserve signs in need of renewal
Hazelmere Reserve	Glengowrie	Mullawirra	Install shade sails
Public Toilets			
Reserve Street Reserve	Trott Park	Southern Hills	Install new facility
Inclusive Playspace Hendrie Reserve	Park Holme	Mullawirra	Install new facility
Oaklands Estate Reserve	Oaklands Park	Warracowie	Relocate existing facility to reserve
Nannagai Reserve	Hallett Cove	Coastal	Demolish existing toilet facility

Appendix 7. Rating Policy

This document sets out the policy of the City of Marion for the setting and collection of rates from its community. The policy has been prepared to ensure transparency and accountability under the Local Government Act 1999 (the Act) and it is the Council's intent when imposing rates to do so in a fair and equitable manner.

RATING POLICY

(1) Valuation Methodology and Adoption

Council uses Capital Value as the basis for valuing land within the Council area. Capital Value is the value of the land and all of the improvements on the land. The Council also continues to adopt the capital valuations distributed by the Valuer-General.

(See Annexure 1)

(2) Differential General Rates

All land within a council area, except for land specifically exempt under section 147 (2) of the Act is rateable. The Act provides for a council to raise revenue through a general rate, which applies to all rateable land, or through differential general rates, which differentially apply to classes of rateable land. Council uses a differential rating system to raise revenue based upon Land Use and will continue to do so to ensure a fair and equitable distribution of rates within the City of Marion. In applying this approach Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

The differential general rate Land Use categories are as follows

Category 1	Residential
Category 2	Commercial – Shop
Category 3	Commercial – Office
Category 4	Commercial – Other
Category 5	Industrial – Light
Category 6	Industrial – Other
Category 7	Primary Production
Category 8	Vacant
Category 9	Other

These differential rates will be used to determine the rates in the dollar for all properties within the City of Marion area for the financial year. These rates will be specified in Council's rate declaration for each financial year.

(See Annexure 1)

(3) Minimum Rate

A minimum amount payable by way of general rates is determined to apply to the whole of an allotment (including land under a separate lease or licence) and only one minimum amount is payable in respect of two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier.

The Minimum Rate to apply to properties within the City of Marion will be detailed in Council's rate declaration for each financial year.

(See Annexure 1)

(4) Service Charge

The Council has decided not to impose any service charges for this financial year.

(5) Natural Resources Management (NRM) levy

The Council, under the Natural Resource Management Act 2004, is required to collect this levy. It does so by imposing a separate rate for all rateable properties within the Council area.

For each financial year, the levy for each property will be determined by the total capital valuation within the City of Marion. The calculation is as follows;

- Total Capital Value divided by the Total Amount Required, (set for the financial year by the NRM Board) determines an appropriate rate in the dollar, this rate in the dollar will then be adopted to each property.

(See Annexure 1)

(6) Payment of Rates

The Council has determined that payment of rates for the 2016/17 financial year will be by four instalments, due on 1 September 2016, 1 December 2016, 1 March 2017 and 1 June 2017. However, the total amount of rates may be paid in full at any time.

Council has determined that rates may be paid by the following methods;

- Australia Post – Post Office, Telephone or Internet
- Bpay – Telephone or internet payments
- Centrepay – Deductions directly from Centrelink deductions
- Direct Debit – Direct from either a Cheque or Savings account
- Eservices – Direct through the Councils Internet system
- In person - At Council Offices
- By Mail - Locked Bag 1 Oaklands Park SA 5046

(7) Late Payment of Rates

Council imposes an initial penalty (a fine) of 2% as prescribed under the Act on any payment for rates, whether by instalment or otherwise, that is received late. A payment that continues to be late is then charged a prescribed interest rate (which includes the amount of any previous unpaid fine and interest) on the expiration of each month that it continues to be late.

When the Council receives a payment in respect of overdue rates the Council applies the money received in the order set out below in accordance with Section 183 of the Act,

- First – to satisfy any costs awarded in connection with court proceedings;
- Second – to satisfy any interest costs;
- Third – in payment of any fines imposed;
- Fourth – in payment of rates, in chronological order (starting with the oldest account first).

(See Annexure 1)

(8) Rebates and Postponement of Rates

(8.1) Rate Rebate Policy

Refer to the Rate Rebate Policy attached.

(8.2) Rate Capping

Section 166(1)(l)(ii) of the Local Government Act 1999 provides the power to grant a discretionary rebate of rates where, amongst other things, there has been a rapid change in valuations.

The Council has determined to provide relief against a substantial increase in rates payable on residential land due to large increases in valuations by applying a rebate (capping) of general rates for eligible ratepayers.

Further information about this relief may be found in the Annual Business Plan and Budget (Section 7.7), including the qualifying criteria.

(8.3) Residential Construction on Vacant Land

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a discretionary rebate of general rates for the 2016/17 financial year will be granted in respect of an Assessment classed as vacant land by the Council, where:

- The Principal Ratepayer of the Assessment applies to the Council for the rebate prior to 30 June 2017, and
- The footings have been poured on the property by 30 June 2017

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential land. This is calculated by the number of days remaining between 1 July 2016 and 30 June 2017 from the date footings are poured for a residence on the land. Minimum Rate is still applicable.

(8.4) Postponement of Rates – Hardship

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates he/she is invited to submit an application in writing to the Council's Team Leader Rating Services. The Council treats such inquiries confidentially.

(8.5) Postponement of Rates – Seniors

An Application may be made to Council by ratepayers who meet the criteria required for qualification for the postponement under Section 182A of The Act. (see Annexure 1 for criteria)

(9) Sale of Land for Non-Payment of Rates

The Act provides that a council may sell any land where the rates have been in arrears for three years or more. Except in extraordinary circumstances, the Council enforces the sale of land for arrears of rates.

(10) Concessions

Cost of Living Concession

Pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive up to \$200 per year. Eligibility includes pensioners and low-income earners who are tenants.

For further information contact the Concessions Hotline on 1800 307 758.

RATE REBATE POLICY

(1) Policy Statement

Council has decided to adopt a Rate Rebate Policy for all rateable land within the Council's area which is applied in accordance with Sections 159 to 166 of the Act. This Policy will assist the Council as a decision making function and is intended to provide guidance to the community as to the matters that the Council will take into account in deciding an application for a rebate.

The Policy also sets out the type of land use for which the Council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the Council has the ability to grant a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

(2) Mandatory Rebates

Mandatory rate rebates will be granted by Council at the prescribed rate in accordance with Sections 159 to 165 of The Act.

S160 – Health Services	100% Rebate
S161 – Community Services (Including Housing Associations)	75% Rebate
S162 – Religious Purposes	100% Rebate
S163 – Public Cemeteries	100% Rebate
S164 – Royal Zoological Society of SA	100% Rebate
S165 – Educational Purposes	75% Rebate

Where the Council is satisfied from its own records, or from other sources, that a person or body meets the necessary criteria for a mandatory rate rebate, the Council will grant the rebate accordingly. Where the Council is not satisfied based upon the information in its possession or otherwise does not hold relevant information it will require the person or body to lodge an application in accordance with this Policy.

Where a person or body is entitled to mandatory rate rebate of 75% only, the Council may increase the rebate up to a further 25%. The Council may grant this further 25% rebate upon application.

Where an application is made to the Council for a rebate of up to a further 25% the application will be determined and written notice will be provided to the applicant of its determination of that application.

(3) Discretionary Rebates

A discretionary rate rebate may be granted by the Council at its absolute discretion up to and including 100% relief to any cases pursuant to Section 166 of the Act.

Any persons or bodies seeking a discretionary rebate, will be required to submit an application form to the Council and provide to the Council such information as stipulated on the application form and any other information that the Council may reasonably require.

(4) Application

The Council will inform the community of the provisions for rate rebate under the Act by the inclusion of suitable details in the Rating Policy Summary distributed with the annual rate notice.

Application forms may be obtained from the Council office located at 245 Sturt Road, Sturt.

The Council will advise an applicant for a rebate of its determination of that application in due course, after receiving the application and receiving all information requested by the Council. The advice will state –

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

(5) In regards to prescribed discretionary rate rebates the Council will take into account, in accordance with Section 166(1a) of the Act, the following matters –

- The nature and extent of Council services provided in respect of the land for which the rebate is sought, in comparison to similar services provided elsewhere in the Council area;
- The community need that is being met by activities carried out on the land for which the rebate is sought; and
- The extent to which activities carried out on the land, for which the rebate is sought, provides assistance or relief to disadvantaged persons ; and
- Such other matters as the Council considers relevant.

(6) The Council may take into account other matters considered relevant by the Council including, but not limited to, the following–

- Why there is a need for financial assistance through a rebate;
- The level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- The extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- Whether the applicant has made/intends to make applications to another Council;
- Whether, and if so to what extent, the applicant is or will be providing a service within the Council area;
- Whether the applicant is a public sector body, a private not for profit body or a private for profit body;
- Whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- The desirability of granting a rebate for more than one year;
- Consideration of the full financial consequences of the rebate for the Council;
- The time the application is received;

- The availability of any community grant to the person or body making the application;
- Whether the applicant is in receipt of a community grant; and
- Any other matters and policies of the Council, which the Council considers relevant.

All persons or bodies wishing to apply to the Council for a discretionary rebate of rates must do so on or before 31 May in that financial year for which the rebate is sought.

- The Council may grant a rebate of rates on such conditions as the Council thinks fit.
- The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.
- Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application, or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

The maximum penalty for this offence is \$5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is \$5,000.

(7) Delegation

The Council has delegated its power, pursuant to Section 44 of the Act, to grant applications for mandatory rebates that meet the requirements of the Act, to the Chief Executive Officer.

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rebate is not more than \$5,000.

(8) Review of Rebate

A person or a body aggrieved by a determination of the Council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the Council's Internal Review of Council Decisions Policy.

(9) Community Grants

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then treat the application as one for a community grant and to determine it in accordance with the Council's Community Grant's Policy.

(10) Availability of Policy Documents

Policy documents are available for inspection at the Council offices and on the website at www.marion.sa.gov.au. Persons may obtain a copy of any Policy document upon payment of the fee set by the Council.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this Policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to properly apply this Policy he/she/it should raise the matter with the Council. In the first instance contact the Council's Team Leader – Rating Services on 8375 6617 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, City of Marion, PO Box 21, Oaklands Park, SA 5046.

Annexure 1

1. Valuation Methodology and Adoption

Under the Act, the Council may adopt one of three valuation methodologies to value the properties in its area. They are:

- Capital Value – the value of the land and all of the improvements on the land.
- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property

The Council considers that the Capital Value method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value;
- The distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Any ratepayer dissatisfied with the valuation made by the Valuer-General may object in writing to the Valuer-General, served personally or by post, within 60 days of receiving a rate notice, explaining the basis for the objection. This is provided that ratepayer has not:

- (a) previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or
- (b) previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the due date for payment of rates.

2. Differential General Rates

All land within a council area, except for land specifically exempt (e.g. crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the Council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the Council as to its land use, then they may object (to the Council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The Council will provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- must be in writing
- must set out-
 - the grounds of the objection; and
 - the land use (being a land use being used by the Council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.
- this 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The Council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the Council's decision to the Land and Valuation Court. It is important to note that the lodgement of an objection does not change the due date for payment of rates.

3. Minimum Rate

The reasons for imposing a minimum amount payable by way of general rates are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- The Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35% of properties will be subject to the minimum amount.

4. Natural Resource Management Levy

It is important to note that Council is required to collect this levy under the Natural Resource Management Act 2004 and operates as a revenue collector for the Natural Resources Management Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information contact the board by phone 8273 9100, email reception@adelaide.nrm.sa.gov.au

5. Late Payment of Rates

Under the Act, the Council applies penalties (fines and interest) to arrears of rates (i.e rates which are not paid on or before the due date). The Council issues a final notice for payment of rates when rates are overdue i.e. unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the Council may refer the debt to a debt collection agency for collection. The debt collection agency may charge collection fees to the ratepayer.

The Council has adopted a policy to assist ratepayers experiencing difficulty in making their rate payment by the due date. The Council will consider approving extended payment provisions or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The Council may be prepared to remit penalties for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be in writing, addressed to: Rating Services Section, City of Marion, PO Box 21, Oaklands Park, SA 5046.

6. Discretionary Rebate

The Act requires the Council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the Council to grant discretionary rebates of rates of up to 100% of the rates and/or charges payable. The Council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the Council offices or on Council's website at www.marion.sa.gov.au.

7. Postponement of Rates – (Seniors)

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer;
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the Council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.

Appendix 8. Treasury Management Policy

POLICY STATEMENT:

INTRODUCTION

This policy provides clear direction to the management, staff and Council in relation to the treasury function. It underpins Council's decision-making regarding the financing of its operations as documented in its annual budget, long-term financial plan, projected and actual cash flow receipts and outlays.

Council is committed to adopting and maintaining a long-term financial plan and operating in a financially sustainable manner.

POLICY OBJECTIVES

This Treasury Management Policy establishes a decision framework to ensure that:

- funds are available as required to support approved outlays;
- interest rate and other risks (e.g. liquidity and investment credit risks) are acknowledged and responsibly managed;
- the net interest costs associated with borrowing and investing are reasonably likely to be minimised on average over the longer term

OTHER RELATED POLICIES

Reserve Funds Policy

DEFINITIONS

Financial Assets include cash, investments, receivables and prepayments. Equity held in a Council business is normally regarded as a financial asset but is excluded for the purpose of calculating Local Government published financial indicators. Also, inventories and land held for resale are not regarded as financial assets.

Financial Sustainability is achieved where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services.

Net Financial Liabilities equals total liabilities less financial assets, where financial assets for this purpose include cash, investments, receivables and prepayments, but excludes equity held in a Council business, inventories and land held for resale.

Interest Cover Ratio indicates the extent to which a Council's operating revenues are committed to interest expenses.

Net Financial Liabilities Ratio indicates the extent to which net financial liabilities of a Council could be met by its operating revenue.

Non-financial or Physical Assets means infrastructure, land, buildings, plant, equipment, furniture, and fittings, library books and inventories.

Operating Revenues are “operating revenues” as shown in the Income Statement but exclude profit on disposal on non-financial assets and grants and contributions received specifically for new/upgraded infrastructure and other assets, e.g. from a developer. For Local Government published financial indicators calculated where the denominator specified is total operating revenue, Natural Resource Management (NRM) levy revenue is excluded. For the purpose of calculating the **Interest Cover Ratio** investment income also is excluded from the denominator.

Rates Revenue is general and other rates net of the impact of rate rebates and revenue from the NRM levy.

PRINCIPLES

Treasury Management Strategy

Council’s operating and capital expenditure decisions are made on the basis of:

- identified community need and benefit relative to other expenditure options;
- cost effectiveness of the proposed means of service delivery; and,
- affordability of proposals having regard to Council’s long-term financial sustainability (including consideration of the cost of capital and the impact of the proposal on Council’s Net Financial Liabilities and Interest Cover ratios)

Council manages its finances holistically in accordance with its overall financial sustainability strategies and targets. This means Council will:

- maintain target ranges for both its Net Financial Liabilities and Interest Cover ratios;

Net Financial Liabilities ratio: Between 0 - 50%

Interest Cover ratio: Between 0 - 5%

- borrow funds in accordance with the requirements set out in its Long-Term Financial Plan;
- not utilise borrowings to finance operating activities or recurrent expenditure;
- endeavour to fund all capital renewal projects from operating cash flow and borrow only for new/upgrade capital projects, having regard to sound financial management principles and giving consideration to inter-generational equity for the funding of long term infrastructure projects;
- not retain and quarantine money for particular future purposes unless required by legislation or contractual agreement with other parties (related policy: Reserve Funds Policy);

- apply any funds that are not immediately required to meet approved expenditure (including funds that are required to be expended for specific purposes but are not required to be kept in separate bank accounts) to reduce its level of borrowings or to defer and/or reduce the level of new borrowings that would otherwise be required.

Borrowings

All borrowings will be subject to Council approval on the recommendation of the Director responsible for Financial Services.

To ensure an adequate mix of interest rate exposures, Council will structure its portfolio of borrowings to ensure an optimal Treasury Management position, taking into account all borrowing options including fixed and variable terms. In order to spread its exposure to interest rate movements, Council will aim to have a variety of maturity dates on its fixed interest rate borrowings over the available maturity spectrum.

Council will establish, and make extensive use of, a *long-term variable interest rate borrowing facility / LGFA's Cash Advance Debenture facility* that requires interest payments only and that enables any amount of principal to be repaid or redrawn at call. The redraw facility will provide Council with access to liquidity when needed.

Investments

Council funds that are not immediately required for operational needs and cannot be applied to either reduce existing borrowings or avoid the raising of new borrowings will be invested. The balance of funds held in any operating bank account that does not provide investment returns at least consistent with 'at call' market rates shall be kept at a level that is no greater than is required to meet immediate working capital requirements.

Council funds available for investment will be lodged 'at call' or, having regard to differences in interest rates for fixed term investments of varying maturity dates, may be invested for a fixed term. In the case of fixed term investments the term should not exceed a point in time where the funds could otherwise be applied to cost-effectively defer the need to raise a new borrowing or reduce the level of Council's variable interest rate borrowing facility.

When investing funds Council will select the investment type which delivers the best value, having regard to investment returns, transaction costs and other relevant and objectively quantifiable factors.

Investments fixed for a period greater than 12 months are to be approved by Council.

Council may from time to time invest surplus funds in:

- deposits with the Local Government Finance Authority;
- bank interest bearing deposits;
- bank accepted/endorsed bank bills;
- bank negotiable Certificate of Deposits;
- State/Commonwealth Government Bonds.

Investment of surplus funds outside of the above investment choices must be reported to Council for approval.

Examples of specific investment activities Council would not participate in include shares in private/public companies, listed or unlisted property trusts and derivatives.

Reporting

In accordance with Section 140 of the Local Government Act, a report will be presented to Council annually which will summarise the performance of the investment portfolio.

RELEVANT LEGISLATION

For Borrowings

- Local Government Act, 1999
 - Section 44/Section 122/Section 134
- Regulations 5 and 5B of the Financial Management Regulations under the Act

The main legislative provisions in the Local Government Act covering borrowings are:

- *Section 44 – a Council must approve all borrowings and the legislation clearly states that the power to borrow cannot be delegated (for simplicity many Councils appropriately just have all proposed borrowings for the year approved at the time the annual budget is adopted)*
- *Section 22 – a Council's strategic managements plans must include an assessment a Council's proposals with respect to debt levels*
- *Section 134 – empowers a Council to borrow and requires a Council to consider expert advice before entering into financial arrangements for the purpose of managing, hedging or protecting against interest rate movements and other risks associated with borrowing money*
- *Regulations 5 and 7 of the Financial Managements Regulations under the Act – require the preparation of Cash Flow Statements (including financing transactions) covering Councils' Long-term Financial Plans and Budgets*

For Investments

- Local Government Act, 1999
 - Section 47/Section 139/Section 140

The main Local Government Act provisions covering investments are:-

- *Section 47 – prohibits a Council from directly acquiring shares in a company*
- *Section 139 – empowers a Council to invest and requires that the power of investment be exercised with the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons. Section 139 also requires Council to avoid investments that are speculative or hazardous in nature*
- *Section 140 – requires that a Council review the performance of its investments at least annually*

Appendix 9. Asset Management Policy

POLICY STATEMENT

City of Marion owns and manages assets in order to provide services to the Community for current and future generations. This Policy supports informed and strategic decision making on the provision of assets to support services.

SCOPE

This policy applies to Council assets within the City of Marion that are owned, managed and under the care control and management of Council.

CONTEXT

The City of Marion currently owns and maintains over \$1 billion worth of assets including infrastructure (e.g. roads, drainage), land, buildings, furniture and fittings, and equipment. These assets make up the social and economic infrastructure that enables the provision of services to the community and businesses, playing a vital role in the local economy and on quality of life. Asset management is a critical tool in ensuring appropriate provision is made for the long-term management of Council assets, and their impacts on all areas of service planning and delivery.

The *Local Government Act 1999* provides the highest level authorising framework for councils to conduct their business. The Act sets out the functions of a council which provides the basis for determining service provision and associated asset management. The Act makes explicit that councils have a role to play in planning, protecting, managing, developing, promoting, improving, restoring and enhancing their local communities. Asset management is a critical element in undertaking these functions.

The *Local Government Act 1999* also requires that Councils must develop and adopt plans (to be collectively called the strategic management plans) for the management of its area including the extent to which any infrastructure will need to be *maintained, replaced or developed* by the council.

The City of Marion's Strategic Management Framework provides the overarching framework that supports Council in setting strategic direction and making determinations relating to priorities and resource allocation. The Community Plan - Towards 2040 provides clarity on strategic direction and focus for the City of Marion over the next 30 years, and articulate how City of Marion will undertake its role and functions as described in the *Local Government Act 1999*. Decisions regarding asset provision and management are a critical element in the delivery of the Plans.

This policy sets the principles that govern the provision and management of assets in order to deliver services and programs that rely on those assets, and disposal of assets that are

no longer required for service delivery. The strategic management framework sets out the process to determine the life cycle cost and funding requirements of each service for current and future generations. The Asset Management Plans and Long Term Financial Plans are the mechanisms by which the asset related priorities are resourced to ensure delivery of strategic outcomes.

DEFINITIONS

Asset

An individual or group of physical objects, which has value and enables services to be provided.

Asset Management

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required service level in the most cost effective manner.

Lifecycle Cost

The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs.

Asset Sustainability Index

Provides a measure as to whether Council's asset base is being adequately maintained. It expresses as a percentage the proportion of the total asset value consumed (depreciation) compared to the amount spent in preserving the asset (capital replacement/renewal).

*further definitions included in the Strategic Asset Management Framework presented below

PRINCIPLES

The following key principles will define Council's approach to asset management.

1. Assets exist to support the delivery of services to the service levels adopted by Council.
2. All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.
3. Asset management is an integral element of Strategic Management and forms part of key strategic management plans.
4. Asset management decisions are based on Council's Strategic Asset Management Framework (as described below). The framework comprises an assessment of asset criticality, based on priority 1-critical, priority 2-important and priority 3-aspirational/discretionary; and asset action based on asset maintenance before renewal and renewal before new/upgrade (where it is cost effective to do so).

5. Asset renewal actions will consider all options and opportunities for more efficient and effective means of service delivery prior to investment.
6. Council will consider asset ownership and management model options in its strategic asset decision making.
7. Prioritisation of new asset investments and asset disposal decisions are based on an evaluation of potential public value, encompassing consideration of such criteria as asset utilisation potential, benefits, risks, ownership and management options, life cycles and costs in accordance with Council's Prudential Management Policy and Disposal of Land and Assets Policy.
8. Asset disposal will occur following a transparent process, aligned with all legislative requirements and Council's Disposal of Land and Assets Policy.
9. Systems including an effective internal control structure are established and adhered to, to provide responsibility and accountability for asset conditions, usage and performance.
10. Council will maintain Long Term Asset Management Plans that identify current and future asset management requirements within the context of the Strategic Management Framework.
11. Council's Long Term Financial Plan will align with Asset Management Plans to ensure adequate financial forecasts for asset management.
12. Council recognises the need to maintain its asset base and will target a long term asset sustainability index averaging 95-100%.
13. Council will use the Asset Management Sustainability Reserve (refer 'Reserve Fund Policy') to assist with funding Long Term Asset Management requirements.

STRATEGIC ASSET MANAGEMENT FRAMEWORK

In order for assets to be managed in a way that ensures efficient, effective and sustainable service delivery all assets are assessed using a decision-making matrix based on asset criticality and priority for action.

1. Strategic Asset Criticality

All City of Marion assets are categorised to determine their criticality, based on the definitions below.

Priority 1- Critical	<ul style="list-style-type: none"> Those assets that are <u>essential</u> in discharging council's role and functions as set out in the LG Act 1999 eg to provide infrastructure for its community and for development within its area (including infrastructure that helps to protect any part of the local or broader community from any hazard or other event, or that assists in the management of any area); Those assets that will result in <u>severe</u> consequence to community, or financial, business or service levels in event of failure, repurposing or disposal.
Priority 2- Important	<ul style="list-style-type: none"> Those assets that contribute <u>significantly</u> to the role and function of council under the LG Act. Those assets that are important in the delivery of identified services, with <u>major/moderate</u> consequence to community, or financial, business or service levels in event of failure, repurposing or disposal.
Priority 3- Aspirational/ Discretionary	<ul style="list-style-type: none"> Those assets that <u>contribute</u> to the role and functions of council under the LG Act. Those assets that <u>contribute</u> to the achievement of CoM Community aspirations and council outcomes. Those assets that contribute to the delivery of identified services, with <u>minor</u> consequence to community, or financial, business or service levels in event of failure, repurposing or disposal.

2. Asset Management Actions

All actions associated with asset management are categorised to determine their priority based on the definitions provided below. Asset management will follow an approach based on maintenance before renewal and renewal before new/upgrade (where it is cost effective to do so).

Maintain	All operational actions necessary for retaining an asset as near as practicable to its original condition, but excluding rehabilitation or renewal. Maintenance <u>does not increase the service potential</u> of the asset or keep it in its original condition, it slows down deterioration and delays when rehabilitation or replacement is necessary (IIMM 2011).
Renew/Replace	Restores, rehabilitates, refurbishes existing asset to its original capacity. <u>Returns service capability</u> of the asset up to that which it had originally (AIFM Guidelines 2009).
New/Develop/Upgrade	Enhancements to an existing asset or creation of a new asset to provide <u>higher service levels, or new service level/output</u> that did not exist beforehand. Also includes the extension/expansion of an existing asset to provide benefits to a new user group. May also increase the life of the asset beyond that which it had originally (AIFM Guidelines 2009).

References

International Infrastructure Management Manual 2011

Australian Infrastructure Financial Management Guidelines Version 1.0 2009

3. Strategic Asset Management Decision Making Matrix

Strategic decisions on asset management are made based on consideration of asset criticality and priority for action.

	Priority 1- Critical	Priority 2- Important	Priority 3- Aspirational/ Discretionary
Priority 1- Maintain			
Priority 2- Renew			
Priority 3- New/Develop/Upgrade			



Any decision that falls in the green section of the matrix is considered operational/business as usual.

- These decisions are automatically planned for and funded as part of the Annual Business Planning and Budgeting process.
- These decisions are automatically reflected in the Asset Management Plans and Long Term Financial Plan.
- Decisions made on renewal actions will consider all options and opportunities for more efficient and effective means of service delivery prior to investment.



Any decision that falls in the yellow section of the matrix is considered beyond operational/business as usual.

- New Develop or Upgrade decisions are automatically referred to the 'new initiatives' process to be assessed and prioritised for action. This process is a critical element of the Annual Business Plan and Budgeting process to ensure Council considers potential funding of prioritised initiatives as part of the setting of the budget.
- As maintenance and renewal of Aspirational/Discretionary Assets is required, a more detailed assessment of the asset will be undertaken and decision sought from

council as to whether the asset should be maintained, renewed or prioritized for disposal.

- Priority three expenditure decisions are not reflected in the Asset Management Plans or Long Term Financial Plan until Council has made a decision to implement the action.

Appendix 10. Fees and Charges Policy

POLICY STATEMENT:

Council will adopt a Fees and Charges Schedule on an annual basis separated between Statutory and User Charges. Where Council's Fees and Charges are not of a statutory nature, Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

DEFINITIONS:

Statutory Charges - fees from regulatory services. They are associated with the granting of a permit/license or the regulation of an activity

User Fees/Charges - revenues from the sale of goods and services or rent of property facilities. They are discretionary charges for which the payer receives a direct benefit.

PRINCIPLES:

The Fees and Charges Schedule details the user charges to be set by Council and the current statutory charges set by the State Government in regulations.

User Charges set by Council includes:

- Swimming Pool Fees
- Land Clearing Fees
- Library Service Fees
- Halls/Community Centre Hire Fees
- Recreational Fees

Statutory Charges set by State Government in regulations includes:

- Animal Registration Fees
- Parking Infringements
- By Laws
- Development Assessment Fees

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

Concessions can be applied for by members of the community in relation to User Charges. These applications are required to be in writing on the basis that it can be demonstrated that due to financial hardship they are unable to meet the full cost. Council will consider applications for concessions on a case by case basis.

The relevant work areas and community groups have been consulted in relation to the proposed fees and charges and the following factors have been examined when determining the proposed fees:

- the cost of providing the service, inclusive of overhead costs
- the importance of the service to the community
- market comparison of fees and pricing structures with other enterprises who offer a similar service
- the level of service/facility provided by the City of Marion
- increase in statutory charges set by regulation

Appendix 11. Reserve Funds Policy

POLICY STATEMENT:

Council will maintain Accounting Reserves as a means by which to separate monies for a particular purpose.

DEFINITIONS:

Reserve - any part of the accumulated surplus of Council or controlling authority set aside for a particular purpose.

PRINCIPLES:

Council has established the following reserves:

Asset Revaluation Reserve

Purpose - this is a statutory reserve fund required under Australian Accounting Standards. The balance of this reserve represents net increments associated with the revaluation of non-current assets.

Open Space Reserve

Purpose - this reserve has been established to account for the following:

- I. set aside open space contributions provided by developers in accordance with the Development Act (conditions may apply)
- II. separate net proceeds associated with Road Closures.
- III. net proceeds associated with disposal of minor land holdings
- IV. funds received from the 'Urban Trees Fund'

Use of Fund - monies can be applied to the development of Open Space facilities as approved by Council and in accordance with the Open Space Policy (pending). Interest revenues earned on contributions provided by developers are transferred to the Fund.

Grants/Carry Forward Projects Reserve

Purpose - this reserve was created to account for:

Grants received in advance - occasionally a funding body has provided Grant funds relating to the following financial year in advance. When this has occurred it has been necessary to transfer these funds to this reserve so that they can be matched against the expenditures planned to be incurred in the next financial year.

Unexpended Grants - when grant monies have not been fully acquitted in the financial year this reserve is used to transfer the unexpended balance to the following financial year.

Carryovers - typically represent unspent capital and service improvement budgets carried forward to the following financial year.

Use of Fund - monies are utilised in accordance with the initial transfer of funds

Asset Sustainability Reserve

Purpose - this is a reserve fund established to:

- I. Primary Purpose – Provide Council with the ability to access sufficient funds to enable it to respond to a major infrastructure failure or fund an infrastructure gap identified in periodic asset audits. A minimum balance of \$2 million will be retained in the Asset Sustainability Reserve for this purpose.
- II. Assist Council fund its Long Term Asset Management objectives.
- III. Provide a means by which to spread the cost of intergenerational assets thereby reducing the need for borrowings.
- IV. Provide a means by which Council can strategically plan to maintain its asset base within a long term Financial framework.
- V. Quarantine funds specifically set aside in the Community Facilities Partnership Program (CFPP) for the purpose of funding the renewal, upgrade and purchase of Council assets as resolved by Council. This will include encouraging organisations leasing council facilities to seek partnership funding for required renewal and upgrade of those community facilities.

The Asset Sustainability Reserve is underpinned by Council's Annual Savings Initiative that was established in June 2003 with the objective of identifying annual budget savings. Initially the target was set at \$1 million per annum over a 3 year period. As of 27 June 2006 this target was revised to 2% per annum of operating expenditures from original adopted budget. This resolution came as a result of a number of discussions that raised the need for Council to have increased flexibility in setting the annual budget to more effectively respond to the changing needs of the people of Marion.

Identified savings are allocated providing a balance between funding new prioritised service improvements identified in the Strategic Plan and addressing Council's financial position.

- I. Savings identified during a financial year are forecasts only and therefore will be held for consideration by Council in the 1st Budget Review in the following year.
- II. Savings will be separated between recurrent (ongoing) and once off savings. This process is designed to develop a high level of trust in the organisation in the budget review process.
- III. Savings of a:
 - a. recurrent nature may be allocated to service improvements identified in the Strategic Plan that are of a recurrent nature.
 - b. one-off nature may be applied to capital items, new or renewal, or a non recurrent service improvement (once off).
- IV. Council must ensure that it continues the improvement in its financial performance. It is essential that the Annual Savings Initiative focuses on achieving that objective. In relation to the long term financial plan the Annual Savings Initiative will focus on four areas:
 - a. Increase expenditure on Infrastructure/Asset replacement/renewal sustainability
 - b. Reduce proposed borrowing program - debt servicing ratio improves
 - c. Retain savings to improve liquidity (cash) - working capital improves
 - d. Reduce reliance on rate revenue to achieve community objectives

The Asset Sustainability Reserve will be funded from planned surpluses identified in the Long Term Financial Plan (LTFP) and from funds specifically set aside for the CFPP in the LTFP.

The Asset Sustainability Reserve will benefit Council by enabling the allocation of funds for future capital expenditure for the purpose of funding major infrastructure failures, replacing, renewing and procuring significant assets, as well as utilising funds in accordance with the CFPP eligibility criteria. This will assist in minimising the impact on rates and/or debt levels.

Use of Fund - Reserve transfers will be controlled by specific Council resolutions or identified as part of the approved annual Strategic Plan and Budget.

Appendix 12. Asset Accounting Policy

POLICY STATEMENT:

Assets shall be recognised and accounted for in accordance with Australian Accounting Standards and the details contained in this policy.

DEFINITIONS:

Fair value - is the amount for which an asset could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction.

Materiality - in relation to information, that information which if omitted, misstated or not disclosed has the potential to adversely affect decisions about the allocation of scarce resources made by users of the financial report or the discharge of accountability by the management or governing body of the entity.

Consideration - in the context of this policy, shall be recognised in "monetary terms" e.g. purchase cost.

PRINCIPLES:

Acquisition of Assets

The cost method of accounting is used for the initial recording of all acquisitions of assets. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred in getting the assets ready for use.

Capitalisation

Assets should have a useful life of greater than one year in order for the expenditure to be capitalised and have a value above the Materiality Thresholds described below.

Any expenditure considered to be Capital must also pass a materiality test. Materiality levels are set so as not to misstate financial statements and to provide a guide whether it is practical from an Administrative perspective that expenditure is capitalised.

Materiality Levels are;

Infrastructure	\$5,000
Land	\$5,000
Buildings	\$5,000
Furniture & Fittings	\$3,000
Equipment	\$3,000
Other	\$3,000

Networked/Aggregate Assets - Expenditure can still be capitalised on items that fall below materiality thresholds individually but operate together as a cohesive whole to form a substantial/significant total value. Examples include the computer network, library books, and reserve furniture.

Maintenance or Capital Expenditure

Maintenance

Expenditure on a non-current asset that does not meet capitalisation criteria is considered maintenance expenditure and must be expensed as incurred. In general, maintenance expenditure will allow the asset to realise its expected service levels and estimated life.

Capital

Capital expenditure can relate to new or existing assets. Capital expenditure shall be recognised (taken into consideration materiality levels) where:

- Expenditure results in an effective increase in future economic benefits
- Expenditure results in an increase in the quality of services provided by the asset beyond that previously determined; or
- Expenditure results in an effective extension to the asset's useful life.

Asset Stocktake

A stocktake of current Inventory items will be conducted at least annually.

Revaluations of Non-current Assets

Infrastructure assets and library stock are revalued annually. Land, Buildings and Other assets are revalued with sufficient regularity to ensure the carrying amount does not differ materially from the fair value that would otherwise be determined at the reporting date.

Revaluations of Non-Current Assets are carried out by an independent professionally qualified valuer with the exception of Library Stock which is valued internally. Comprehensive independent valuations are performed every 3 years with desktop valuations performed annually between comprehensive valuations.

Plant, Equipment, Furniture and Fittings are recognised at cost less accumulated depreciation and any accumulated impairment and are not subject to revaluation.

Non-monetary assets received without charge are recognised as assets and revenues at their fair value at the date of receipt, except for land under roads. Land under roads and trees are not recognised because there is currently no reliable method of valuation.

Depreciation of Non-current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the economic benefits provided by those assets. Land is not a depreciable asset. The Depreciation method applied shall be the straight-line basis, except for infrastructure assets where the "Advanced Straight Line Asset Management" consumption based depreciation methodology is employed. Depreciation rates shall be reviewed each year.

Appendix 13. Budget Policy

POLICY STATEMENT:

INTRODUCTION:

The City of Marion's Strategic Management Framework provides the strategic direction for the development of the Long Term Financial Plan (LTFP) and Annual Business Plan (ABP). Continually improving the integration between Marion's Strategic Plan, LTFP and ABP processes ensures Council develops and implements a robust and transparent system of financial management aligned to Marion's Strategic Plan and aimed at establishing, maintaining and assessing long term financial sustainability.

POLICY OBJECTIVES:

To develop and produce robust, flexible and leading practice long-term (LTFP) and short-term (ABP) financial plans that are directly aligned to Council's Strategic Plan, which:-

- establish clear lines of accountability;
- include the use and assessment of appropriate Key Performance Indicators as a performance measurement tool;
- enable regular monitoring, assessment and reporting of financial performance in all Work Areas across Council;
- provide a strong basis for sound decision making;
- facilitates Council's long term financial sustainability.

COMPLIANCE - LEGISLATIVE REQUIREMENTS:

On an annual basis Council is required to:-

1. Prepare and adopt a Long Term Financial Plan for a period of at least 10 years - LG Act 1999 s122 (1a)
2. Prepare an Annual Business Plan - LG Act 1999 s123 (1a)
3. Prepare a Budget - LG Act 1999 s123 (1b)
4. Prepare and consider three Budget Reviews – LG (Financial Management) Regulations 2011 s9

DEFINITIONS:

Long Term Financial Plan (LTFP) – financial planning to accomplish long term goals. Enables Council to plan for the long term financial sustainability and deliver the Strategic Plan of the organisation. It translates the objectives and strategies of the Strategic Plan into financial terms.

Budget – is a financial document used to project future income and expenses and represents the first year in the LTFP. A budget is a management tool that enables the effective ongoing management and monitoring of income and expenses (financial performance). It translates the objectives and strategies of the Annual Business Plan into financial terms.

Budget Review – is a revised forecast of the original budget or previous budget review and requires the preparation of revised Financial Statements and associated Financial Ratios.

Budget Carryovers - represent unspent capital and service improvement budgets, together with unspent grant funds that are carried forward to the following financial year.

PRINCIPLES:

Framework and Assumptions

The LTFP and Annual Business Plan (ABP) are prepared under a single framework that is reviewed annually and which links to the key objectives of Council's Strategic plan. The framework details the specific parameters under which the LTFP and ABP are set. In addition a number of assumptions and variables underpin the construction of the LTFP and Annual Budget (AB).

LTFP linked to Asset Management Plans (AMP)

The LTFP is linked to Council's established AMPs thereby identifying funding requirements and assessing the adequacy of existing funding capacity within the LTFP.

Financial Modeling and Scenarios

In preparing the LTFP and AB various financial modeling is to be conducted, including, but not limited to, a variety of:-

- Rating scenarios
- Borrowing options
- Savings targets

In addition appropriate consideration needs to be given to prevailing economic conditions nationally and on a global basis, and the potential impact that these conditions may have on the local community.

Budgeting Approach

“Zero Based” budgeting is to be employed when preparing budgets:-

- Budgets are built around what is actually needed for the upcoming budget period, regardless of the previous budget and must be based on reality.
- Sound, logical assumptions are to be used and documented to support budget items wherever required.
- All expense and revenue lines must be fully justified for each new budget period.
- Budgets are to be reviewed line by line and at transaction level, analysing each line item for its relevant needs and costs.
- Any proposed expenditure increases must be fully justified and appropriately approved by the relevant General Manager and Executive Leadership Team, prior to presentation to Council.
- In regards to Fees & Charges Council will apply the principle of user pays and where possible recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.
- General contingencies are to be eliminated.
- Where necessary budgets for major projects can include contingencies to reflect cost uncertainties, however any contingencies are to be separately identified and reported.

- Consideration should be given to:
 - Current year and prior year actual results;
 - Once-off events not to be repeated;
 - New events not previously encountered;
 - New information and data now available.

Budget Objectives

1. Maintain a financial position at an average of Category 3 (moderate level of comfort with an Operating Profit range of 0 – 5% of rates revenue), over any five consecutive years.
2. Achievement of a breakeven Funding position or better.

Budget Carryovers

Budget Carryovers should be avoided wherever possible, but where necessary (for example “Work In Progress”) are limited to unspent:-

- capital budgets;
- service improvement budgets;
- grant funds and grants received in advance.

Carryovers do **not** include normal operating expenditures and Labour and Internal Charges (eg. Plant Hire) cannot be carried over under any circumstances.

Budget Reviews

Budget Reviews are required to be conducted 3 times per financial year and this will typically be at the end of September, December and March.

A Budget Review is a reforecast of the full year budget and:-

- Is an assessment of the YTD actual result plus a reforecast of the budget for the remainder of the financial year;
- Should include a thorough and rigorous review of every budget line item (income, expense and capital);
- Should identify any savings opportunities (once-off and recurrent).

Budget Approval

The Senior Leadership Team is responsible for the review and approval of all budgets within their Departmental/Work Area responsibility, as well presenting their finalised budgets to their General Manager for clearance and final approval.

Appendix 14. Glossary

Asset Consumption Ratio

The Asset Consumption Ratio highlights the potential service level remaining in Council's assets. The ratio is calculated by measuring the written down value of the assets against their replacement cost. If the Asset Consumption Ratio is high, this indicates that Council's assets are in relatively good condition - that is they are either relatively new or have been maintained in good condition. If the Asset Consumption Ratio is low, this indicates that Council's assets are in relatively poor condition - that is assets have not been renewed at a time when renewal was expected to occur.

Asset Sustainability Ratio

Asset Sustainability Ratio indicates whether the Council is renewing or replacing existing non-financial assets at the same rate as its assets are used or 'consumed'. The ratio is calculated by measuring capital expenditure on renewal and replacement of assets relative to the level of depreciation. Where a Council has a soundly based Infrastructure and Asset Management Plan, a more meaningful asset sustainability ratio would be calculated by measuring the actual level of capital expenditure on renewal and replacement of assets (or proposed in the Budget) with the optimal level identified in the Plan.

Financial Assets

Financial Assets include cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council businesses, inventories and land held for resale.

Financial Sustainability

Financial Sustainability is where planned long-term service and infrastructure levels and standards are met without unplanned and disruptive increases in rates or cuts to services.

Key Objectives

A high level expression of what Council seeks to achieve on an annual basis, the key objectives guide Council's activities in the coming year. They can be seen as steps towards achievement of the long-term Vision.

Local Government Price Index (LGPI)

The LGPI is a reliable and independent measure of the inflationary effect on price changes in the South Australian Local Government sector. It is prepared and updated on a quarterly

basis by the South Australian Centre for Economic Studies. The index is similar in nature to the Consumer Price Index (CPI), however represents the movements of prices associated with the goods and services consumed by local government in South Australia as opposed to the basket of goods and services consumed by the 'average metropolitan household'. Unlike the CPI however, the LGPI is not an "official" ABS publication.

Net Financial Liabilities

Net Financial Liabilities equals total liabilities less financial assets, where financial assets for this purpose includes cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council businesses, inventories and land held for resale.

Net Financial Liabilities Ratio

Net Financial Liabilities Ratio expresses Net Financial Liabilities as a percentage of total operating revenue. The ratio allows interested parties to readily equate the outstanding level of the Council's accumulated financial obligations against the level of one-year's operating revenue. Where the ratio reduces over time, it generally indicates that the Council's capacity to meet its financial obligations is strengthening.

Net Lending/ (Borrowing)

Net Lending/ (Borrowing) equals Operating Surplus / (Deficit), less net outlays on non-financial assets. The Net Lending / (Borrowing) result is a measure of the Council's overall (i.e. Operating and Capital) budget on an accrual basis. Achieving a zero result on the Net Lending / (Borrowing) measure in any one year essentially means that the Council has met all of its expenditure (both operating and capital) from the current year's revenues.

Non-financial or Physical Assets

Non-financial or Physical Assets refer to infrastructure, land, buildings, plant, equipment, furniture and fittings, library books and inventories.

Operating Deficit

Operating Deficit is where operating revenues are less than operating expenses (i.e. operating revenue is therefore not sufficient to cover all operating expenses).

Operating Expenses

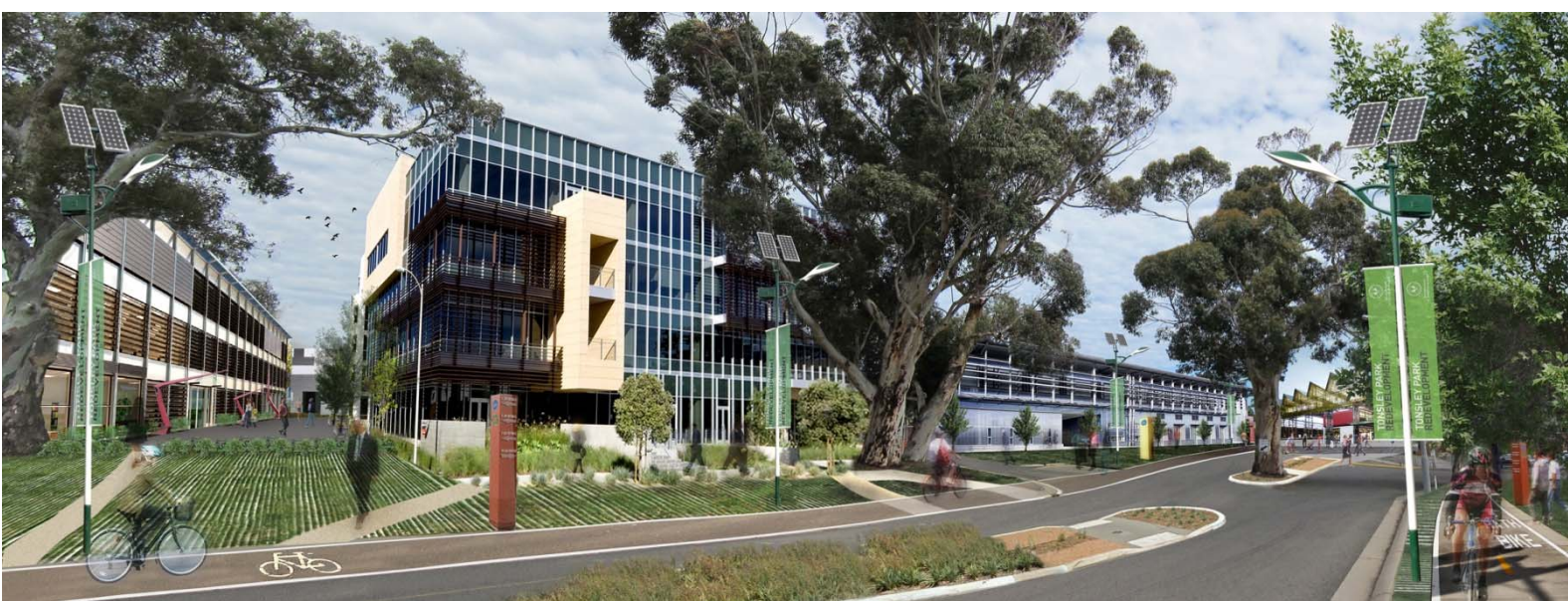
Operating Expenses are expenses shown in the Income Statement, including depreciation, but excluding losses on disposal or revaluation of non-financial assets.

Operating Revenues

Operating Revenues are incomes shown in the Income Statement, but exclude profit on disposal of non-financial assets and amounts received specifically for new/upgraded assets (e.g. from a developer). For ratios calculated where the denominator specified is total operating revenue or rate revenue, Natural Resource Management (NRM) levy revenue is excluded.

Operating Surplus

Operating Surplus is where operating revenues are greater than operating expenses (i.e. operating revenue is therefore sufficient to cover all operating expenses).



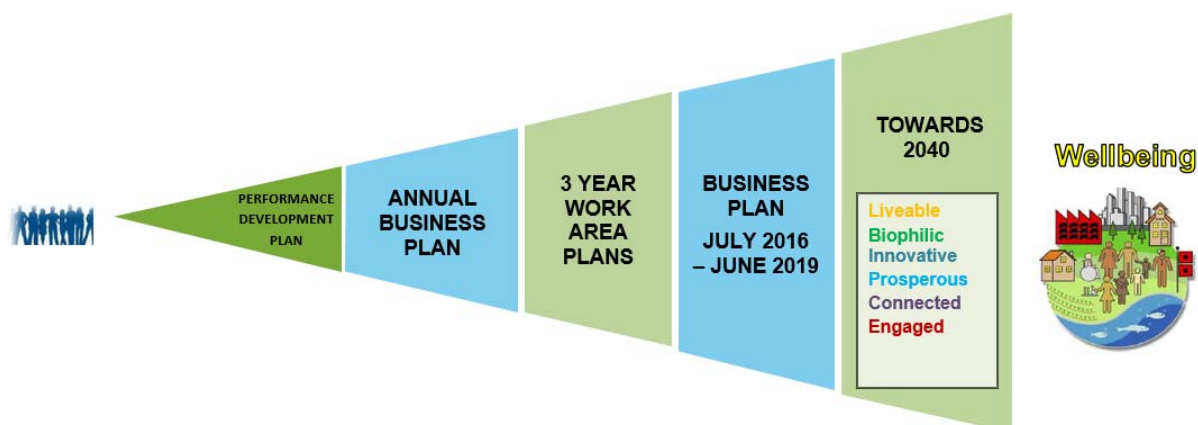
LONG TERM FINANCIAL PLAN

2016/17 to 2025/26

Table of Contents

Purpose of the LTFP	3
CEO Statement on Financial Sustainability	4
Basis of Preparation	6
Plan Framework	6
Assumptions.....	6
Key Outcomes/Conclusions	7
Overview	7
Major Projects.....	7
The Community's Capacity to Pay	8
Other Potential Revenue Sources/ Opportunities	8
Financial Indicators	9
Financial Statements.....	10
Uniform Presentation of Finances	10
Budgeted Funding Statement	11
Budgeted Income Statement	13
Budgeted Statement of Financial Position.....	14
Budgeted Statement of Changes in Equity	15
Budgeted Statement of Cashflows	16
Glossary.....	17
Appendix 1 – Financial Indicators	19
Key Financial Indicators	19
Other Financial Indicators	22

Purpose of the LTFP



The Long Term Financial Plan (LTFP) is an integral part of council's suite of strategic management plans. The LTFP which is reviewed on an annual basis concurrently with Council's Annual Budget ensures the long term financial sustainability of the organisation. It links Council's Business Plans and Asset Management Plans and translates the outcomes and strategies of Council's Business Plans into financial terms. The first year of the LTFP is consistent with the 2016/17 Annual Business Plan, with future years being projected from this base year.

Environmental scanning is an ongoing process, keeping us future focussed, aware of the bigger picture and mindful of emerging risks and opportunities. An extensive review of opportunities and challenges from current and emerging internal and external trends and influences is conducted annually with the last scan completed in February 2016. This supports the consideration of strategic priorities and responses in light of emerging priority pressures and opportunities. The criticality of each issue and opportunity was assessed. Responses targeting what council has in place or will do differently have been developed for all critical issues and opportunities.

Several programs and projects have been prioritised recently due to influences and opportunities identified within the environmental scan, including:

- Applying to the National Stronger Regions Fund for the Edwardstown Soldiers' Memorial Recreation Group redevelopment and Mitchell Park Sports and Community Club precinct to address concerning public health demographics through neighbourhoods that are safe, activated and attractive places for people
- Implementation of partnerships to deliver youth programs and services, with the first round of grants offered in March 2016 to address the low percentage of young people involved in arts / cultural activities, student leadership and youth groups
- Developing a 10-year Policy and Program framework for Streetscapes to address individual transport issues including narrow footpaths with limited resting/seating places which limit accessibility for mobility impaired whilst improving public domain asset infrastructure and increasing place making and neighbourhood identity opportunities
- Council adoption of an energy efficiency program across council facilities to address the impacts of a changing climate. These opportunities primarily relate to lighting upgrades and improvements to HVAC (heating, ventilation and air conditioning) systems

- Council's allocation of \$400,000 to progress installation of solar panels on Council buildings across the City, also to address the impacts of a changing climate

Because of the nature of the estimates and assumptions made and the changes within the economy, the LTFP requires regular review and updating on a six-monthly basis. This process involves input from management, Council and the Finance and Audit Committee. The LTFP also requires updating as and when new strategic projects come to fruition.

The review and updating of Council's Asset Management Plans is currently in progress and these will assist in providing more accurate information for the renewal and ongoing maintenance of Council's existing assets.

CEO Statement on Financial Sustainability

This LTFP demonstrates that Council is in a strong financial position, while maintaining a reduced average rate increase of 2.75% throughout the LTFP and maintaining a relatively low level of debt over the term of the LTFP. Crucial to achieving this has been the identification of ongoing savings in operational expenditure achieved in 2015/16 in the order of \$3.2m now embedded within the LTFP along with further ongoing gross savings in the order of \$447k achieved by organisational restructuring in the 2016/17 Budget.

Key financial indicators used to assess Council's long term financial sustainability include the operating surplus/(deficit) ratio, asset sustainability ratio and the net financial liabilities ratio. These ratios are in line with Council's established benchmarks to ensure the sustainability of Council's long-term financial performance and position.

Continually improving the integration between City of Marion's suite of Strategic Plans which include Council's Business Plans, Asset Management Plans, LTFP and Annual Business Planning processes ensures Council develops and implements a robust and transparent system of financial management aligned to the longer term aspirations for the city as expressed in the City of Marion Strategic Plan - 'Towards 2040'.

The LTFP is the mechanism by which the funding requirements for these Strategic Plans are implemented to ensure we continue to operate in a financially sustainable way by ensuring we are progressively establishing, maintaining and assessing our long term financial sustainability.

The Council ensures we have the financial capacity to continue to provide service levels which meet the needs of our community in a financially sustainable way by:

- Striving to continually improve our efficiency in the provision of existing and future services by proactively seeking out savings without affecting service delivery levels.
- Maintaining an operating budget surplus for the remaining life of the LTFP whilst spending \$233.1m on renewal and upgrade of community assets.
- Developing our Asset Management Plans to ensure we are appropriately maintaining over \$1.1b of assets by renewing vital infrastructure and facilities.

- Taking out new borrowings where appropriate in accordance with our Treasury Management Policy and maintaining our debt and interest costs within Council's established benchmarks and ensuring our capacity to service and repay this debt into the future.
- Operating within the key financial indicators benchmarks over the life of the LTFP to ensure we maintain a sound financial position.

Consideration however must also be given to a number of risks which have the potential to influence the outcomes and affect Council's long term financial position. The following key risks may fall into this category:

- Our rates assumption forecasts an average rate increase of 2.75% throughout the LTFP (2016/17 – 2025/26). Recent discussion and proposed legislation regarding the possibility of rate capping being introduced may impact on this assumption as it may prove to be unsustainable in the long term. Council will need to continue to investigate and develop strategies to reduce the reliance on such rate increases, balancing this with the real cost of service provision and service demand from the community.
- Capping employee costs at 2.0% may not provide enough funding if sufficient efficiency gains in staffing levels cannot be realised. This increase may also not be sustainable should service levels increase and associated increases in staffing levels be required.
- Competing priorities and community expectations - There are currently a number of large unfunded aspirational strategic projects identified for further investigation across the City that require partnership funding to be able to proceed, as well as a significant number of unfunded and unprioritised initiatives. It is crucial that these aspirational strategic projects and unprioritised initiatives are prudently assessed with appropriate due diligence and in a disciplined manner to ensure Council's long term financial sustainability is preserved.
- Increasing levels of community housing transfers across the City of Marion resulting in increasing levels of rate rebates.
- Changes to Local Government funding programs and potential risk in relation to cost shifting from the Federal and State Government to Local Government.

Long term financial planning is an iterative process and the assumptions applied are reviewed annually using updated information. This ensures Council continually reviews its financial performance and remains firmly focussed on maintaining long term financial sustainability.

Basis of Preparation

This iteration of the LTFP has been prepared with the first year being based off of the 2016/17 Annual Business Plan.

Plan Framework

The LTFP has been prepared under the following framework:

- Supports the achievement of the City of Marion's Strategic Directions
- Addresses issues arising and opportunities identified from internal audit reviews, service reviews and business excellence assessments
- Maintain an Operating Surplus ratio of between 0 – 5% over any five consecutive years, with a primary focus being on Cash Flow and Funding
- Continue to improve the maintenance of assets in accordance with Council's Asset Management Plans, with a priority on maintenance before renewal, and renewal before new when it is cost effective to do so
- Reviews existing services and assets to ensure they meet prioritised community needs
- Council only approve new Major Projects where it has the identified funding capacity to do so
- Maintain Council's position for an average residential rate which remains among the lower rating metropolitan councils
- Implements responses for progressing liveable cities strategies and funding opportunities within Marion.

Assumptions

In constructing the LTFP, a number of assumptions and variables were applied:

- Service delivery levels are maintained at current levels (any changes to current service levels are to be approved separately by Council subject to financial capacity).
- A 2.5% increase per annum is applied to operating expenditures/income to allow for inflation and growth with the following exceptions:
 - Employee operating costs are forecast to increase by 2.0%.
 - Interest expenses are directly related to Council borrowings and cash flows.
 - Rates – an increase of 2.75% plus growth which is currently forecast at 1.0%. This assumption will continue to be monitored in light of global economic forecasts and the financial impact that those circumstances may have on Marion ratepayers and their capacity to pay.
 - Interest revenue is directly related to Council investments and cash flows and in light of recent global economic forecasts will be carefully monitored in line with interest rate movements.
 - An adjustments schedule has been developed to account for any future variations in operating activities (e.g. an adjustment is made for election expenses to reflect that they only occur once every 4 years).
 - Contributed assets from developers of \$1.5m have been forecast for 2016/17 – 2025/26 (includes roads, footpaths, drains etc. provided by developer or new subdivisions occurring in the Council area). This figure does not include any contributed assets from

the Tonsley development – governance arrangements for this are currently being worked through with the Government of South Australia.

- Capital Grants, subsidies and monetary contributions reflect tied monies received in relation to the purchase/construction of new assets and are budgeted in accordance with information known at the time of preparing this document.
- Quarantining of the funds for the Community Facility Partnership Program in the Asset Sustainability Reserve.

Key Outcomes/Conclusions

Overview

The major outcomes contained within the LTFP include:

- Loans totaling \$6.960m are proposed for the completion of Council's major projects, including funding for the redevelopment of the Edwardstown Soldiers Memorial Recreation Grounds. An amount is also included for essential works relating to the Administration Centre, however these works are subject to further review and the provision of a report to Council.
- Renewal and replacement of existing assets totaling \$179.2m.
- Spending of \$53.9m on new and upgraded assets.
- Provision of \$11.4m in operating service improvements.

Major Projects

The commencement and introduction of major projects need to be appropriately considered and incorporated into the LTFP both in terms of timing and financial impact.

Major projects currently funded in the LTFP are:

Edwardstown Soldiers Memorial Recreation Ground

With a focus on renewal and upgrade of Council's major sporting hubs, funding of \$8.0m has been allocated in the LTFP for major works on the Edwardstown Soldiers Memorial Recreation Ground. These works incorporate the construction of improved club, change room and function facilities along with site works. The commencement of this project is dependent upon the receipt of \$4.0m in external grant funding.

Essential works for the Administration Building

Funding of \$2.96m has been allocated in the LTFP for essential works for the Administration Building. These works would include the replacement of outdated and redundant systems such as the air-conditioning system, lighting and security systems. An initial assessment of the essential works necessary has indicated that a lower level of funding may be required.

The Community's Capacity to Pay

CPI, and ultimately average wage movements, is a guide of the ability of most residents to pay. Those residents whose financial position does not necessarily move with CPI (ie. pensioners) may not have the ability or capacity to afford the full payment of rates. This is in part dealt with by Council's existing rating policy which provides a number of forms of financial assistance to these people:-

- Postponement of Rates – Hardship
- Postponement of Rates – Seniors
- Payment on Terms
- Rate Capping
- Large variety of payment options

Other Potential Revenue Sources/ Opportunities

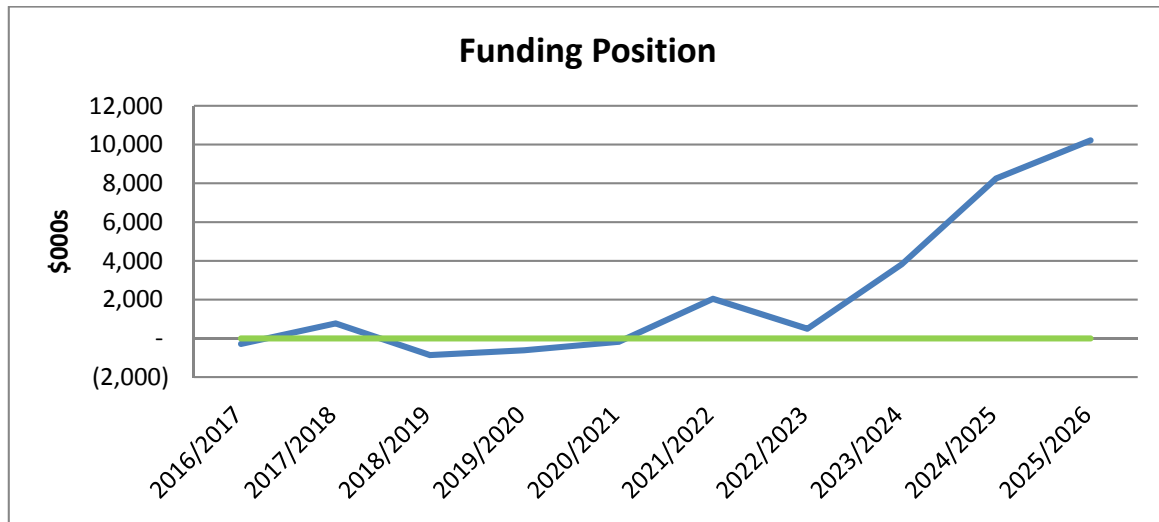
- Grant funding is Council's second largest operating revenue source representing 8% of operating income over the term of the LTFP. Council's ability and opportunity to attract State and Federal Government funding for major projects and service improvements is critical to the long term financial sustainability of the organisation.
- Shared services – entering into shared service arrangements with other councils and the LGA in order to achieve economies of scale. Partnering with not-for-profit entities to provide services and facilities for the community is another option with Rajah Reserve being one such successful example of this.
- Potential sale of surplus land and buildings – Whilst the LTFP is prepared on the basis that there is no reliance on gains from the disposal of assets to fund essential services, consideration should be given to this potential revenue source when considering the funding options for major strategic redevelopment projects.
- Exploring community governance and community capacity building opportunities – that is empowering the community to explore, fund and manage projects with minimal council assistance.

Financial Indicators

Funding Position

The funding position of Council indicates whether or not the LTFP is fully funded each year (that is, total operating revenue is sufficient to fund the cost of providing existing operations and services, including budgeted expenditure for capital works). Council's aim is for a balanced funding position each year, however this is not always possible and in some years Council may be required to put aside extra funds and in other years it may be required to draw down on existing cash funds.

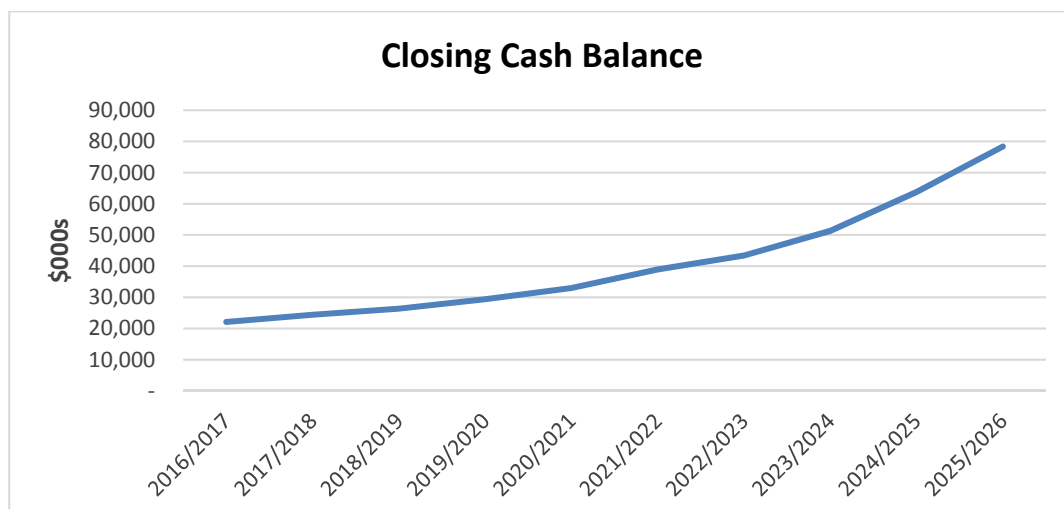
The following graph shows Council's funding position based on a 2.75% average rate increase over the life of the LTFP (2016/17 – 2025/26).



Closing Cash Balance

The closing cash balance indicates how much money Council has in the bank at the end of each year. It is effectively a cumulative view of Council's funding position taking its current cash balance into account and includes funding quarantined for use in the Community Facilities Partnership Program (CFPP). A negative cash balance indicates that Council does not have sufficient funds to continue providing services on a Business as Usual approach.

The below graph shows Council's Closing Cash Balance based on a proposed average 2.75% rate increase.



Financial Statements

Uniform Presentation of Finances

	ABP&B 2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
Income	84,782	86,175	89,248	92,434	95,738	99,162	102,711	106,389	110,202	114,157
<i>less Expenses</i>	76,732	77,430	80,635	82,011	83,744	85,704	88,331	89,946	91,991	94,080
Operating Surplus / (Deficit)	8,050	8,744	8,612	10,423	11,994	13,458	14,380	16,443	18,211	20,077
<i>less Net Outlays on Existing Assets</i>										
Capital Expenditure on renewal and replacement of Existing Assets	13,673	17,765	15,647	17,142	17,650	17,891	20,722	19,838	19,249	19,627
Depreciation, Ammortisation and impairment	(14,020)	(14,580)	(15,190)	(15,797)	(16,429)	(17,087)	(17,771)	(18,483)	(19,222)	(19,991)
Proceeds from Sale of Replaced Assets										
	(347)	3,185	457	1,345	1,221	804	2,951	1,355	27	(364)
<i>less Net Outlays on New and Upgraded Assets</i>										
Capital Expenditure on New and Upgraded Assets	4,925	12,452	4,205	3,921	4,950	4,873	4,981	5,091	4,207	4,294
Amounts received specifically for New and Upgraded Assets	-	(4,000)	-	-	-	-	-	-	-	-
Proceeds from Sale of Surplus Assets										
	4,925	8,452	4,205	3,921	4,950	4,873	4,981	5,091	4,207	4,294
<i>less Share of Profit (SRWRA (excl div)</i>	324	334	344	354	365	376	387	398	410	423
Net Lending / (Borrowing) for Financial Year	3,148	(3,226)	3,607	4,803	5,458	7,405	6,061	9,599	13,567	15,724

Budgeted Funding Statement

		ABP&B 2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
(a)	Operating Revenue										
	Rates										
	General	71,001	73,683	76,466	79,355	82,353	85,464	88,692	92,042	95,519	99,127
	Other	1,628	1,669	1,711	1,754	1,798	1,843	1,889	1,936	1,984	2,034
	Statutory Charges	1,751	1,795	1,840	1,886	1,933	1,981	2,031	2,082	2,134	2,187
	User Charges	1,599	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,997
	Operating Grants and Subsidies	7,211	5,766	5,893	6,023	6,157	6,294	6,434	6,578	6,725	6,876
	Investment Income	265	260	260	260	260	260	260	260	260	260
	Reimbursements	619	634	650	666	683	700	718	736	754	773
	Net Gain - SRWRA	324	334	344	354	365	376	387	398	410	423
	Other	384	395	404	414	424	435	446	457	468	480
		84,782	86,175	89,248	92,434	95,738	99,162	102,711	106,389	110,202	114,157
(b)	Operating Expenses										
	Employee Costs	33,021	33,720	34,297	34,687	35,380	36,088	36,810	37,547	38,298	39,064
	Contractual Services	16,568	16,186	17,279	17,822	18,063	18,483	19,136	19,463	20,027	20,606
	Materials	5,193	5,292	5,425	5,561	5,701	5,844	5,991	6,141	6,295	6,453
	Finance Charges	948	1,317	1,613	1,481	1,341	1,201	1,078	947	600	228
	Depreciation	14,020	14,580	15,190	15,797	16,429	17,087	17,771	18,483	19,222	19,991
	Other	6,982	6,335	6,831	6,663	6,830	7,001	7,545	7,365	7,549	7,738
Less		76,732	77,430	80,635	82,011	83,744	85,704	88,331	89,946	91,991	94,080
	Operating Surplus/(Deficit) before Capital Revenues	8,050	8,744	8,612	10,423	11,994	13,458	14,380	16,443	18,211	20,077
Add	Capital Revenue	1,500	5,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Equals	Net Surplus/(Deficit) resulting from operations	9,550	14,244	10,112	11,923	13,494	14,958	15,880	17,943	19,711	21,577
	Adjust for non-cash items										
Add	Depreciation	14,020	14,580	15,190	15,797	16,429	17,087	17,771	18,483	19,222	19,991
Less	Share of Profit SRWRA (excl div)	324	334	344	354	365	376	387	398	410	423
Equals	Funding available for Capital Investment expenditure	23,246	28,491	24,959	27,366	29,558	31,669	33,264	36,028	38,523	41,145
	Capital										
Less	Capital Expenditure - Renewal	13,673	17,765	15,647	17,142	17,650	17,891	20,722	19,838	19,249	19,627
Less	Capital Expenditure - New	4,925	12,452	4,205	3,921	4,950	4,873	4,981	5,091	4,207	4,294
Less	Capital - contributed assets	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Equals	Net Overall funding Surplus/(Deficit)	3,148	(3,226)	3,607	4,803	5,458	7,405	6,061	9,599	13,567	15,724

Funding transactions associated with accommodating the above net overall funding deficit (or applying the net overall funding surplus) are as follows:

		2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
	Loans										
	Loan Principal Receipts (Net)	-	6,960	-	-	-	-	-	-	-	-
Less	Loan Principal Payments	1,400	1,444	1,657	1,760	1,869	1,487	1,576	1,670	1,093	1,159
	Loans - Increase/(Decrease)	(1,400)	5,516	(1,657)	(1,760)	(1,869)	(1,487)	(1,576)	(1,670)	(1,093)	(1,159)
	Movement in level of cash, investments & accruals										
Less	Reserves Transfer from/(Transfer to)	(2,031)	(1,520)	(2,813)	(3,658)	(3,764)	(3,873)	(3,985)	(4,101)	(4,220)	(4,343)
	Funding Surplus/(Deficit)	(283)	770	(863)	(615)	(175)	2,045	500	3,828	8,254	10,222
Equals	Funding Transactions	(3,148)	3,226	(3,607)	(4,803)	(5,458)	(7,405)	(6,061)	(9,599)	(13,567)	(15,724)

- (a) Operating Revenue excludes book gains on sale of assets
- (b) Operating Expense excludes book losses on revaluation or sale of assets
- (c) Aside from the assumptions specifically listed within this LTFP, indexation of 2.5% p.a. has been applied to all income and expenditure amounts.
- (d) The Financial Statements only incorporate audited savings achieved and do not include any targeted aspirational savings
- (e) All amounts are stated in current year values

Budgeted Income Statement

	ABP&B 2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
Operating Revenue										
Rates										
General	71,001	73,683	76,466	79,355	82,353	85,464	88,692	92,042	95,519	99,127
Other	1,628	1,669	1,711	1,754	1,798	1,843	1,889	1,936	1,984	2,034
Statutory Charges	1,751	1,795	1,840	1,886	1,933	1,981	2,031	2,082	2,134	2,187
User Charges	1,599	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,997
Operating Grants and Subsidies	7,211	5,766	5,893	6,023	6,157	6,294	6,434	6,578	6,725	6,876
Investment Income	265	260	260	260	260	260	260	260	260	260
Reimbursements	619	634	650	666	683	700	718	736	754	773
Net Gain - Equity Accounted Council Businesses	324	334	344	354	365	376	387	398	410	423
Other	384	394	404	414	424	435	446	457	468	480
Total Operating Revenue	84,782	86,175	89,248	92,434	95,738	99,162	102,711	106,389	110,202	114,157
Operating Expenses										
Employee Costs	33,021	33,720	34,297	34,687	35,380	36,088	36,810	37,547	38,298	39,064
Contractual Services	16,568	16,186	17,279	17,822	18,063	18,483	19,136	19,463	20,027	20,606
Materials	5,193	5,292	5,425	5,561	5,701	5,844	5,991	6,141	6,295	6,453
Finance Charges	948	1,317	1,613	1,481	1,341	1,201	1,078	947	600	228
Depreciation	14,020	14,580	15,190	15,797	16,429	17,087	17,771	18,483	19,222	19,991
Other	6,982	6,335	6,831	6,663	6,830	7,001	7,545	7,365	7,549	7,738
Total Operating Expenses	76,732	77,430	80,635	82,011	83,744	85,704	88,331	89,946	91,991	94,080
Operating Surplus/(Deficit) before Capital Revenues	8,050	8,744	8,612	10,423	11,994	13,458	14,380	16,443	18,211	20,077
Capital Revenues										
Capital Grants, Subsidies and Monetary Contributions	-	4,000	-	-	-	-	-	-	-	-
Physical resources received free of charge	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Net Surplus/(Deficit) resulting from Operations	9,550	14,244	10,112	11,923	13,494	14,958	15,880	17,943	19,711	21,577

Budgeted Statement of Financial Position

	ABP&B 2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Current Assets										
Cash	22,144	24,433	26,383	29,427	33,015	38,933	43,418	51,348	63,821	78,386
Receivables	4,036	4,036	4,036	4,036	4,036	4,036	4,036	4,036	4,036	4,036
Inventory	166	166	166	166	166	166	166	166	166	166
Other Receivables & Prepaid Expenses	0	0	0	0	0	0	0	0	0	0
Total Current Assets	26,346	28,635	30,585	33,629	37,217	43,135	47,620	55,550	68,023	82,588
Current Liabilities										
Creditors	10,142	10,142	10,142	10,142	10,142	10,142	10,142	10,142	10,142	10,142
Provisions	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291
Loans	1,444	1,657	1,760	1,869	1,487	1,576	1,670	1,093	1,159	1,228
Total Current Liabilities	13,877	14,090	14,193	14,302	13,920	14,009	14,103	13,526	13,592	13,661
Net Current Assets/(Liabilities)	12,469	14,545	16,392	19,327	23,297	29,126	33,517	42,024	54,431	68,927
Non-Current Assets										
Investment in SRWRA	5,759	6,093	6,436	6,790	7,155	7,531	7,918	8,316	8,727	9,149
Land	345,336	346,181	346,832	347,692	348,479	349,282	350,109	350,960	351,836	352,738
Buildings	91,892	98,929	94,796	90,296	86,800	83,038	79,738	76,489	70,764	64,831
Infrastructure	667,706	676,044	684,695	694,117	703,534	712,914	722,545	732,130	741,974	751,763
Equipment	7,716	8,564	9,612	10,550	11,479	12,212	12,852	13,730	14,294	14,851
Furniture & Fittings	685	835	990	1,149	1,313	1,481	1,654	1,831	2,013	2,200
Other	20,085	20,004	19,793	19,679	19,550	19,405	20,866	20,569	20,563	20,491
Total Non-current Assets	1,139,179	1,156,650	1,163,154	1,170,273	1,178,310	1,185,863	1,195,682	1,204,025	1,210,171	1,216,023
Non-current Liabilities										
Provisions	857	857	857	857	857	857	857	857	857	857
Loans	12,645	17,948	16,188	14,319	12,832	11,256	9,586	8,493	7,334	6,106
Total Non-current Liabilities	13,502	18,805	17,045	15,176	13,689	12,113	10,443	9,350	8,191	6,963
Net Assets	1,138,146	1,152,389	1,162,502	1,174,424	1,187,918	1,202,876	1,218,756	1,236,699	1,256,411	1,277,988
Equity										
Accumulated surplus	379,593	392,316	399,616	407,880	417,610	428,695	440,590	454,432	469,924	487,158
Reserves	758,553	760,073	762,886	766,544	770,308	774,181	778,166	782,267	786,487	790,830
Total Equity	1,138,146	1,152,389	1,162,502	1,174,424	1,187,918	1,202,876	1,218,756	1,236,699	1,256,411	1,277,988

Budgeted Statement of Changes in Equity

	ABP&B 2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
Accumulated Surplus										
Balance at beginning of period	372,074	379,593	392,316	399,616	407,880	417,610	428,695	440,590	454,432	469,924
Net Surplus/(Deficit)	9,550	14,244	10,112	11,923	13,494	14,958	15,880	17,943	19,711	21,577
Adjustments										
Transfers from Reserves	127	842	92	92	92	92	92	92	92	92
Transfers to Reserves	(2,158)	(2,362)	(2,905)	(3,750)	(3,856)	(3,965)	(4,077)	(4,193)	(4,312)	(4,435)
Balance at end of period	379,593	392,316	399,616	407,880	417,610	428,695	440,590	454,432	469,924	487,158
Asset Revaluation Reserve										
Balance at beginning of period	740,335	740,335	740,335	740,335	740,335	740,335	740,335	740,335	740,335	740,335
Gain on revaluation of infrastructure - SRWRA										
Net change this year	-	-	-	-	-	-	-	-	-	-
Balance at end of period	740,335	740,335	740,335	740,335	740,335	740,335	740,335	740,335	740,335	740,335
Open Space Reserves										
Balance at beginning of period	867	885	905	925	945	965	985	1,005	1,025	1,045
Net change this year	18	20	20	20	20	20	20	20	20	20
Balance at end of period	885	905	925	945	965	985	1,005	1,025	1,045	1,065
Other Reserves										
Balance at beginning of period	15,320	17,333	18,833	21,626	25,264	29,008	32,861	36,826	40,907	45,107
Net change this year	2,013	1,500	2,793	3,638	3,744	3,853	3,965	4,081	4,200	4,323
Balance at end of period	17,333	18,833	21,626	25,264	29,008	32,861	36,826	40,907	45,107	49,430
Total Reserves	758,553	760,073	762,886	766,544	770,308	774,181	778,166	782,267	786,487	790,830
Total Equity	1,138,146	1,152,389	1,162,502	1,174,424	1,187,918	1,202,876	1,218,756	1,236,699	1,256,411	1,277,988

Budgeted Statement of Cashflows

	ABP&B 2016/2017 \$000's	2017/2018 \$000's	2018/2019 \$000's	2019/2020 \$000's	2020/2021 \$000's	2021/2022 \$000's	2022/2023 \$000's	2023/2024 \$000's	2024/2025 \$000's	2025/2026 \$000's
Cash Flows from Operating Activities										
<i>Receipts</i>	84,458	85,840	88,904	92,080	95,373	98,786	102,324	105,991	109,792	113,734
<i>Payments</i>	(62,712)	(62,850)	(65,445)	(66,214)	(67,315)	(68,617)	(70,560)	(71,463)	(72,769)	(74,089)
Net Cash Provided by Operating Activities	21,746	22,990	23,459	25,866	28,058	30,169	31,764	34,528	37,023	39,645
Cash Flows from Financing Activities										
<i>Receipts</i>										
Loans Received	-	6,960	-	-	-	-	-	-	-	-
<i>Payments</i>										
Principal	(1,400)	(1,444)	(1,657)	(1,760)	(1,869)	(1,487)	(1,576)	(1,670)	(1,093)	(1,159)
Net Cash (Used In) Financing Activities	(1,400)	5,516	(1,657)	(1,760)	(1,869)	(1,487)	(1,576)	(1,670)	(1,093)	(1,159)
Cash Flows from Investing Activities										
<i>Receipts</i>										
Capital Grants/Subsidies & Contributions/Investments	-	4,000	-	-	-	-	-	-	-	-
<i>Payments</i>										
Purchase of Land	(601)	(825)	(631)	(840)	(767)	(783)	(807)	(831)	(856)	(882)
Purchase of Buildings	(1,805)	(11,831)	(880)	(714)	(1,927)	(1,878)	(2,566)	(2,852)	(620)	(666)
Purchase/Construction of Infrastructure	(13,009)	(14,185)	(14,791)	(15,867)	(16,179)	(16,472)	(17,066)	(17,377)	(18,007)	(18,338)
Purchase of Equipment	(2,164)	(2,180)	(2,433)	(2,378)	(2,427)	(2,291)	(2,260)	(2,563)	(2,316)	(2,379)
Purchase of Furniture & Fittings	(180)	(185)	(191)	(196)	(202)	(208)	(215)	(221)	(228)	(235)
Purchase/Construction of Other Assets + Investments	(840)	(1,011)	(925)	(1,067)	(1,099)	(1,132)	(2,789)	(1,084)	(1,430)	(1,421)
Net Cash (Used In) Investing Activities	(18,599)	(26,217)	(19,851)	(21,062)	(22,601)	(22,764)	(25,703)	(24,928)	(23,457)	(23,921)
Net Increase/(Decrease) in Cash Held	1,747	2,289	1,951	3,044	3,588	5,918	4,485	7,930	12,473	14,565
Cash at Beginning of Reporting Period	20,397	22,144	24,433	26,383	29,427	33,015	38,933	43,418	51,348	63,821
Cash at End of Reporting Period	22,144	24,433	26,383	29,427	33,015	38,933	43,418	51,348	63,821	78,386

Glossary

Asset Consumption Ratio

The Asset Consumption Ratio highlights the potential service level remaining in Council's assets. The ratio is calculated by measuring the written down value of the assets against their replacement cost. If the Asset Consumption Ratio is high, this indicates that Council's assets are in relatively good condition - that is they are either relatively new or have been maintained in good condition. If the Asset Consumption Ratio is low, this indicates that Council's assets are in relatively poor condition - that is assets have not been renewed at a time when renewal was expected to occur.

Asset Sustainability Ratio

Asset Sustainability Ratio indicates whether the Council is renewing or replacing existing non-financial assets at the same rate as its assets are used or 'consumed'. The ratio is calculated by measuring capital expenditure on renewal and replacement of assets relative to the level of depreciation. Where a Council has a soundly based Infrastructure and Asset Management Plan, a more meaningful asset sustainability ratio would be calculated by measuring the actual level of capital expenditure on renewal and replacement of assets (or proposed in the Budget) with the optimal level identified in the Plan.

Debt Servicing Ratio

The Debt Servicing Ratio indicates the percentage of rate revenue (excluding NRM levy) required to meet principal and interest repayments on fixed term borrowings.

Financial Assets

Financial Assets include cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council businesses, inventories and land held for resale.

Financial Sustainability

Financial Sustainability is where planned long-term service and infrastructure levels and standards are met without unplanned and disruptive increases in rates or cuts to services.

Interest Cover Ratio

Interest Cover Ratio indicates the extent to which Council's commitment to interest expenses are met by total operating revenues. The ratio is calculated by measuring net interest expense to total operating revenue (excluding NRM levy).

Net Financial Liabilities Ratio

Net Financial Liabilities Ratio expresses Net Financial Liabilities - made up of total liabilities less financial assets (where financial assets for this purpose includes cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council

businesses, inventories and land held for resale) - as a percentage of total operating revenue. The ratio allows interested parties to readily equate the outstanding level of the Council's accumulated financial obligations against the level of one year's operating revenue. Where the ratio reduces over time, it generally indicates that the Council's capacity to meet its financial obligations is strengthening.

Net Lending/ (Borrowing)

Net Lending/ (Borrowing) equals Operating Surplus / (Deficit), less net outlays on non-financial assets. This result is a measure of the Council's overall (i.e. Operating and Capital) budget on an accrual basis. Achieving a zero result in any one year essentially means that the Council has met all of its expenditure (both operating and capital) from the current year's revenues.

Non-financial or Physical Assets

Non-financial or Physical Assets refers to infrastructure, land, buildings, plant, equipment, furniture and fittings, library books and inventories.

Operating Deficit

Operating Deficit is where operating revenues are less than operating expenses (ie. operating revenue is therefore not sufficient to cover all operating expenses).

Operating Expenses

Operating Expenses are operating expenses shown in the Income Statement, including depreciation, but excluding losses on disposal or revaluation of non-financial assets.

Operating Revenues

Operating Revenues are incomes shown in the Income Statement, but exclude profit on disposal of non-financial assets and amounts received specifically for new/upgraded assets (e.g. from a developer). For ratios calculated where the denominator specified is total operating revenue or rate revenue, Natural Resource Management (NRM) levy revenue is excluded.

Operating Surplus

Operating Surplus is where operating revenues are greater than operating expenses (ie. operating revenue is therefore sufficient to cover all operating expenses), but does not take into account any capital expenditure.

Operating Surplus Ratio

Operating Surplus Ratio expresses the operating surplus/(deficit) as a percentage of general and other rates. It gives an indication of Council's ability to service its operations from expected rate income and maintain financial sustainability in the long term.

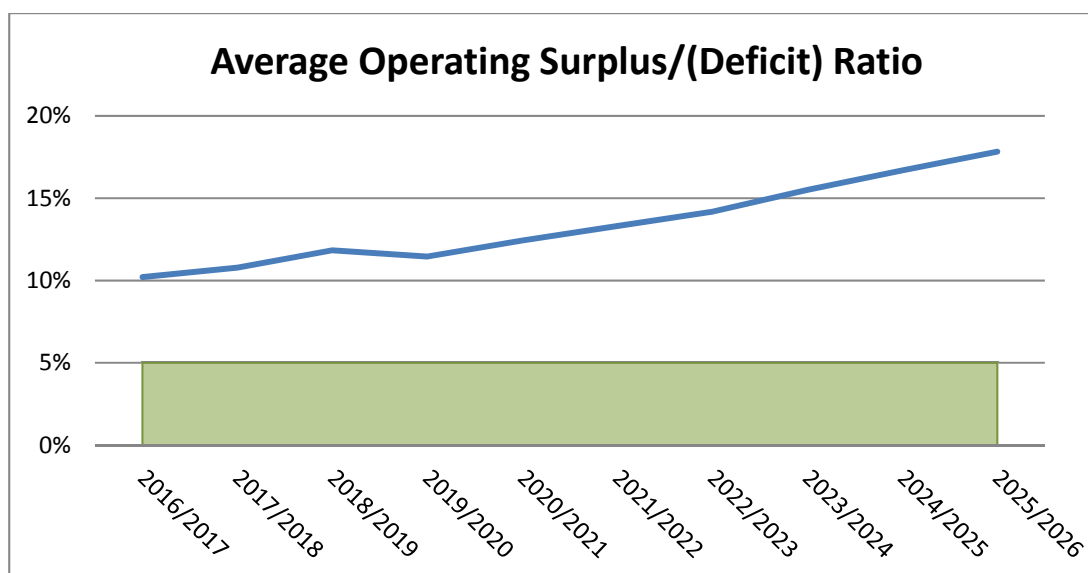
Appendix 1 – Financial Indicators

Key Financial Indicators

The Local Government (Financial Management) Regulations 2011 specifies that a Council must use three specific indicators in its LTFP, annual budget and budget reviews. Those three specific indicators are as follows.

Average Operating Surplus/(Deficit) Ratio

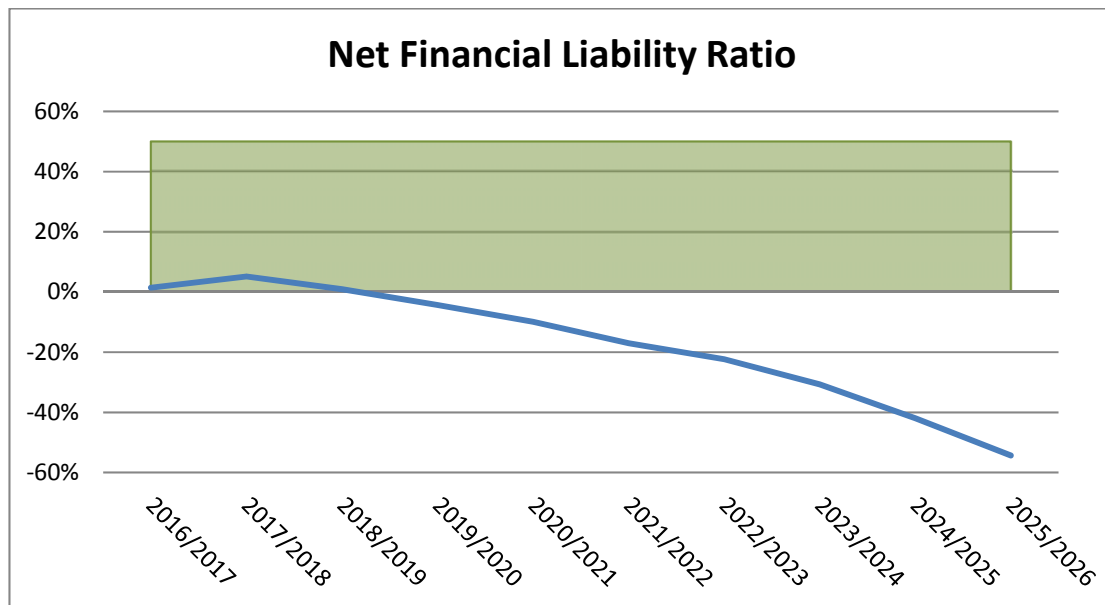
The Operating Surplus ratio expresses the level of operating surplus/deficit before capital expenditure as a percentage of rates. A negative ratio would highlight the additional rates percentage required to ensure current ratepayers are paying for their current consumption of resources.



The desired target (an operating surplus before capital expenditure averaging between 0-5% rate revenue over any 5 consecutive years) is being exceeded over the term of the plan. This is primarily due to substantial on-going savings in excess of \$3.2m now embedded in the LTFP which have had a significant impact on the operating surplus ratio, bringing the current year figure to 11.3% and the 5 year rolling average to 10.2%. In addition, the forecasted rate revenue is set to increase at a higher rate than the inflation indexation applied to Council's operating expenses. It should be noted that funding surpluses over and above the level required to support operating requirements will provide funding for Council's planned forward capital renewal requirements, in accordance with the current iteration of the Asset Management Plans (AMP's), along with the ability to fund potential projects. A positive operating cash flow is vital to support operating requirements, renewal of existing assets over time and maintain community service standards.

Net Financial Liability Ratio

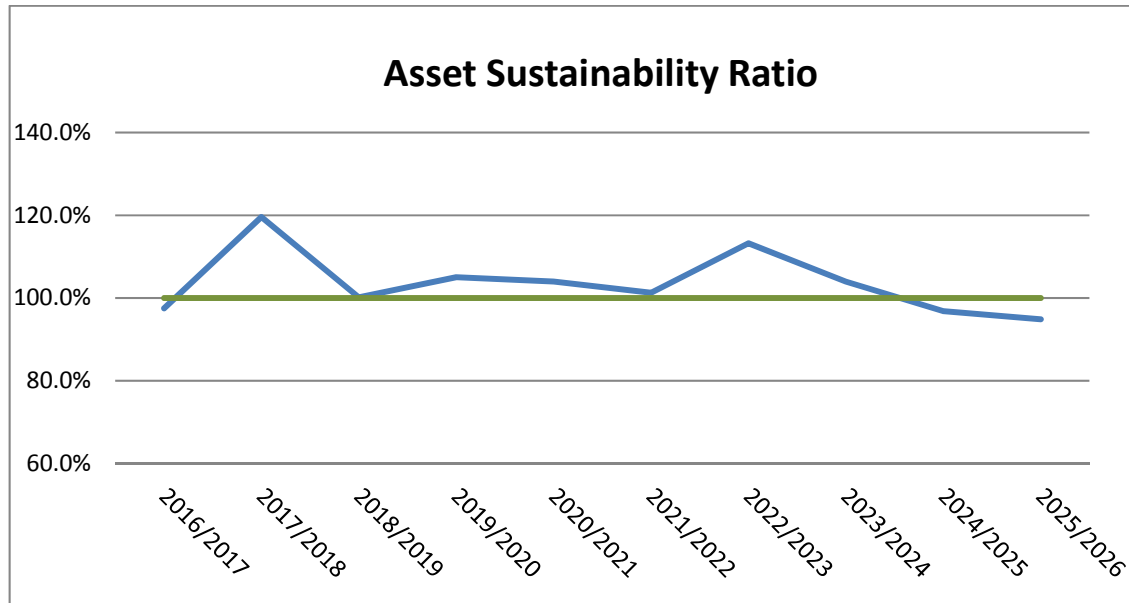
The Net Financial Liability ratio indicates Council's capacity to meet its financial obligations from operating revenue. A reducing ratio indicates that Council's capacity to meet its financial obligations from operating revenues is strengthening.



The net financial liability ratio is forecast at 1.4% in 2016/17, increasing with borrowings projected in 2017/18 to 5.2% and then decreasing across the LTFP as loan repayments are made. As a guide a target between 0-50% of total operating revenue is considered desirable. A negative ratio means Council is in a financially favourable position with more financial assets than liabilities (more cash than debt).

Asset Sustainability Ratio

The Asset Sustainability ratio indicates Council's ability to meet its future Asset Management renewal requirements. This target is currently measured against depreciation, however going forward the requirement is to measure this against the required renewal in Council's Asset Management Plans. The review and updating of Council's Asset Management Plans is currently in progress and these will assist in provide more accurate information for the renewal and ongoing maintenance of Council's existing assets.



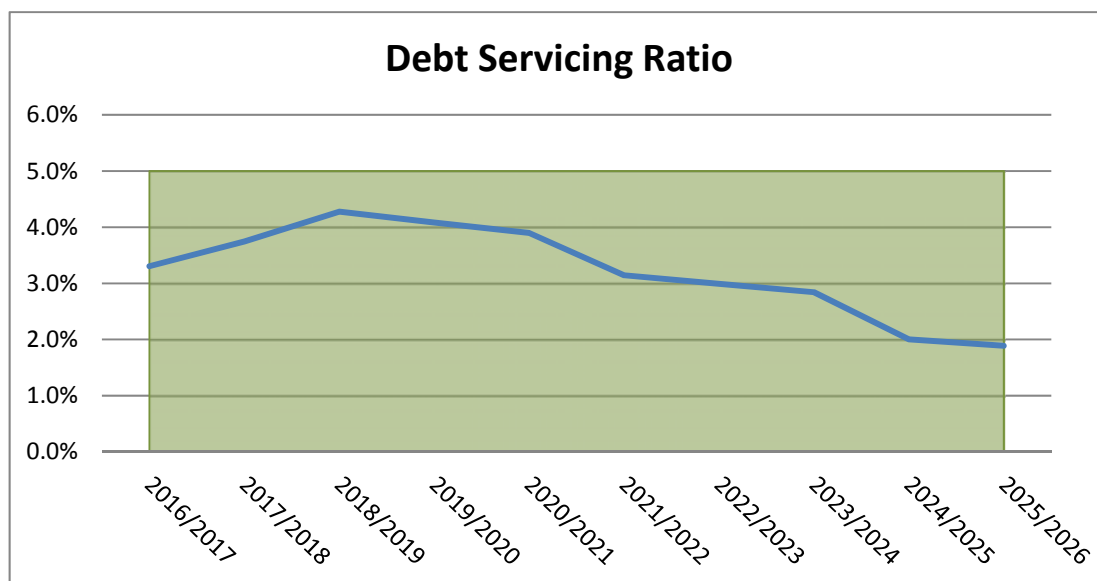
It is suggested that a long term asset sustainability index between 95-100% is acceptable as per Council's Asset Management Policy; the desired target is being exceeded over the term of the plan which currently makes provision to fund depreciable assets to a projected 10 year average of 103.7%. Any material underspending on renewal and replacement over the medium term is likely to adversely impact on the achievement of preferred, affordable service levels and could potentially progressively undermine a Council's financial sustainability

Other Financial Indicators

Whilst the Key Financial Indicators are those that are required by the Regulations, a number of other ratios can be used to measure financial performance. The two other indicators that Council has elected to use are as follows:

Debt Servicing Ratio

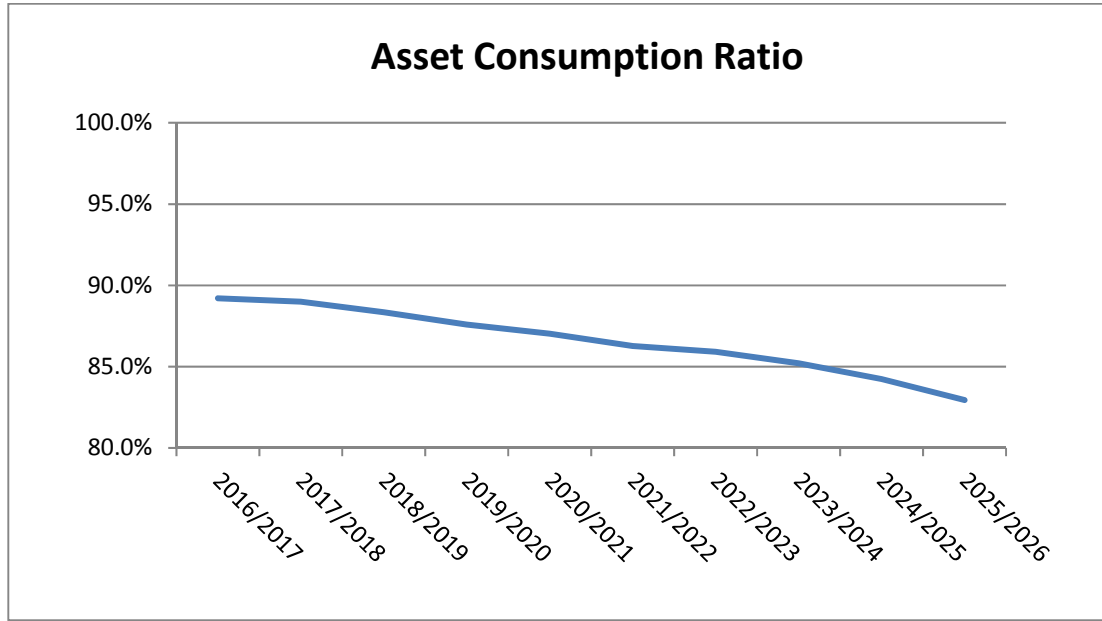
The Debt Servicing ratio indicates the ability of Council to service fixed borrowings (interest and principal) from forecast rate income.



This indicator peaks at 4.3% in 2018/19 with a target of between 0 and 5%. Assuming that new borrowings within the LTFP of \$6.96m are required in 2017/18, Council's Debt Servicing Ratio is within target range over the course of the LTFP. This indicates a moderate capacity to borrow within this ratio, noting that all ratios should be considered before making this decision.

Asset Consumption Ratio

The Asset Consumption ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate as its assets are used or 'consumed'. Depreciation represents the reduction in value of the assets each year and therefore accumulated depreciation is the total reduction in the carrying value of the assets.



Target – The average proportion of 'as new condition' left in assets is greater than 80% and less than 100%.



28 June 2016

RATE IMPACT ANALYSIS 2016/17

CONTENTS

New Valuations – Valuation Comparison Table	1
Suburb Comparison Table – Proposed Valuations	2
Rate Revenue by Land Use Type	3
Distribution of Rates Revenue by Land Use	3
Rates Applied to Housing SA & Other HA's 15/16	4
Differential Rate	4
Metropolitan Councils with Differential Rates	5
Differential Rates 2016/17	5
Rateable Assessments	6
2015/16 – 2016/17 Comparisons	7
Capping	8
Additional Support for Pensioners.....	8
Pensioner Capping Granted 2015/16.....	8
Maximum Rate.....	9
Top 20 Residential Valuations	9
Assistance to Ratepayers	10, 11
Average Residential Rates 2015/16.....	12
Average Residential Valuation 2015/16	12
Minimum Rate 2015/16	13
Mandatory Rebates.....	13
Metropolitan Rate in Dollar Comparison	14
Valuations by Land Use	15
Operational Cost per Household.....	16
G6 & Neighbouring Council Comparison	17

NB: The final Valuer General report is received in week 52 (27th June) and will be adopted by Council on 28 June 2016.

NEW VALUATIONS

Valuation Comparison Table by Land Use

The City of Marion uses the Capital Value provided annually by the Valuer-General as the basis for valuing all property within its area. The Capital Value method includes both the value of the land and improvements on the land.

Sales of all property types are analysed to determine market movements. This analysis of sales happens continuously throughout the year and occurs both in reference to Site (Land) Values and Capital (Improved) Values.

Valuations	No. of Rateable Assessments	Current Capital Value	Proposed Capital Value	Change	Change (less growth)
Residential	39,663	14,798,319,000	15,484,198,000	4.63%	3.25%
Commercial	1,567	1,869,215,000	1,924,416,000	2.95%	2.82%
Industrial	244	183,340,300	201,705,500	10.02%	3.26%
Primary Production	15	15,014,500	15,692,500	4.52%	4.52%
Vacant Land	663	258,268,900	283,435,900	9.74%	2.67%
Other (churches/schools/govt land)	132	714,556,360	864,524,680	20.99%	3.24%
Total	42,284	17,838,714,060	18,773,972,580	5.24%	3.19%

Rateable Assessments based on Authority Valuation Report 20 June 2016

This table reveals that the market revaluations for the City of Marion have increased on average by 3.19% (excluding growth) representing a moderate property market increase in Adelaide.

Valuation increases were not equally represented through all land use types. Residential property and Commercial property had moderate increases of (3.25%) and (2.82%) respectively, while vacant land had the lowest increase of (2.67%).

SUBURB BY COMPARISON TABLE – PROPOSED VALUATIONS

The table below shows a summary of the total Capital Value for each suburb.

	Capital Value 2015/16	Capital Value 2016/17	Change	Total Growth	% of Growth
Ascot Park	574,028,220	599,004,740	4.35%	7,201,000	1.25%
Bedford Park	63,700,000	65,467,000	2.77%	-300,000	-0.47%
*Clovelly Park	735,160,920	880,066,360	19.71%	117,291,000	15.95%
Darlington	134,045,380	139,339,500	3.95%	780,000	0.58%
Dover Gardens	506,731,000	537,032,000	5.98%	13,177,000	2.60%
Edwardstown	1,154,342,740	1,217,684,880	5.49%	13,164,000	1.14%
Glandore	342,525,200	353,290,720	3.14%	365,000	0.11%
Glengowrie	1,132,888,200	1,196,212,600	5.59%	25,300,000	2.23%
Hallett Cove	2,140,475,180	2,226,423,800	4.02%	17,461,000	0.82%
***Lonsdale	10,000	10,500	5.00%	0	0.00%
Marino	564,128,300	599,501,000	6.27%	8,800,000	1.56%
Marion	796,603,200	830,849,600	4.30%	7,503,000	0.94%
Mitchell Park	942,213,120	988,091,740	4.87%	17,561,300	1.86%
Morphettville	641,404,200	670,083,220	4.47%	9,471,000	1.48%
O'Halloran Hill	63,314,300	65,568,100	3.56%	0	0.00%
**Oaklands Park	1,643,781,420	1,695,075,640	3.12%	4,090,000	0.25%
****Old Reynella	315,000	330,000	4.76%	0	0.00%
Park Holme	558,555,800	585,878,600	4.89%	8,380,000	1.50%
Plympton Park	593,446,500	642,164,500	8.21%	28,767,000	4.85%
****Reynella	290,000	305,000	5.17%	0	0.00%
Seacliff Park	212,035,580	219,172,000	3.37%	155,000	0.07%
Seacombe Gardens	542,047,000	571,948,000	5.52%	12,658,000	2.34%
Seacombe Heights	296,068,300	305,411,300	3.16%	165,000	0.06%
Seaview Downs	500,233,000	517,313,500	3.41%	1,125,000	0.22%
Sheidow Park	931,220,020	975,006,200	4.70%	14,853,000	1.60%
South Plympton	802,789,000	835,445,000	4.07%	9,906,000	1.23%
Sturt	457,751,300	479,701,900	4.80%	6,697,000	1.46%
Trott Park	437,369,180	452,070,180	3.36%	935,000	0.21%
Warradale	1,071,222,000	1,125,525,000	5.07%	19,428,000	1.81%
Total All Suburbs	17,838,714,060	18,773,972,580	5.24%	344,933,300	1.93%

Figures as at 20 February 2016

An analysis of suburbs reveals the level of variation around the average value movement is 5.24% (including growth). Individual properties may however vary to a lesser or greater extent.

* Growth is predominately non-rateable increases for Flinders Uni, Core Library and TAFE sites at Tonsley Park.

** Includes the State Aquatic Centre, GP Plus and Westfield Shopping Centre.

*** Rateable land that spans Hallett Cove and Lonsdale.

**** Non-rateable land that spans Trott Park and Reynella/Old Reynella (Southern Expressway).

RATE REVENUE BY LAND USE TYPE

Valuations	No. of Assessments 2015/16	Rate Revenue 2015/16	Rate Revenue 2016/17	Change Excluding Growth
Residential	39,243	54,909,735	56,750,697	1.88%
Commercial	1,540	11,258,677	12,083,911	6.95%
Industrial	251	1,131,678	920,961	-12.78%
Primary Production	15	25,852	27,540	7.76%
Vacant Land	678	1,492,344	1,624,840	1.77%
Other (churches/schools/ council/govt land)	128	508,326	519,593	2.83%
Total	41,855	69,326,612	71,927,542	2.42%

2015/16 data based on declaration of rates 23 June 2015

DISTRIBUTION OF RATES REVENUE BY LAND USE 2015/16

Land Use	No. of Assessments	% of Residential Assessments	Revenue	% of Residential Revenue	% of Total Revenue
Commercial	1,540		11,258,677		16.24%
Industrial	251		1,131,678		1.63%
Primary Production	15		25,852		0.04%
Vacant Land	678		1,492,344		2.15%
Other (churches/schools/ council/govt land)	128		508,326		0.73%
	2,612		14,416,877		20.79%
Residential					
0 - \$377,383K	19,831	50.5%	22,079,873	40.2%	31.85%
\$377,383 - \$500K	15,452	39.4%	23,900,879	43.6%	34.48%
\$500 - \$600K	2,616	6.7%	5,127,183	9.3%	7.40%
\$600 - \$700K	815	2.1%	1,886,301	3.4%	2.72%
\$700 - \$800K	300	0.8%	805,311	1.5%	1.16%
\$800 - \$1M	155	0.4%	498,531	0.9%	0.72%
\$1M - \$5M	67	0.2%	374,083	0.7%	0.54%
\$5M+	7	0.0%	237,574	0.4%	0.34%
Residential Total	39,243	100%	54,909,735	100%	79.21%
Total	41,855		69,326,612		100%

2015/16 data based on declaration of rates 23 June 2015

RATES APPLIED TO HOUSING SA & OTHER HOUSING ASSOCIATIONS - 2015/16

Residential Category	Mandatory Rebate Yes/No	Number of Assessmts	% of Total Residential Assessmts	Rates Levied 2015/16	Mandatory Rebate Applied	Net Rates Revenue	% of Residential Revenue
Housing SA	No Rebate	3,185	8.1%	\$3,240,526	\$ -	\$3,240,526	5.9%
Aboriginal Housing	No Rebate	86	0.2%	\$110,145	\$ -	\$110,145	0.2%
Junction Australia	No Rebate	608	1.5%	\$567,446	\$ -	\$567,446	1.0%
Other Housing Association Properties	Yes - 75%	550	1.4%	\$658,596	\$493,947	\$164,649	0.3%
Residential Total		39,243	11.3%	\$54,970,828		\$4,082,766	7.4%

DIFFERENTIAL RATE

Council currently derives 18% of its rate revenue from the Commercial/Industrial sector. Commercial and Industrial users consume a greater proportion of council resources than residential properties, particularly in regard to the use of roads, traffic, parking, storm water, public health and environment. Council has addressed the need to provide local support to the business sector.

Council applies a higher differential to the Commercial sector than to the Industrial sector to recognise the pressures confronting the Industrial sector such as increased competition from international imports, at the present time.

The use of differentials enables the equalisation of rates across Land Use Codes i.e.: fair and equitable rates.

METROPOLITAN COUNCILS WITH DIFFERENTIAL RATES

2015/16 Comparison Differential Percentage			
Council	Commercial	Industrial	Vacant Land
Playford	513%	513%	No differential
Charles Sturt	211%	299%	202%
West Torrens	136%	136%	136%
Unley	125%	89%	89%
Port Adelaide Enfield	116%	116%	116%
Prospect	112%	112%	25%
Gawler	108%	108%	50%
Mitcham	101%	101%	101%
Marion	85%	65%	90%
Walkerville	55%	55%	55%
Tea Tree Gully	50%	50%	100%
Holdfast	50%	50%	50%
Salisbury	47%	47%	30%
Onkaparinga	31%	31%	58%
Norwood Payneham St Peters	20%	20%	20%
Average	117%	119%	80%

The above table identifies Council's 2015/16 differential rate position compared to other metropolitan councils.

DIFFERENTIAL RATES FOR 2016/17

2016/17 Differential Percentages		
Commercial 85%	Industrial 65%	Vacant Land 100%

INCREASE IN RATEABLE ASSESSMENTS SINCE 2000/01

	Rateable Assessments	Change
2000-2001	35,541	-
2001-2002	36,045	504
2002-2003	36,625	580
2003-2004	37,159	534
2004-2005	37,610	451
2005-2006	37,945	335
2006-2007	38,465	520
2007-2008	38,667	202
2008-2009	39,009	342
2009-2010	39,357	348
2010-2011	39,689	332
2011-2012	40,196	507
2012-2013	40,612	416
2013-2014	40,923	311
2014-2015	41,359	436
2015-2016	41,855	496
*2016-2017	42,284	429

**Figures as at 20 June 2016*

Since 2000/01 the number of new assessments has increased by 6,743 representing a growth in properties of 19% over the 16 year period. To date an additional 429 properties have been created since 30 June 2015.

2015/16 to 2016/17 COMPARISONS

	2015/16	2016/17
Capital Value of all Properties	\$17,851,984,060	18,773,972,580
Capital Value of Rateable Properties	\$17,096,186,435	\$18,011,657,966
Total Rateable Properties	41,855	42,284
Gross Rate Revenue	\$69,326,612	\$71,927,542
Rate Rebates - Rebates	\$964,500	\$1,037,900
Rate Rebates - Capping	\$2,718 12% cap - \$20 min & \$200 max 9% pensioner cap - \$10 min & \$300 max	12% cap - \$20 min & \$200 max 9% pensioner cap - \$10 min & \$300 max
Differential General Rate Residential/Primary Prod/Other	0.00364584	0.00359379
Differential General Rate Industrial	0.00601563	0.00592976
Differential General Rate Commercial	0.00674480	0.00664852
Differential General Rate Vacant Land	0.00692709	0.00718759
Minimum Rate % Increase	\$965 2.9%	\$992 2.75%
% on Minimum Rate	9.7%	11.7%
Natural Resources Management	0.00009344	0.00009493

Figures as at 20 June 2016

CAPPING – RESIDENTIAL PROPERTIES

In 2004/2005 there was a considerable variation to the increase in residential valuations. In order to equalise the rate responsibility a cap of 15% was introduced. The rate capping program has proved to be very beneficial to ratepayers experiencing a spike in their annual valuation movement.

Council has adopted a two tiered rate capping policy for the 2016/17 financial year

Tier 1 – Rate Capping for Qualifying Residential Ratepayers

A rebate of general rates has been granted to Residential ratepayers on their principal place of residence within the category of residential land use.

The Annual Business Plan 2016/17 has applied a 12% rate-cap with a \$20 minimum and a \$200 maximum (excluding new or improved properties) for ratepayers who meet the Qualifying Criteria set out below.

Tier 2 – Rate Capping for Qualifying Pensioners and Self-Funded Retirees

A rebate of general rates has been granted to qualifying Pensioners and Self-Funded Retirees, who are residential ratepayers on their principal place of residence within the category of residential land use and do not own any other property and meet the Qualifying Criteria set out below.

The Annual Business Plan 2016/17 applied a 9% rate-cap with a \$10 minimum and a \$300 maximum for those Pensioners and Self-Funded Retirees who meet the qualifying criteria set out below.

Qualifying Criteria:

- The property is the owner's principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to a zoning change.
- The land use for rating purposes has not changed since 1st July of the previous financial year.
- The property has not sold since the 1st January of the previous financial year.

Rate Capping will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible for Rate Capping may lodge an application which will be assessed against the eligibility criteria. The application must be lodged by 30 June 2017.

PENSIONER & SELF FUNDED RETIREE CAPPING 2015/16		
	Granted	Amount
Pensioner	14	\$1,394
Self-Funded Retiree	5	\$669
Total	19	\$2,063

MAXIMUM RATE

The Local Government Act states Council must take into consideration whether or not a maximum rate on the principal place of residence should be declared.

A Maximum rate would result in a lower amount in rates being paid by the very highest rated properties which would cause the rate in the dollar to rise to offset the loss of revenue from these properties. This in turn would result in a redistribution of these rates across Council's lower rated properties.

For example, Council have 70 residential properties with a Capital Value greater than \$1,000,000 which would generate rates above \$3,000 per property.

TOP 20 INDIVIDUAL RESIDENTIAL VALUATIONS

Valuation 2016/17	Proposed General Rates 2016/17 \$	Suburb
2,350,000	8,445.00	Seacliff Park
2,250,000	8,086.00	Hallett Cove
2,025,000	7,277.00	Marino
1,950,000	7,008.00	Marino
1,775,000	6,379.00	Marino
1,750,000	6,289.00	Marino
1,700,000	6,109.00	Marino
1,550,000	5,570.00	Marino
1,550,000	5,570.00	Marino
1,550,000	5,570.00	Marino
1,550,000	5,570.00	Hallett Cove
1,525,000	5,480.00	Marino
1,500,000	5,390.00	Marino
1,500,000	5,390.00	Marino
1,475,000	5,300.00	Seacliff Park
1,475,000	5,300.00	Hallett Cove
1,450,000	5,211.00	Marino
1,425,000	5,121.00	Marino
1,425,000	5,121.00	Marino
1,400,000	5,031.00	Marino

Maximum rates are not currently adopted by any of our neighbouring Councils.

ASSISTANCE TO RATEPAYERS

Rebate of Rates

The Local Government Act 1999 requires Councils to rebate the rates payable for certain land uses. This includes land used for health and community services, religious purposes, cemeteries, educational institutions and housing associations.

The mandatory rebates vary from 75% to 100%. People or bodies seeking a rebate must make a written application to the Council. Information and application forms can be obtained from the Council office at 245 Sturt Rd, Sturt. Applications for Discretionary Rebates must be received by May 31st of the current year for consideration in the following financial year.

Note: 608 Mitchell Park properties have been leased to Junction Australia from SAHT during 2015/16. Under a leasing arrangement between the State Government and Junction Australia, Junction Australia have agreed to pay full Council rates rather than opt to accept a 75 per cent rebate available for housing associations.

Residential Construction on Vacant Land (Discretionary Rebate)

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a rebate of general rates for the 2016-2017 financial year will be granted in respect of an assessment rated as vacant land in the Council's Assessment Book where the:

- Principal Ratepayer of the Assessment applies to the Council in writing for the rebate prior to 30 June 2017, and
- Footings have been poured on the property by 30 June 2017.

The amount of the rebate will be the difference between the general rate in the dollar applicable to vacant land, and the general rate in the dollar applicable to residential property. This is calculated by the number of days remaining between 1 July 2016 and 30 June 2017 from the date footings are poured.

If the calculated rebate reduces the rates payable to less than the amount fixed as the minimum amount payable by way of rates, then the rebate shall be reduced so that the rates payable are equal to the amount of the minimum.

Postponement of Rates – Hardship

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they are invited to submit an application in writing to the Council's Team Leader Rating Services. The Council treats such inquiries confidentially.

Postponement of Rates - Seniors

- Number of seniors currently postponed: 27
- New applications approved for 2016/17: 0
- Current legislated interest rate: 5.25% pa (2015-16)

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer.
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card and has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the council may require. Any rates which are postponed will become due and payable when:

- the title to the land is transferred to another person; or
- there is failure to comply with a condition of postponement.

A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.

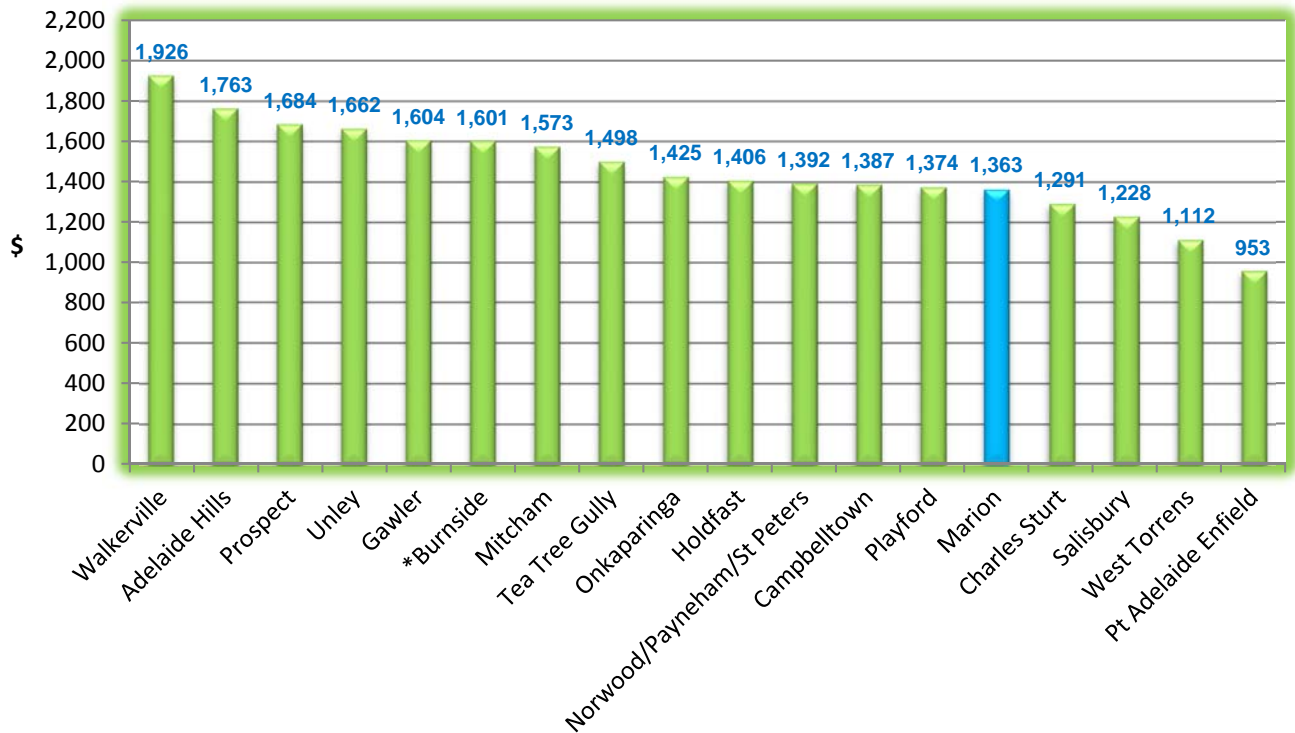
Concessions

Cost of Living Concession

Pensioners, low income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive up to \$200 per year. Eligibility includes pensioners and low income earners who are tenants.

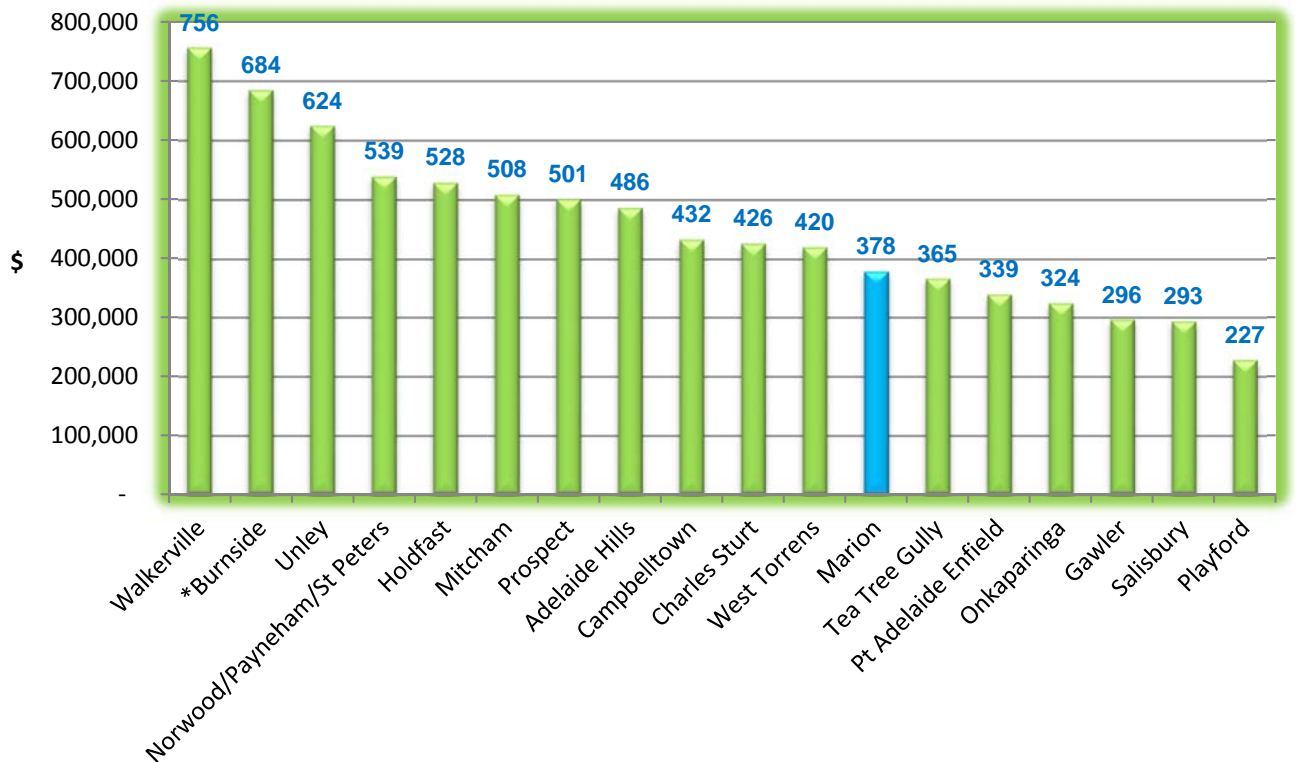
For further information, contact the Concessions Hotline on 1800 307 758.

Average Residential Rate 2015/16



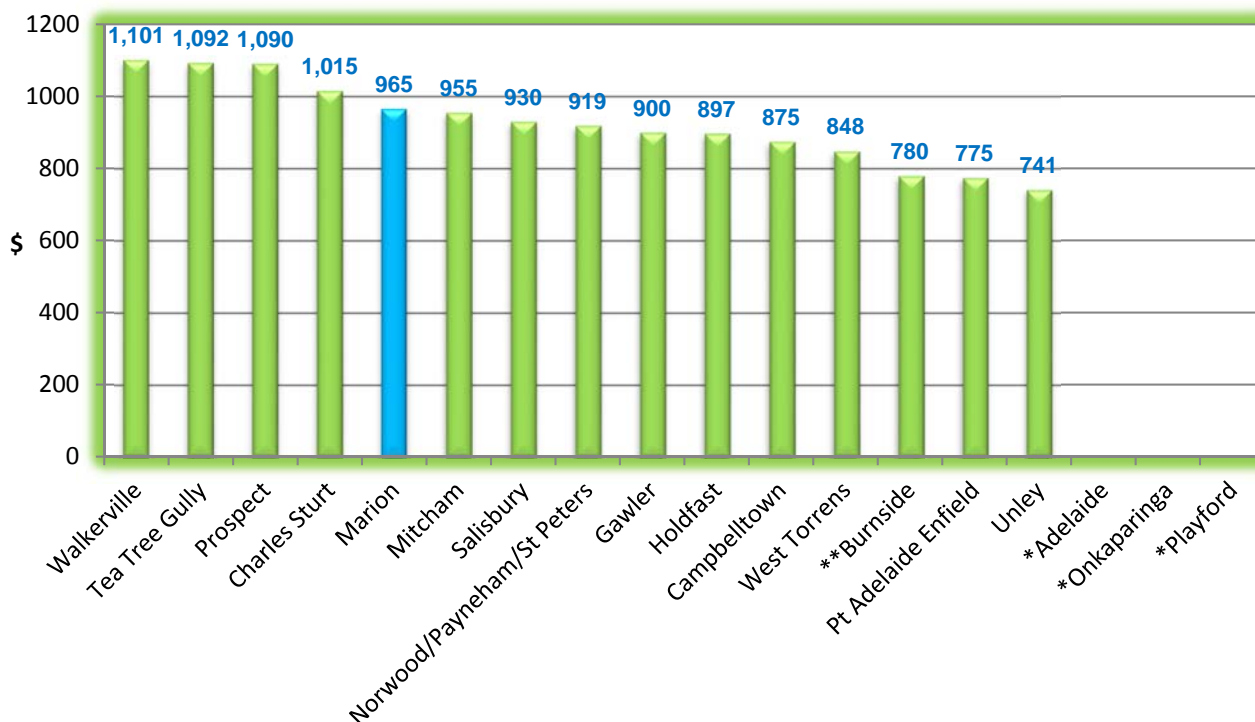
Marion is currently ranked 5th lowest of 18 metropolitan councils (2014/15 ranking was 6th lowest)

Average Residential Valuations 2015/16



*No current data available for Burnside Council – therefore the figure used is based on 2014/15

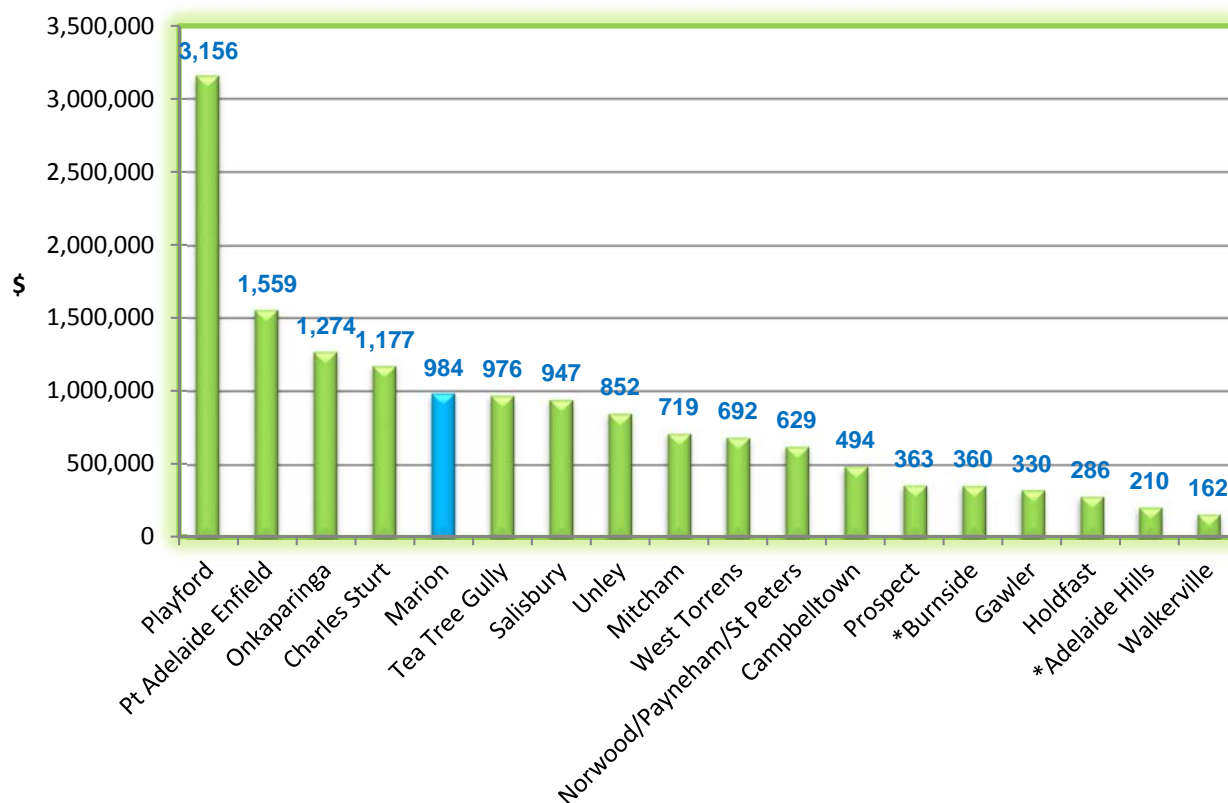
Minimum Rate 2015/16



*No minimum rate due to a fixed charge being applied.

**No current data available for Burnside Council therefore the figure used is based on 2014/15

Mandatory Rebates 2015/16 \$'000



*No current data available for these Councils therefore the figures used are based on 2014/15

METROPOLITAN COUNCILS RATE IN THE DOLLAR COMPARISON 2015/16

Council	Fixed Charged	Residential Rate in the Dollar	Commercial Differential	Industrial Differential	Average Residential Valuation
Playford	\$869	0.002218	0.013603	0.013603	\$227,477
Salisbury		0.004192	0.006151	0.006151	\$292,938
Gawler		0.004849	0.010118	0.010118	\$295,892
Onkaparinga	\$366	0.003273	0.004411	0.004411	\$323,617
Port Adelaide Enfield		0.002690	0.005820	0.005820	\$338,560
Tea Tree Gully		0.004070	0.006105	0.006105	\$365,294
Marion		0.003646	0.006745	0.006016	\$377,383
West Torrens		0.002560	0.006041	0.006041	\$419,622
Charles Sturt		0.002786	0.008678	0.011121	\$425,768
Campbelltown		0.003206	0.003206	0.003206	\$432,560
Adelaide Hills	\$433	0.002737	0.003147	0.003147	\$485,934
Prospect		0.003223	0.006833	0.006833	\$500,608
Mitcham		0.003033	0.006097	0.006097	\$508,341
Holdfast		0.002660	0.003986	0.003986	\$528,396
Norwood Payneham St Peters		0.002584	0.003101	0.003101	\$538,498
Unley		0.002661	0.005988	0.005023	\$624,402
*Burnside		0.002340	0.002340	0.002340	\$684,095
Walkerville		0.002548	0.003949	0.003949	\$755,887

**No current data available for Burnside Council therefore the figure used is based on 2014/15*

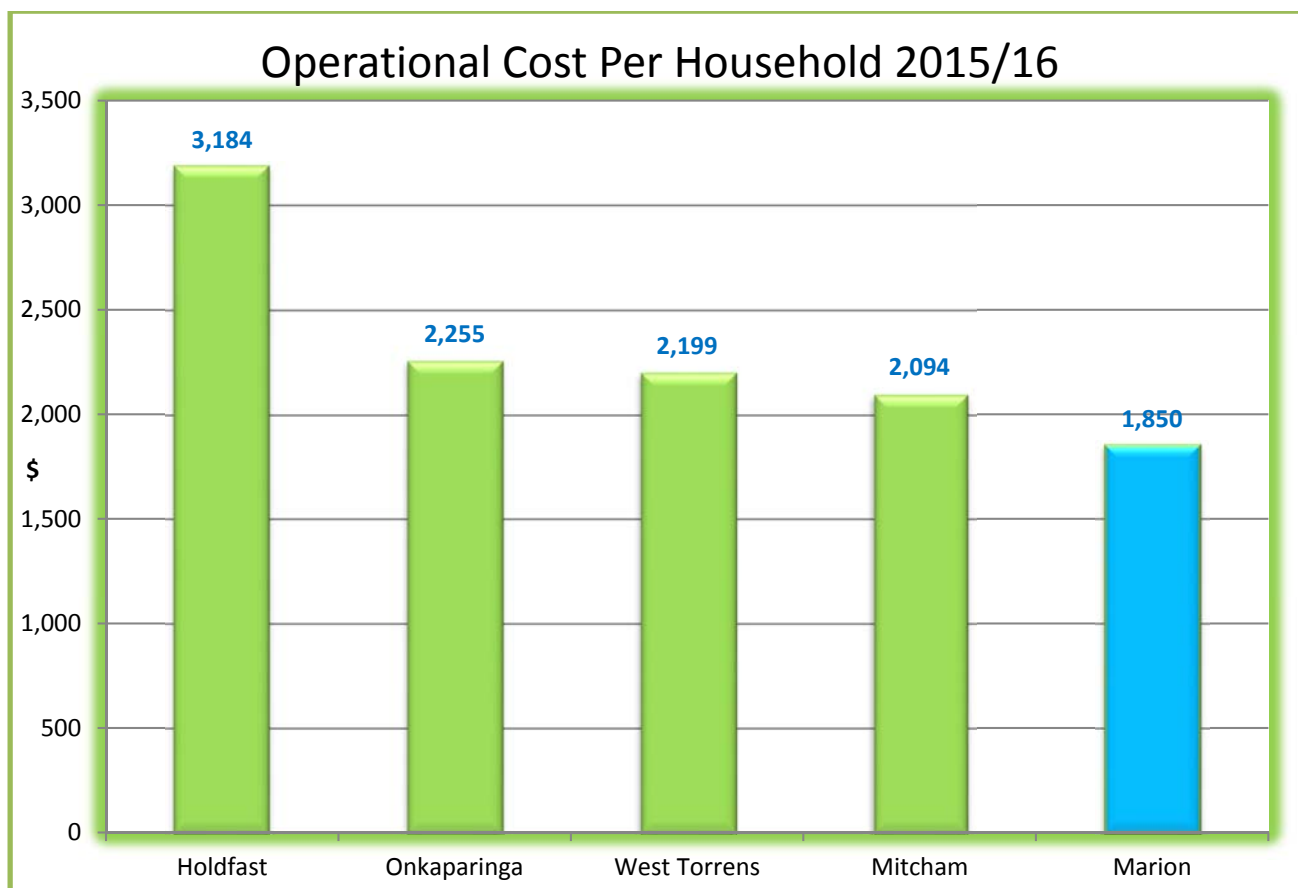
The above table details the rate in the dollar applied to metropolitan Councils.

Note that some Council's also apply a fixed charge which has the effect of reducing the rate in the dollar applied across land use codes.

VALUATIONS BY LAND USE SHOWING GROWTH PERCENTAGE

	Residential	Commercial	Industrial	Primary Production	Vacant Land	Other	Total
Current Values	14,798,319,000	1,869,215,000	183,340,300	15,014,500	258,268,900	714,556,360	17,838,714,060
Proposed CV	15,484,198,000	1,924,416,000	201,705,500	15,692,500	283,435,900	864,524,680	18,773,972,580
Total Increase	4.63%	2.95%	10.02%	4.52%	9.74%	20.99%	5.24%
Growth \$	205,446,000	2,550,000	12,390,000	0	18,272,000	126,845,300	365,503,300
Growth % (ProposedCV)	1.388%	0.136%	6.758%	0.000%	7.075%	17.752%	*2.049%
No of Assmts (VG)	37,598	703	196	15	738	779	40,029
Average Value (VG)	411,836	2,737,434	1,029,110	1,046,167	384,059	1,109,788	469,009
Percentage Inc Less Growth	3.25%	2.82%	3.26%	4.52%	2.67%	3.24%	3.19%

- Figures as at 20 June 2016
- *Figure includes growth for the TAFE, Flinders Uni and Core Library at Tonsley Park which are non-rateable. The Growth figure excluding these sites are 1.475%
- Forecast growth assumes 1.0% for 2016/17



Operational Cost Per Household

Council's primary benchmark is to compare its average residential rate against that of other metropolitan councils as displayed in the table on page 12 of this report. Another benchmark that Council uses as a broad indicator is to compare council's operational costs per household against that of our neighbouring councils. The table above illustrates that council's operational costs per household compares favourably against that of our neighbouring councils. It should be noted that there are many variables which limit the ability to make this a meaningful comparison, such as different levels of services provided by different councils, different infrastructural renewal requirements not reflected in operational costs, different sources of revenue such as grants and user charges which may vary from council to council.

G6 (excl City of Adelaide) & NEIGHBOURING COUNCIL COMPARISON – OPERATING STATEMENT 2014/15

	2014/15		2014/15		2014/15		2014/15		2014/15		2014/15		2014/15		2014/15		Average
	City of Charles Sturt	% of Total Income	City of Tea Tree Gully	% of Total Income	City of Salisbury	% of Total Income	City of Onkaparinga	% of Total Income	City of West Torrens	% of Total Income	City of Mitcham	% of Total Income	City of Holdfast Bay	% of Total Income	City of Marion	% of Total Income	
	\$'000		\$'000		\$'000		\$'000		\$'000		\$'000		\$'000		\$'000		
Total Income	110,544		85,754		113,818		151,429		65,762		55,355		57,874		81,976		
Employee Costs	37,600	34.00%	31,640	36.90%	34,832	30.60%	56,648	37.40%	25,723	39.10%	20,738	37.50%	27,257	47.10%	31,757	38.70%	37.70%
Contractors (Incl Waste)	16,377	14.80%	17,668	20.60%	29,733	26.10%	32,332	21.40%	7,222	11.00%	10,341	18.70%	8,633	14.90%	12,307	15.00%	17.80%
Employee & Contractor Costs	53,977	48.80%	49,308	57.50%	64,565	56.70%	88,980	58.80%	32,945	50.10%	31,079	56.10%	35,890	62.00%	44,064	53.80%	55.50%
Materials & Other	22,645	20.50%	16,290	19.00%	15,759	13.80%	27,879	18.40%	13,807	21.00%	8,537	15.40%	11,487	19.80%	13,690	16.70%	17.70%
Legal	817	0.70%	233	0.30%	211	0.20%	754	0.50%	499	0.80%	297	0.50%	397	0.70%	421	0.50%	0.40%
Depreciation	24,528	22.20%	11,749	13.70%	23,421	20.60%	27,509	18.20%	10,851	16.50%	12,328	22.30%	8,539	14.80%	12,974	15.80%	18.10%
Finance Costs	1,414	1.30%	1,592	1.90%	1,431	1.30%	3,230	2.10%	829	1.30%	516	0.90%	881	1.50%	800	1.00%	1.50%
Operating Costs	103,381	93.50%	79,172	92.30%	105,387	92.60%	148,352	98.00%	58,931	89.60%	52,757	95.30%	57,194	98.80%	71,949	87.80%	92.80%
Operating Surplus	7,163	6.50%	6,582	7.70%	8,431	7.40%	3,077	2.00%	6,831	10.40%	2,598	4.70%	680	1.20%	10,027	12.20%	7.20%

Note: The above data has been compiled from the Audited Financial Statements of each of the Councils.



**FEES & CHARGES
SCHEDULE
2016/17**

Pricing Policy Document

Index

	Page
Fees and Charges Summary	1
By-Laws	2
Commonwealth Home Support Programme	2
Community Transport	3
Cooinda Neighbourhood Centre	3
Cove Civic Centre	4
Development Assessment	5
Dog Registrations & Fines	6
General Information	7
Glandore Community Centre	8
Halls for Hire	8
Health Services	9
Land Clearing	10
Library Services	10
Living Kurna Cultural Centre	11
Marion Cultural Centre	12
Marion Swim Centre	14
Memorials	15
Neighbourhood Centres	15
Parking Control	16
Private Works	17
Searches	17

FEES AND CHARGES SUMMARY 2016/17

The 2016/17 fees and charges are to be set in accordance with Council Policy in relation to user pays principles. The policy directs that Council will levy fees and charges for goods and services on a user pays basis and, where possible to recover the full cost of operating or providing the service or goods. Where it can be demonstrated that members of the community are unable to meet the full cost, concessions may apply.

User charges and statutory fees play an important role in enabling Council to provide a range of specific services and community facilities. The following table of user/statutory charges illustrates the movement in fees & charges over the past few years.

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

The relevant Divisions and community groups have been consulted in relation to the proposed fees and charges and the following factors have been examined when determining the proposed fees:

- the cost of providing the service, inclusive of overhead costs
- the importance of the service to the community
- market comparison of fees and pricing structures with other enterprises who offer a similar service
- the level of service/facility provided by the City of Marion
- increase in statutory charges set by regulation



By-Laws - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$2,681.00	-\$1,513.00	-\$1,200.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$45,857.00	\$50,691.00	\$53,891.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$43,176.00	\$49,178.00	\$52,691.00

Description	GST Inc Y/N	2016/2017 Amount
Bylaws		
*All By-Laws apart from littering:	N	\$187.50
Expiation reminder notice	Y	\$52.00
Littering	N	\$315.00
Permit to sell flowers on side of road	N	\$35.00
Permit to place Mini-skip on public land	N	\$35.00
Application to keep more than prescribed number of dogs	N	\$35.00
Application to keep more than prescribed number of cats	N	\$35.00



Commonwealth Home Support Programme - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$1,902,689.00	-\$1,975,266.00	-\$1,768,509.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$1,898,745.00	\$1,985,266.00	\$1,768,509.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
-\$3,944.00	\$10,000.00	\$0.00

Description	GST Inc Y/N	2016/2017 Amount
AGED CARE		
Home Assist		
Home maintenance - per hour (materials used to be reimbursed at cost incl. GST)	N	\$12.50
Domestic Assistance	N	\$12.50
Rubbish Removal/per trailerload (includes 2 hr labour)	N	\$35.00
Gardening	N	\$12.50
Volunteer Social/Transport Support (per round trips ie two-way trip)	N	\$5.00
NC CHSP Program & Meals	N	\$8.00



Community Transport - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$25,202.00	-\$24,996.00	-\$24,996.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$199,042.00	\$183,819.00	\$198,218.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$173,840.00	\$158,823.00	\$173,222.00

Description	GST Inc Y/N	2016/2017 Amount
TRANSPORT		
Community Bus		
Contribution for return trip	Y	\$5.00
One way trip	Y	\$2.50
One way trip (Weekend)	Y	\$7.00
NC CHSP Transport		
Contribution - One way trip	N	\$2.00
CPN - Community Passenger Network		
2 - 7 km - One way	N	\$3.00
8 - 12 km - One way	N	\$4.00
13 - 18 km - One way	N	\$6.00
19 - 25 km - One way	N	\$10.00



Cooinda Neighbourhood Centre - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$159,863.00	-\$151,531.00	-\$149,107.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$518,210.00	\$503,638.00	\$511,072.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$358,347.00	\$352,107.00	\$361,965.00

Description	GST Inc Y/N	2016/2017 Amount
Cooinda Neighbourhood Centre		
Yoga	Y	\$7.00
Light Weights	Y	\$7.00
Fitness	Y	\$7.00
Tai Chi/Keep Fit	Y	\$6.00
Dancing	Y	\$6.00
Art Classes	Y	\$15.00
Pilates	Y	\$10.00
Ceramics	Y	\$6.00
Computing	Y	\$6.00
Hall Hire - Community Groups	Y	\$175.00
Hall Hire - Casual (per hr)	Y	\$50.00
Hall Hire - Private Functions	Y	\$375.00



Cove Civic Centre - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
\$0.00	-\$69,996.00	-\$69,996.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$0.00	\$150,275.00	\$214,040.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$0.00	\$80,279.00	\$144,044.00

Description	GST Inc Y/N	2016/2017 Amount
Hall (200 people)		
Corporate	Y	\$105.00
Community/Small Business	Y	\$70.00
Hall - Half (100 people)		
Corporate	Y	\$60.00
Community	Y	\$30.00
Hall - quarter (50 people)		
Corporate	Y	\$50.00
Community	Y	\$25.00
Meeting Rooms (6 people)		
Corporate / Community	Y	\$10.00
Meeting Rooms (10 people)		
Corporate / Community	Y	\$20.00
IT Training Room		
Corporate / Community	Y	\$75.00
Business Subscription - Annual	Y	\$100.00
Business Subscription - Monthly	Y	\$10.00



Development Assessment - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$907,810.00	-\$909,800.00	-\$881,004.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$2,296,461.00	\$2,193,690.00	\$2,191,022.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$1,388,651.00	\$1,283,890.00	\$1,310,018.00

Description	GST Inc Y/N	2016/2017 Amount
-------------	-------------	------------------

Assessment Fees

*Lodgement Fee	N	\$62.00
*Lodgement Fee (if assessment against Building Rules is required and Development Cost > \$5,000)	N	\$70.00
Staged Consent Fee	N	\$62.00
Extension of Approval Fee	N	\$99.00
Swimming Pool Inspection Fee	N	\$179.00

Development

Development Plan assessment develop *costs <\$10,000	N	\$38.50
*Develop costs >\$10,000 & <\$100,000	N	\$105.00
*Develop costs >\$100,000 (Max \$200,000)		
Non Complying Development Admin Fee	N	\$125.00
Non Complying Development Assessment Fee up to \$10,000	N	\$53.00
Non Complying Development Assessment Fee \$10,000 - > \$100,000	N	\$125.00

Residential Development Code Fees

Schedule 1A Fee	N	\$51.50
*Referrals per dept	N	\$215.00

Other Statutory Fees

*Public Notification	N	\$105.00
Advertising Fee	Y	\$700.00
*Statement requirements	N	\$285.00
*Consultation Fee (DAC)		

Other Planning Fees

Certificate of Title	Y	\$45.00
*Search Fees	N	\$21.00
DA - Urban Tree Fund (Regulated) NEW	N	\$170.00
DA - Urban Tree Fund (Significant) NEW	N	\$254.00

Building Rules Assessment, where there is a floor area

Building assessment fee (Minimum)	Y	\$67.00
*Class 1, 2 & 4	Y	\$3.00
*Class 3, 5 & 6	Y	\$3.90
*Class 7 & 8	Y	\$2.60
*Class 9a & 9c	Y	\$4.45
*Class 9b	Y	\$3.95
*Class 10	Y	\$0.90
Class 10b Retaining Walls, Signs Masts, Fences, Pools min fee \$48.00	Y	\$0.90
*Demolition - \$48.00 minimum *	Y	\$0.58
*Building rules Modification Fee	Y	\$155.00
*Certificate of Occupancy	Y	\$45.00
*Essential Fire Safety Schedule	Y	\$95.00

Other Building Fees

Copying & Viewing of plans:-		
File Search Fee	N	\$65.00
Copying of plans - per page:-		
A4	Y	\$2.00
A3	Y	\$4.00
Sec 34(2) - Copies of plans on public notice	Y	\$22.00
Monthly Building Schedules (Current)	Y	\$68.00
Monthly Building Schedules (Previous)	Y	\$47.00
Monthly Building Schedules - yrly subscription	Y	\$590.00



Dog Registration Fees and Fines - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$439,985.00	-\$442,621.00	-\$451,116.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$716,970.00	\$723,023.00	\$771,241.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$276,985.00	\$280,402.00	\$320,125.00

Description	GST Inc Y/N	2016/2017 Amount
-------------	-------------	------------------

Animal Registration Fees

Not desexed		
Ordinary	N	\$65.00
Microchipped	N	\$58.00
Trained	N	\$58.00
Microchipped & Trained	N	\$52.00
Concession - Permanent	N	\$32.00
Concession - Temporary	N	\$32.00
Concession - Microchipped	N	\$29.00
Concession - Trained	N	\$29.00
Concession - Microchipped & Trained	N	\$26.00
Guide Dog/Therapeutic Dog	N	No Charge
Working Dog	N	\$16.00
Desexed		
Ordinary	N	\$39.00
Microchipped	N	\$32.00
Trained	N	\$32.00
Microchipped & Trained	N	\$26.00
Concession - Permanent	N	\$19.00
Concession - Trained	N	\$16.00
Concession - Microchipped	N	\$16.00
Concession - Microchipped & Trained	N	\$13.00

***Dog Infringements - Statutory Charges**

Unregistered Dog	N	\$82.00
Unregistered Dangerous/Prescribed Breed Dog	N	\$215.00
Dog not properly identified	N	\$82.00
Dog not properly identified Dangerous/Prescribed Breed Dog	N	\$215.00
Wandering at Large	N	\$82.00
Wandering at Large Dangerous/Prescribed Breed	N	\$215.00
Failure to notify Council of Registration change	N	\$82.00
Failure to remove dog faeces	N	\$56.00
A Dog in School Premises	N	\$82.00
Dog in School Premises Dangerous/Prescribed Breed Dog	N	\$215.00
Dog in Shop without Consent	N	\$82.00
Dog in Shop without Consent Dangerous/Prescribed Breed dog	N	\$215.00
Creates noise by barking or otherwise	N	\$105.00
Prescribed breed not on leash	N	\$215.00
Prescribed breed without muzzle	N	\$215.00
Greyhound without muzzle	N	\$82.00
Greyhound not on leash	N	\$82.00
Dog subject to Order fails to notify etc	N	\$82.00
Fail to notify new owner of Order	N	\$107.00
Fail to notify Council of Guard Dog Reg	N	\$82.00
Rushes or chases a vehicle	N	\$107.00
Attacks, rushes or chases person etc.	N	\$215.00

Other Charges

Cat Traps - deposit returnable	N	\$40.00
*Cat Traps not returned at 4 weeks	N	\$210.00
Animal Tag Replacement	N	\$9.00
Extract from Register	N	\$5.00
Late Fee on Unpaid Dog registrations	N	\$14.00
Dog Infringement reminder notice	N	\$52.00
**Dog Impounding Fee (Mon-Fri 10am-5pm)	Impound Fees as charged by RSPCA	
**Dog Impounding Fee (A/H & weekend)	Impound Fees as charged by RSPCA	



General Information - 2016/17

Description	GST Inc Y/N	2016/2017 Amount
Freedom of Information		
Application for access to document (includes first two hours spent dealing with application)	N	\$34.00
Each subsequent 15 mins spent on application	N	\$12.55
Where access is to be given in the form of a written transcript of words contained in document (per page)	N	\$7.60
Photocopy of documents (per page)	N	\$0.20
Other Charges		
History of Marion book	Y	\$10.00
History of Marion book - Volume 2, Hard Cover	Y	\$39.95
Public Information		
Minutes, Policies, Registers, Codes and Procedures (per page) :-	Y	\$0.55

*These documents are available for inspection at the Council Administration Office,

245 Sturt Road, Sturt, at no charge

Annual Report	No Charge
Community Consultation Policy	No Charge
Notification of Council Meetings - Notice & Agenda	No Charge
Notification of Committee Meetings	No Charge
Annual Financial Plan (Budget)	No Charge
Rating Policy	No Charge
Code of Practice - Meetings and Documents	No Charge
Strategic Management Plan	No Charge
Register of By Laws	No Charge
Order Making Policy	No Charge
Grievance Procedure	No Charge
Register of Delegations and Sub-delegations	No Charge
Tenders & Contracts Policy	No Charge
Code of Conduct for Members	No Charge
Code of Conduct for Staff	No Charge
Reimbursement of Members Expenses Policy	No Charge
Freedom of Information - Information Statement	No Charge
Council Electoral Roll (a full copy may be purchased - P.O.A)	No Charge



Glandore Community Centre - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$148,365.00	-\$132,893.00	-\$105,300.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$550,125.00	\$475,905.00	\$493,830.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$401,760.00	\$343,012.00	\$388,530.00

Description	GST Inc Y/N	2016/2017 Amount
Courses		
Woodwork	Y	\$5.00
Garden Plots	Y	\$25.00
Playgroups/ social groups	Y	\$4.00
Craft groups	Y	\$5.00
Computing tuition	Y	\$5.00
Photocopying 1 side A4	Y	\$0.30
Photocopying A3	Y	\$0.50

Market Fees		
Powered Site Fee	Y	\$30.00
Unpowered Site Fee	Y	\$20.00
Trestles	Y	\$5.00
Food Van Hire with Power	Y	\$30.00

Hall Hire

Clark Function Centre		
Hall Hire - Casual (per hr)	Y	\$65.00
Saturdays max -midnight	Y	\$500.00
Half hall hire casual per hr	Y	\$35.00

OPAL Space (Naldera Building)

Hall Hire - All day	Y	\$180.00
Hall Hire - Casual (per hr)	Y	\$35.00
Hall Hire - 3 hour session	Y	\$100.00

Slade Building

Hall Hire - All day	Y	\$160.00
Hall Hire -1 room Casual 3 hours	Y	\$90.00
Hall Hire Casual per hour	Y	\$30.00
Counselling room 3 hour session	Y	\$60.00

Rugby Building

Children's parties 3hours	Y	\$80.00
Children's parties - after 3hours (per Hr)	Y	\$30.00
Hall Hire - All day/children's party	Y	\$150.00
Hall hire per hour not children party	Y	\$35.00
All day hire not children's party	Y	\$180.00



Halls for Hire - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$6,599.00	-\$7,157.00	-\$996.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$13,947.00	\$15,944.00	\$14,560.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$7,348.00	\$8,787.00	\$13,564.00

Description	GST Inc Y/N	2016/2017 Amount
PERRY BARR FARM - Castrol Shed		
Hourly Rate - Non permanent	Y	\$24.20
Hourly Rate - Permanent	Y	\$19.80
Weekend Hire (per day)	Y	\$286.00
Deposit	Y	\$300.00
Risk Administration	Y	\$10.00



Health Services - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$29,661.00	-\$26,723.00	-\$27,684.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$435,725.00	\$416,035.00	\$450,997.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$406,064.00	\$389,312.00	\$423,313.00

Description	GST Inc Y/N	2016/2017 Amount
Environmental Health:		
Statutory Fines		<i>As per legislation</i>

Food Safety:

Statutory Fines		<i>As per legislation</i>
Food handler training course - Full	Y	\$80.00
Food handler training course - Summary	Y	\$40.00
Food Premises Inspection Fees (Statutory)	N	\$82.00
Food safety audit (per hour)	Y	\$140.00
Food safety talk	Y	\$40.00
Rates capped as per below: (Statutory)		
Child care centres (\$140 per hr until capped)	Y	\$140.00
Aged care facility/hospital - small - less than 40 beds	Y	\$140.00

Public Health

Statutory Fines		<i>As per legislation</i>
Sale of sharps containers	Y	\$5.00
Renewal of SRF Licence (Statutory)	N	\$75.00
Application for a SRF Licence (Statutory)	N	\$75.00
Application for the transfer of a SRF Licence (Statutory)	N	\$75.00
Late application for renewal of SRF Licence (additional fee) (Stat)	N	\$45.00
Application in relation to a dispute (Statutory)	N	\$45.00
SRF Licence Fees	N	\$350.00
SRF Audit Fee	N	\$180.00

High risk manufactured water systems (statutory charge)

Registration of first unit	N	\$35.75
Registration of subsequent units (per unit)	N	\$23.90
Registration renewal (per unit)	N	\$17.90
Inspection of first system	N	\$143.00
Inspection of additional systems (on same premises)	N	\$95.00



Land Cleaning - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$2,530.00	-\$2,726.00	-\$1,000.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$75,144.00	\$84,524.00	\$90,415.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$72,614.00	\$81,798.00	\$89,415.00

Description	GST Inc Y/N	2016/2017 Amount
LAND CLEARING		
Land Clearing- per 1000m2 or part thereof (eg. 1500m2 block = \$738)	Y	\$396.00
Land Clearing - Admin Fee	Y	\$74.00
Land Clearing - Expiation Fee	N	\$315.00
Expiation late fee	N	\$52.00



Library Services - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$301,641.00	-\$327,817.00	-\$280,566.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$3,979,145.00	\$4,159,791.00	\$4,219,997.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$3,677,504.00	\$3,831,974.00	\$3,939,431.00

Description	GST Inc Y/N	2016/2017 Amount
Photocopying		
- Per page A4	Y	\$0.20
- Per page A3	Y	\$0.30
Colour A4	Y	\$1.50
Colour A3	Y	\$2.00

Other Library

Toy Library Annual M/ship - Individual	Y	\$20.00
Toy Library Annual M/ship - Concession	Y	\$13.00
Toy Library Annual M/ship - Family	Y	\$30.00
Toy Library Annual M/ship - Family Concession	Y	\$22.00
Toy Library Annual M/ship - Organisation	Y	\$65.00
In Ear Headphones - new service provision	Y	\$3.00
USB - new service provision	Y	\$6.00

Events/programs

Programs Adults	Prices range from \$2.00 - \$160.00
Programs Children	Prices from \$2.00
Sale of debitted Stock	Prices range from \$0.10 - \$1.00
Sale of Library Bags	Prices range from \$1.00 - \$5.00

Non Statutory Fines

Processing Fee - Lost/Damaged/Overdue Items/cost of replacement RFID tags	Y	\$5.00
Library Card Replacement	Y	\$1.10
Lost or Damaged items	Replacement Cost	



Living Kurna Cultural Centre - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$84,165.00	-\$65,371.00	-\$69,948.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$395,200.00	\$348,854.00	\$362,585.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$311,035.00	\$283,483.00	\$292,637.00

Description	GST Inc Y/N	2016/2017 Amount
Room Hire		
<i>Education/Community Group Rates</i>		
Hrly Rate above weekday hrs	Y	\$69.50
1/2 day weekday (4 hrs) 8am to 12pm then 12.30pm to 4.30/5.00pm	Y	\$133.00
Full Day	Y	\$234.00
<i>Corporate Rate</i>		
Hrly Rate above weekday hrs	Y	\$117.50
1/2 day weekday (4 hrs) 8am to 12pm then 12.30pm to 4.30/5.00pm	Y	\$194.50
Full Day	Y	\$353.50
Cultural Tours		
Cultural Tours Fee Adult	Y	\$21.50
Cultural Tour Fee - Concession	Y	\$11.25
Art workshops- Adult	Y	\$23.00
Art workshops - Concession/child	Y	\$12.80
Weavers Adult	Y	\$21.50
Weavers concession/child	Y	\$11.25
Weavers additional materials/room	Y	\$51.00
Fairford House		
<i>Education/Community Group Rates</i>		
Hrly Rate above weekday hrs	Y	\$51.00
1/2 day weekday (4 hrs)	Y	\$76.50
Full Day	Y	\$153.50
<i>Corporate Rate</i>		
Hrly Rate above weekday hrs	Y	\$82.00
1/2 day weekday (4 hrs)	Y	\$133.00
Full Day	Y	\$256.00
Full Use/Park Use	Y	\$615.00
Kitchen	Y	\$112.50



Marion Cultural Centre - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$242,571.00	-\$229,080.00	-\$235,922.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$951,874.00	\$984,015.00	\$998,864.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$709,303.00	\$754,935.00	\$762,942.00

Description	GST Inc Y/N	2016/2017 Amount
-------------	-------------	------------------

DOMAIN THEATRE - PERFORMANCE

Community (Subsidised) Rate

Rehearsal Rate Per Hour Mon-Sat	Y	\$103.00
Rehearsal Rate Per Hour Sun & PH	Y	\$138.00
Session Rate Mon-Sat 8.30am-12.30pm & 1pm-5pm	Y	\$451.00
Session Rate Sun & PH 8.30am-12.30pm & 1pm-5pm	Y	\$738.00
Session Rate Mon-Sat 6pm-11pm (5 hrs)	Y	\$564.00
Session Rate Sun & PH 6pm-11pm (5 hrs)	Y	\$923.00
Full Day Mon-Sat (8.30am-11pm)	Y	\$1,330.00
Full Day Sun & PH (8.30am-11pm)	Y	\$2,177.00

Corporate Rate

Rehearsal Rate Per Hour (only if performance booked)	Y	\$154.00
Rehearsal Rate Per Hour Sun & PH 8am-6pm	Y	\$190.00
Session Rate Mon-Sat 8.30am-12.30pm & 1pm-5pm	Y	\$676.00
Session Rate Sun & PH 8.30am-12.30pm & 1pm-5pm	Y	\$964.00
Session Rate Mon-Sat 6pm-11pm (5 hrs)	Y	\$846.00
Session Rate Sun & PH 6pm-11pm (5 hrs)	Y	\$1,204.00
Full Day Mon-Sat (8.30am-11pm)	Y	\$1,996.00
Full Day Sun & PH (8.30am-11pm)	Y	\$2,842.00

DOMAIN THEATRE & STURT ROOM - PERF

Community (Subsidised) Rate

Session Rate Mon-Sat 8.30am-12.30pm & 1pm-5pm	Y	\$551.00
Session Rate Sun & PH 8.30am-12.30pm & 1pm-5pm	Y	\$982.00
Session Rate Mon-Sat 6pm-11pm (5 hrs)	Y	\$664.00
Session Rate Sun & PH 6pm-11pm (5 hrs)	Y	\$1,167.00
Full Day Mon-Sat (8.30am-11pm)	Y	\$1,602.00
Full Day Sun & PH (8.30am-11pm)	Y	\$2,836.00

Corporate Rate

Session Rate Mon-Sat 8.30am-12.30pm & 1pm-5pm	Y	\$828.00
Session Rate Sun & PH 8.30am-12.30pm & 1pm-5pm	Y	\$1,259.00
Session Rate Mon-Sat 6pm-11pm (5 hrs)	Y	\$997.00
Session Rate Sun & PH 6pm-11pm (5 hrs)	Y	\$1,500.00
Full Day Mon-Sat (8.30am-11pm)	Y	\$2,397.00
Full Day Sun & PH (8.30am-11pm)	Y	\$3,639.00

Extras

Staging - load in, load out	Y	\$210.00
Curtain de-rig & re-rig	Y	\$374.00
Technical and duty staff - per hr (Mon - Sat) min 3hrs	Y	\$53.00
Front of House staff - per hr (Mon - Sat) min 3 hrs	Y	\$53.00
Technical and duty staff - per hr (Sun & PH) min 4hrs	Y	\$76.00
Front of House staff - per hr (Sun & PH) min 4hrs	Y	\$76.00
Access before 8.30am or after 11pm - per hr (Mon-Sat)	Y	\$53.00
Access before 8.30am or after 11pm - per hr (Sun & PH)	Y	\$76.00

Front of House/Box Office

Ticket sales via box office - per ticket	Y	\$3.00
Ticket Printing - per performance	Y	\$115.00
(credit card transaction charges also apply)		
8 person round table (incl cloths)	Y	\$5.00
Additional Table Cloth Hire (POA)		
Merchandise Commission 10% Gross Sales		

Description	GST Inc Y/N	2016/2017 Amount
DOMAIN ROOM - OVER 120 PAX		
Community (Subsidised) Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$308.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$451.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$830.00
Full Day Sun & PH (8.30am-10pm)	Y	\$1,218.00
Corporate Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$451.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$595.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$1,218.00
Full Day Sun & PH (8.30am-10pm)	Y	\$1,605.00
DOMAIN ROOM - UP TO 120 PAX		
Community (Subsidised) Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$164.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$308.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$443.00
Full Day Sun & PH (8.30am-10pm)	Y	\$830.00
Corporate Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$246.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$390.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$664.00
Full Day Sun & PH (8.30am-10pm)	Y	\$1,052.00
STURT ROOM		
Community (Subsidised) Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$100.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$244.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$271.00
Full Day Sun & PH (8.30am-10pm)	Y	\$686.00
Corporate Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$152.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$295.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$420.00
Full Day Sun & PH (8.30am-10pm)	Y	\$797.00
GREEN ROOM		
Community (Subsidised) Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$55.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$55.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$149.00
Full Day Sun & PH (8.30am-10pm)	Y	\$149.00
Corporate Rate		
Session Rate Mon-Sat 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$82.00
Session Rate Sun & PH 8.30am-12.30pm, 1pm-5pm or 6pm-10pm	Y	\$82.00
Full Day Mon-Sat (8.30am-10pm)	Y	\$221.00
Full Day Sun & PH (8.30am-10pm)	Y	\$221.00
FOYER SPACE (Hrly Rate only)		
Community Rate, Session Mon-Sat 8.30am-12.30pm OR 1pm-5pm	Y	\$56.00
Corporate Rate, Session Mon-Sat 8.30am-12.30pm OR 1pm-5pm	Y	\$82.00
Mon-Sat 6pm-10pm, Sun & PH sessions only available with other room bookings		
PLAZA SPACE (Hrly Rate only)		
Community Rate, Session Mon-Sat 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$77.00
Community Rate, Session Sun & PH 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$112.75
Corporate Rate, Session Mon-Sat 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$112.75
Corporate Rate, Session Sun & PH 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$148.75
Café SPACE (Hrly Rate only)		
Community Rate, Session Mon-Sat 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$77.00
Community Rate, Session Sun & PH 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$112.75
Corporate Rate, Session Mon-Sat 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$112.75
Corporate Rate, Session Sun & PH 8.30am-12.30pm OR 1pm-5pm OR 6pm-10pm	Y	\$148.75
Exclusive Whole Venue or Multiple Hire Packages - POA		
	POA	POA
Duty Manager/Technical Staff Hirer Charges (min 3 hrs)		
Technical and Duty Staff - per hr (Mon-Sat)	Y	\$53.00
Technical and Duty Staff - per hr (Sun & PH)	Y	\$76.00
Front of House Staff - per hr (Mon-Sat)	Y	\$53.00
Front of House Staff - per hr (Sun & PH)	Y	\$76.00



Marion Swim Centre - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$589,325.00	-\$593,448.00	-\$572,441.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$587,813.00	\$607,193.00	\$575,141.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
-\$1,512.00	\$13,745.00	\$2,700.00

Description	GST Inc Y/N	2016/2017 Amount
Admissions		
General Public	Y	\$7.00
Children under 4 years		FREE
Children 4-14 years	Y	\$5.60
Aged/Disabled Concession	Y	\$5.60
Family Concession	Y	\$21.00
Student & Concession	Y	\$5.60
Spectator	Y	\$3.00
Adult Multi Visit Pass 10	Y	\$61.50
Adult Multi Visit Pass 30	Y	\$171.70
Concession Multi Visit Pass 10	Y	\$49.50
Concession Multi Visit Pass 30	Y	\$139.00
Season Pass (Adult)	Y	\$425.00
Season Pass (Family)	Y	\$950.00
Season Pass (Child)	Y	\$328.00
Activity Pass - Waterside or Inflatable - 10 uses	Y	\$7.70
Swim Club Entry	Y	\$4.90
Aqua-Fitness Class	Y	\$9.70
Aqua - Fitness Class Multi Visit Pass 10	Y	\$87.30
Aqua - Fitness Class Concession	Y	\$8.20
Aqua - Fitness Class Multi Visit Pass 10 Concession	Y	\$73.80
Aqua - Fitness Class - Member	Y	\$2.40
Birthday Party (games only)	Y	\$16.50
Birthday Food (food as extra)	Y	\$6.70
Group 20+ Swim Only per person - Not for Profit/Vacation Care Only	Y	\$5.10
Group 20+ Swim & Slide per person - Not for Profit/Vacation Care Only	Y	\$8.70
Picnic Week - Swim & Icy Pole per person	Y	\$5.80
Picnic Week - Swim & Activity Pass per person	Y	\$10.70
Picnic Week - Swim, Activity Pass & Icy Pole per person	Y	\$11.40
Locker Hire	Y	\$5.00

Hire Charges

Lane Hire - regular user lane hire per hr + entry fee	Y	\$15.40
Lane Hire - casual user lane hire per hr	Y	\$20.50
Lane Hire - Peak Rate - Single Lane Hire only (Incl admission)	Y	\$30.00
Lane Hire - Offpeak Rate - Single Lane Hire only (Incl admission)	Y	\$25.50
Lane Hire - Multiple Lane Hire - Per Lan (Incl admission)	Y	\$25.50
Hourly Rate - all 8 lanes Main Pool only - Normal Operating Hours	Y	\$210.00
Hourly Rate - Learner's Pool - Normal Operating Hours	Y	\$90.00
Hourly Rate - Toddler's Pool - Normal Operating Hours	Y	\$55.00
Term Time 45 minutes - DECD Only	Y	\$2.80
Term Time 90 minutes - DECD Only	Y	\$3.40
Carnivals & Picnics - Main Pool Only (3 hours)	Y	\$605.00
Carnivals & Picnics - Normal Operating Hours All Pools (3 hours)	Y	\$1,055.00
Hourly Rate - After Hours All Pools	Y	\$220.00
Hourly Rate - Additional Lifeguards - 1 per 100 swimmers above 250	Y	\$56.50
Hourly Rate - Waterslide	Y	\$90.00
Hourly Rate - Inflatable (Min 2 hours)	Y	\$90.00

Tuition

Swim Lessons - pay as you go per lesson	Y	\$19.50
Swim Lessons - Paid up front per lesson	Y	\$16.90



Memorials - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$5,766.00	-\$2,340.00	-\$2,004.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$2,191.00	\$1,248.00	\$0.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
-\$3,575.00	-\$1,092.00	-\$2,004.00

Description	GST Inc Y/N	2016/2017 Amount
Recycled Plastic Seat	Y	\$1,360.00
Recycled Plastic Picnic Bench	Y	\$1,460.00
Timber Seat	Y	\$2,160.00
Timber Picnic Bench	Y	\$5,120.00
Shelter	Y	\$20,900.00
Large Boulder/Rock	Y	\$175.00
Tree	Y	\$200.00
Etched Paver	Y	\$380.00
Bronze Plaque - Small	Y	\$250.00
Bronze Plaque - Medium	Y	\$480.00
Bronze Plaque - Large	Y	\$700.00

**** The fees listed above include all materials, installation & labour costs and reflect full cost recovery**



Neighbourhood Centres - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$114,550.00	-\$104,351.00	-\$88,548.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$410,388.00	\$375,510.00	\$358,236.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$295,838.00	\$271,159.00	\$269,688.00

Description	GST Inc Y/N	2016/2017 Amount
-------------	-------------	------------------

MITCHELL PARK NEIGHBOURHOOD CENTRE

Main Hall - Hire Charges

General Hire (per hour)	Y	\$30.00
Children's Parties: 12 yrs & under (up to 4hrs - daytime only)	Y	\$65.00
Community event (per day) Day only	Y	\$110.00

User Charges - Facilities at the Centre

Photocopies A4 single	Y	\$0.30
Photocopies A3 single	Y	\$0.50
Exercise Classes tuition	Y	\$6.00

TROTT PARK NEIGHBOURHOOD CENTRE

Main Hall - Hire Charges

General Hire (per hour)	Y	\$30.00
-------------------------	---	---------

Play Room & Seminar Room

Community Groups (per hour)	Y	\$25.00
Children's Parties: 12 yrs & under (up to 4hrs - daytime only)	Y	\$150.00
Community Event (per day)	Y	\$150.00

Other Charges

Photocopies A4 single	Y	\$0.30
Photocopies A3 single	Y	\$0.50



Parking Control - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$418,105.00	-\$441,027.00	-\$448,996.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$322,759.00	\$334,998.00	\$362,333.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
-\$95,346.00	-\$106,029.00	-\$86,663.00

Description	GST Inc Y/N	2016/2017 Amount
-------------	-------------	------------------

TRAFFIC INFORMATION

*Private Parking

Disabled Zone	N	\$354.00
No Standing Zone	N	\$91.00
Permit Parking Area	N	\$67.00
Loading Zone	N	\$65.00
Time Limit Area	N	\$50.00

*Road Traffic Act

Stop on continuous Yellow Line	N	\$93.00
Contravene No Stopping Sign	N	\$91.00
Contravene No Parking Sign	N	\$75.00
Stop in Loading Zone	N	\$67.00
Bus Zone	N	\$124.00
Stop within 10m I/Section	N	\$93.00
Stop within 20m I/section w Traffic Light	N	\$91.00
Stop on dividing strip or nature strip	N	\$93.00
Obstructing access to & from a Driveway	N	\$75.00
Stop within 1m Fire Plug / Hydrant	N	\$75.00
Stop within Prohibited distance Bus Stop	N	\$91.00
Not Parallel	N	\$67.00
Exceed 1 hr Time Limit Long or Heavy Vehicles	N	\$112.00
Exceeding Time Limit	N	\$50.00
Further Offence	N	\$48.00
Double Parking	N	\$91.00
Obstruct access to/from a footpath or ramp	N	\$74.00
Stop in a Truck Zone	N	\$64.00
Stop in a Taxi Zone	N	\$124.00
Stop in Permit Zone	N	\$64.00
Stop in a Mail Zone	N	\$91.00
Stop on or near a Children's Crossing	N	\$91.00
Fail to Angle Park	N	\$64.00
Fail to park with 1m between vehicles	N	\$64.00
Park close to Dividing Line or Strip	N	\$67.00
Stopping on a Bridge	N	\$91.00
Stopping in a Bicycle Lane	N	\$257.00
Stopping on a Clearway sign	N	\$257.00
Stopping in a Bus Lane	N	\$257.00
Stopping in emergency stopping lane	N	\$257.00
Stopping in a Disabled Zone	N	\$354.00

Other

Impounded Vehicle	N	\$184.00
Parking Expiatin Reminder Notice	N	\$53.00



Private Works - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$142,022.00	-\$240,228.00	-\$246,228.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$184,313.00	\$198,204.00	\$203,004.00
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
\$42,291.00	-\$42,024.00	-\$43,224.00

Description	GST Inc Y/N	2016/2017 Amount
CROSSOVERS & INVERTS		
Driveway Crossover Installations		
Driveway Crossover (normal std) per sq metre	Y	\$160.00
Driveway Crossover (heavy duty) - per sq metre	Y	\$212.00
Driveway Invert Installations		
Driveway Invert (saw cut, removal & reconstruction of kerb) per item		
0-5m std single	Y	\$900.00
5-8 std single	Y	\$1,440.00
Residential Stormwater Pipe Connection		
Council sawcut footpath, resident supplies & lays pipe & Council reinstates 75mm or 90mm diameter	Y	\$475.00
Footpath Repairs		
Minor reinstatement - per linear metre	Y	\$155.00
Road Closures		
Sale of land	Price set by valuer as negotiated	



Searches - 2016/17

Actual Income 2014/2015	Budget Income 2015/2016	Budget Income 2016/2017
-\$141,570.00	-\$142,952.00	-\$144,204.00
Actual Expense 2014/2015	Budget Expense 2015/2016	Budget Expense 2016/2017
\$49,983.29	\$52,749.76	\$51,024.12
Actual Net Cost 2014/2015	Budget Net Cost 2015/2016	Budget Net Cost 2016/2017
-\$91,586.71	-\$90,202.24	-\$93,179.88

Description	GST Inc Y/N	2016/2017 Amount
RATING INFORMATION		
Land & Business Agents		
*Rates only	N	\$32.00
* Full Search - Zoning Portion	N	\$20.00
* Full Search - Rates Portion	N	\$52.00
* Urgent Search	N	\$62.00
Extract from Assessment Book	N	\$10.50
Copy of prior years rates notice	Y	\$11.00
Copy Rate Accounts	No Charge	

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Kylie Jaggard, Team Leader Rating Services

Corporate Manager: Ray Barnwell, Manager Finance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Valuation – Adoption for 2016/2017 Financial Year

Reference No: GC280616R09

REPORT OBJECTIVE AND EXECUTIVE SUMMARY:

Council is required to adopt the Valuation which is to apply to all land within its area for rating purposes, prior to declaring rates.

RECOMMENDATIONS (2):

DUE DATE

That:

- | | |
|--|----------------------------|
| <p>1. pursuant to Section 167(2)(a) of the Local Government Act 1999 Council adopts the capital valuations as supplied by the Office of the Valuer-General, (at Supplementary Week 52 dated 27 June 2016), as the Valuations that are to apply to land within its area for rating purposes for the 2016/2017 financial year.</p> | <p>28 June 2016</p> |
| <p>2. Council notes that, at the time of adoption, the Valuation totalled \$18,773,972,580 (including \$18,011,657,966 Rateable and \$762,314,614 Exempt).</p> | <p>28 June 2016</p> |

BACKGROUND:

This Report provides the information required by the Council to allow adoption of the Valuation for the 2016/2017 financial year, as required by the Local Government Act.

DISCUSSION:

Section 167 (1) of the Local Government Act requires the adoption of the valuations which are to apply to land within its area for rating purposes for that year, prior to declaration of the rate or rates.

Section 167 (2) provides that a Council must adopt either valuations made, or caused to be made, by the Office of the Valuer-General, or by a valuer employed or engaged by the Council, or by a firm or consortium of valuers engaged by the Council. The valuation presented for adoption has been prepared by the Valuer General.

CONCLUSION:

Adoption of this report is required prior to the declaration of rates for the 2016/2017 financial year.

Appendix 1: Notice of Adoption of Valuation

CITY OF MARION

NOTICE is hereby given that on 28 June 2016 the Council of the City of Marion, pursuant to the provisions of the Local Government Act 1999, for the year ending 30 June 2017,

ADOPTION OF VALUATIONS

adopted the capital valuations to apply in its area for rating purposes for the 2016-2017 financial year as supplied by the Valuer-General totalling **\$18,773,972,580**

DECLARATION OF RATES

declared differential general rates in the dollar based on capital value as follows:

- (a) **0.359379** cents in the dollar on rateable land of Category 1 – Residential, Category 7 – Primary Production and Category 9 – Other.
- (b) **0.664852** cents in the dollar on rateable land of Category 2 – Commercial Shop, Category 3 – Commercial Office, Category 4 – Commercial Other.
- (c) **0.592976** cents in the dollar on rateable land of Category 5 – Industrial Light, Category 6 – Industrial Other.
- (d) **0.718759** cents in the dollar on rateable land of Category 8 – Vacant Land.

resolved that the minimum amount payable by way of general rates in respect of rateable land within the area for the year ending 30 June 2017 be \$992.00; and

declared a Separate Rate of 0.009493 cents in the dollar on all rateable land within the Adelaide and Mount Lofty Ranges Natural Resources Management Board Area within the area.

The Council resolved that rates will be payable in four equal or approximately equal instalments, and that the due dates for those instalments will be 1 September 2016, 1 December 2016, 1 March 2017 and 1 June 2017.

Adrian Skull
Chief Executive

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Kylie Jaggard, Team Leader Rating Services

Corporate Manager: Ray Barnwell, Manager Finance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Rates Declaration – 2016/2017

Reference No: GC280616R10

REPORT OBJECTIVE AND EXECUTIVE SUMMARY:

Having first adopted the Annual Business Plan, the Annual Budget 2016/2017 and the Valuation of land within its area, the Council is now required to declare the rates for the financial year.

RECOMMENDATIONS (5):

DUE DATE

1. That:

- | | |
|---|----------------------------|
| <p>i. pursuant to Section 153(1)(b) and 156(1)(a) of the Local Government Act, 1999 the Council declares differential general rates according to land use based on Capital Value within the area for the 2016/2017 financial year as follows:</p> <p style="margin-left: 40px;">(a) 0.359379 cents in the dollar on rateable land of Categories 1 - Residential, 7 - Primary Production, 9 – Other.</p> <p style="margin-left: 40px;">(b) 0.664852 cents in the dollar on rateable land of Categories 2 – Commercial Shop, 3 – Commercial Office, 4 - Commercial Other.</p> <p style="margin-left: 40px;">(c) 0.592976 cents in the dollar on rateable land of Categories 5 - Industry Light and 6 - Industry Other.</p> <p style="margin-left: 40px;">(d) 0.718759 cents in the dollar on rateable land of Category 8 - Vacant Land</p> <p>ii. pursuant to Section 158 (1)(a) of the Local Government Act 1999, fixes a minimum amount payable by way of General Rates in respect of rateable land within the area for the 2016/2017 financial year of \$992.00.</p> | <p>28 June 2016</p> |
|---|----------------------------|

- | | |
|--|----------------------------|
| <p>2. That pursuant to Section 153(3) of the Local Government Act 1999 the Council has determined not to fix a maximum increase under this Section in the general rate to be charged on a principal place of residence of a principal ratepayer upon the basis that relief is otherwise provided under the 'Discretionary Rebate – Residential Land Use (Rate Capping)' provision of its Rating Policy.</p> | <p>28 June 2016</p> |
|--|----------------------------|

3. That, as required by the Natural Resources Management Act 2004, and pursuant to Section 95 of that Act and Section 154 (1) of the Local Government Act, the Council declares a Separate Rate of 0.009493 cents in the dollar on all rateable land in the area covered by the Adelaide and Mount Lofty Ranges Natural Resources Management Board within this Council's area for the 2016/2017 financial year. 28 June 2016
4. That pursuant to Section 181 (1) of the Local Government Act rates are payable in four equal or approximately equal instalments, and Council resolves that pursuant to section 181(2) of the Act the due dates for those instalments shall be: 28 June 2016
- 1 September 2016
1 December 2016
1 March 2017
1 June 2017
5. That pursuant to Section 44 of the Local Government Act 1999 the Council delegates to the Chief Executive Officer the power at Section 181(4)(b) to alter the due date for payment of any rate or instalment payment of a ratepayer where circumstances warrant such action, and to make any arrangement for payment of an account (either including or excluding the imposition of fines thereon) over an extended period. 28 June 2016

BACKGROUND:

This report sets the differential general rate and the minimum general rate payable on all properties within the Council's area, and the separate rate which the Council is obliged to collect on behalf of the Adelaide and Mount Lofty Ranges Natural Resources Management Board. It also sets the due dates for payment for each quarter, and delegates authority to the Chief Executive Officer to vary the due dates and to make arrangements with ratepayers for extension of time to pay their accounts, with or without interest.

DISCUSSION:

Rate Declaration

The proposed differential general rates are as follows:

Category 1	Residential	0.359379c
Category 2	Commercial - Shop	0.664852c
Category 3	Commercial – Office	0.664852c
Category 4	Commercial – Other	0.664852c
Category 5	Industrial - Light	0.592976c
Category 6	Industrial – Other	0.592976c
Category 7	Primary Production	0.359379c
Category 8	Vacant	0.718759c
Category 9	Other	0.359379c

and combined with a minimum rate payable of \$992.00 will raise the required rate income for the 2016/17 financial year.

The Adelaide and Mount Lofty Ranges Natural Resources Management Board extends from Cape Jervis in the south to Stockwell in the north. The City of Marion will be charged an amount of \$1,682,675 payable in four quarterly instalments of \$420,668.75. The proposed separate rate of 0.009493 cents in the dollar, will be applied to all rateable properties within the area and will recoup the amount the Council is required to contribute to the Natural Resources Management Board. A levy on ratepayers will add an average \$40 to each rate account. In accordance with an agreement with the Natural Resources Management Board, Council may claim administrative costs on an agreed basis. A claim of \$12,173 is forecast for 2016/17 (\$11,974 – 2015/16).

Collection of this money on behalf of the Natural Resources Management Board will be revenue-neutral for the Council.

CONCLUSION:

Adoption of the recommended differential general rates, minimum general amount and the separate rate for the Natural Resources Management Board levy will ensure that budget requirements are met.

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Kylie Jaggard, Team Leader Rating Services

Corporate Manager: Ray Barnwell, Manager Finance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Rate Rebates 2016-17

Reference No: GC280616R11

REPORT OBJECTIVE AND EXECUTIVE SUMMARY:

That the Council review applications received from community service organisations requesting rate rebates in accordance with the Council's Rate Rebate Policy.

RECOMMENDATIONS (8):

DUE DATE

That:-

- | | | |
|----|--|--------------|
| 1. | The Schedule of Mandatory Rate Rebates (refer Appendix 1) be noted. | 28 June 2016 |
| 2. | Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the Local Government Act, 1999 to Foodbank SA on the properties it occupies for the 2016-17 financial year. | 28 June 2016 |
| 3. | Council resolves that a discretionary rebate of 25% be granted under Section 166(1)(d) of the Local Government Act, 1999 to Suneden School on the property it occupies and uses for educational purposes for the 2016-17 financial year. | 28 June 2016 |
| 4. | Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(g) of the Local Government Act, 1999 to Developing Alternative Solutions to Housing Inc (DASH) on the properties it occupies at 1/5 and 3/5 Finniss St Marion, 105 Nunya Ave, Morphettville, 348 & 348A Sturt Rd, Clovelly Park for the 2016-17 financial year. | 28 June 2016 |
| 5. | Council resolves that a discretionary rate rebate of 100% be granted under Section 166(1)(j) of the Local Government Act, 1999 to the Scout and Guide Organisations on the properties currently occupied by them for the 2016-17 financial year. | 28 June 2016 |

- | | | |
|----|--|--------------|
| 6. | Council resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the Local Government Act, 1999 to The Abbeyfield Society (Marion) Inc on the property it occupies at 5 Lawrence Ave, Edwardstown for the 2016-17 financial year, subject to receipt by Council of a new rebate application request. | 28 June 2016 |
| 7. | Council resolves that a discretionary rate rebate of 50% be granted under Section 166(1)(j) of the Local Government Act, 1999 to the Plympton Glenelg RSL Sub Branch on the property it occupies at 464 Marion Rd, Plympton Park for the 2016-17 financial year, subject to receipt by Council of a new rebate application request. | 28 June 2016 |
| 8. | Council resolves that a discretionary rate rebate of 25% be granted under Section 166(1)(j) of the Local Government Act, 1999 to Prison Fellowship Australia (SA) on the property it occupies at 397C and 397E Diagonal Rd, Sturt for the 2016-17 financial year, subject to receipt by Council of a new rebate application request. | 28 June 2016 |

BACKGROUND:

The Local Government Act 1999 provides for rebates of rates, on either a mandatory (Sections 160 to 165) or discretionary (Section 166) basis of 100% or less. The discretionary rebate may, for example, apply where a not-for-profit community services organisation does not fall within the provisions for a mandatory rebate (under Section 161) but does fall within the discretionary rebate grounds. Section 161(3) of the Local Government Act 1999, as reflected in the Council's Rating Policy, sets a three part test for eligibility for a mandatory 75% rebate for a community service organisation:-

“161 – Rebate of rates - community services

- (1) The rates on land being predominantly used for service delivery or administration by a community service organisation will be rebated at 75 per cent (or, at the discretion of a council, at a higher rate).
- (3) For the purposes of this section, a community service organisation is a body that –
 - (a) is incorporated on a not-for-profit basis for the benefit of the public; and
 - (b) provides community services without charge or for a charge that is below the cost to the body of providing the services; and
 - (c) does not restrict its services to persons who are members of the body.”

The Act also stipulates what is regarded as a community service.

DISCUSSION:

Council periodically receives applications from organisations occupying property within the City of Marion requesting Mandatory or Discretionary Rebates.

All the applications have been considered in accordance with the relevant sections of the Local Government Act 1999 and the Rate Rebate section of Council's Rating Policy.

Appendix 1 summarises the mandatory and discretionary rebates.

INTERNAL ANALYSIS:

Legal / Legislative and Risk Management:

Mandatory Rebates

The Local Government Act provides for a number of mandatory 100% rebates, these rebates apply to land being used for the provision of health services, religious purposes, public cemeteries and the Royal Zoological Society of SA, and mandatory 75% rebates for educational purposes, community services, private schools and housing associations.

Discretionary Rebates

When considering granting any Discretionary Rebates, Council must also consider the provisions of the Rating Policy.

"The Council will in accordance with Section 166(1a) of the Act take into account the following matters when deciding whether to grant a discretionary rebate of rates of charges under Section 166(1) (d), (e), (f), (g), (h), (i) or (j).

- 18.6.4 the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the Council's area;
- 18.6.5 the community need that is being met by activities carried out on the land for which the rebate is sought; and
- 18.6.6 the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons."

Council has previously approved discretionary rebates to the following community organisations:

Foodbank SA

Foodbank SA meets the requirement for a 75% mandatory rebate. In addition, Council in previous financial years has granted a discretionary rebate of 25% in accordance with Council's Rating Policy.

It is proposed that a 25% discretionary rebate be approved for 2016-17.

Suneden School

This organisation meets the requirement for a 75% mandatory rebate. In addition, Council in previous financial years has granted a discretionary rebate of 25% in accordance with Council's Rating Policy.

It is proposed that a 25% discretionary rebate be approved for 2016-17.

Developing Alternative Solutions to Housing Inc (DASH)

This organisation meets the requirement for a 75% mandatory rebate on properties at 1/5 and 3/5 Finnis St Marion, 105 Nunya Ave, Morphettville, 348 and 348A Sturt Rd, Clovelly Park. DASH provides emergency accommodation to youth.

It is proposed that in addition a 25% discretionary rebate be approved for 2016-17.

Scout and Guide Organisations:

The Scouting and Guide organisations do not meet the definition of community services set out in the Rate Rebate Policy and therefore do not qualify for a mandatory rebate. However, Council has previously granted discretionary rebate of up to 100%.

It is proposed that a 100% discretionary rebate be approved for 2016-17.

The Abbeyfield Society (Marion) Inc

This organisation does not meet the definition of Community Services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 50% to The Abbeyfield Society (Marion) Inc has previously been approved by Council, from 2004-05 through to the 2015-16 financial year.

It is recommended that the rebate be extended for the 2016-17 financial year subject to receipt by Council of a new application request.

Plympton Glenelg RSL Sub Branch

This organisation does not meet the definition of Community Services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 50% to the Plympton Glenelg RSL Sub Branch has previously been approved by Council, from 2004-05 through to the 2015-16 financial year.

It is recommended that the rebate be extended for the 2016-17 financial year subject to receipt by Council of a new application request.

Prison Fellowship Australia (SA)

This organisation does not meet the definition of Community Services set out in the Rate Rebate Policy and therefore does not qualify for a mandatory rebate.

A discretionary rebate of 25% to the Prison Fellowship Australia (SA) has previously been approved by Council for the 2009-10 through to the 2015-16 financial years.

It is recommended that the rebate be extended for the 2016-17 financial year subject to receipt by Council of a new application request.

Council Property - Leased

Under the provisions of the Local Government Act, Council must rate all Council owned property over which a lease has been granted.

However, the Recreation Grounds Rates and Taxes Exemption Act, 1981 exempts sporting and recreation clubs from Council Rates. The exemption will only apply where the total income (if any) derived by a club from the use of the land is used to maintain the club facilities at that site.

Financial Implications:

The nature of rebates is that the rate responsibility is shifted from one section of the community to another. The provision of discretionary rebates directly impacts on Council's finances.

CONCLUSION:

All applications for rate rebates have been reviewed individually in accordance with the relevant sections of the Local Government Act 1999 and with Council's Rating Policy.

Appendix 1: Schedule of Mandatory and Discretionary Rate Rebates

APPENDIX 1 - RATE REBATE REPORT 2016-17

Mandatory 100%		
Organisation	Rate \$	Rebate \$
Adelaide Society of The New Church Inc	1,512	1,512
Apostolic Church Aust Ltd	3,060	3,060
Baptist Churches of South Australia Inc	12,463	12,463
Brighton Christadelphian Ecclesia Inc	2,876	2,876
Catholic Church Endowment Society Inc	11,931	11,931
Churches of Christ in SA & NT Inc	14,454	14,454
City Of Marion	12,573	12,573
Community of Christ	2,544	2,544
Corp of Presiding Bishop of Latter-Day Saints	7,098	7,098
Good Shepherd Lutheran Church Hallett Cove Inc	6,914	6,914
Hallett Cove Parish	4,240	4,240
Hindu Society Of SA Inc	1,880	1,880
Islamic Society Of SA Inc	1,825	1,825
Lutheran Church Of Australia (SA) Inc	4,462	4,462
Lutheran Church of Australia SA & NT District Holding Ltd	2,655	2,655
Maranatha Christian Assembly & School Inc	4,056	4,056
New Apostolic Church Aust Pty Ltd	1017	1017
Oasis Family Church Inc	1,346	1,346
Park Holme Baptist Church Inc	3,024	3,024
Seaview Community Church Inc	2,434	2,434
Synod Diocese Murray Anglican Church	3,151	3,151
Synod Diocese Adelaide Anglican Church	6,379	6,379
The Salvation Army (SA) Property Trust	9,846	9,847
Uniting Church in Australia Property Trust SA	40,449	40,449
Total	162,189	162,189

Mandatory 75%		
Organisation	Rate \$	Rebate \$
Access 2 Place Housing Assoc	38,532	28,899
Accessible Housing Assoc Inc	61,602	46,201
Anglicare SA Housing Assoc	30,235	22,676
Anglicare SA Inc	43,233	32,425
Bedford Industries Inc	23,985	17,989
Catholic Church Endowment Society Inc	36,596	27,447
Common Equity Housing SA Ltd	23,174	17,381
Community Housing Ltd	7,633	5,724
Cornerstone Housing Ltd	46,484	34,863
Developing Alternative Solutions To Housing Inc	4,093	3,070
Eco Housing Co-Operative Inc	5,494	4,120
Eldercare Inc	66,370	49,778
Emmaus Christian College Inc	25,165	18,874

James Brown Memorial Trust Inc	12,058	9,044
Julia Farr Housing Assoc	48,605	36,454
Junction & Women's Housing Ltd	105,370	79,028
L Longfellow - Hallett Cove school building	1,272	954
Laura & Alfred West Cottage Homes	5,826	4,369
M D & L M Lucas - Hallett Cove school building	1,017	763
M I Davis - Hallett Cove school building	1,032	774
Minda Community Housing Assoc	2,544	1,908
Minda Inc	24,133	18,100
Mr J Boulderstone - Hallett Cove school building	1,143	857
Netherlands Aust Aged Services Assoc Inc	27,654	20,741
Olsberg Pty Ltd - Hallett Cove school building	1,143	857
Portway Housing Assoc Inc	4,609	3,457
Renton Holdings Pty Ltd	1,032	774
Resthaven Inc	49,006	36,754
RSL Poppy Day Housing Assoc - ILU	6,121	4,591
Salvation Army Housing Ltd	17,496	13,122
Southern Cross Care (SA & NT) Inc	27,009	20,257
St Martin De Porres Catholic School	7,743	5,807
Sunrise Christian School Inc	9,956	7,467
The Adelaide Benevolent & Strangers Friend Society	11,578	8,683
The Frederic Ozanam Housing Assoc Inc	44,968	33,726
The Salvation Army (SA) Property Trust	1,991	1,493
Trustee of Marist Bros. Southern Province	58,627	43,970
Unity Housing Co	146,337	109,753
Westminster School Inc	84,788	63,591
Westside Housing Association	26,312	19,734
Woodend Primary School	19,358	14,518
Total	1,161,325	870,994

Mandatory 75% and Discretionary 25%		
Organisation	Rate \$	Rebate \$
Developing Alternative Solutions To Housing Inc	5,172	5,172
Foodbank of South Australia Inc	10,436	10,436
Geddes Building Services Pty Ltd & Mr I Stewart (Foodbank)	3,952	3,952
Suneden Intellectually Disabled Childrens Inc	8,757	8,757
Total	28,318	28,318

Discretionary 100%		
Organisation	Rate \$	Rebate \$
Dover Gardens Guide Assoc	1,012	1,012
The Scout Assoc of South Australia	12,390	12,390
Total	13,402	13,402

Discretionary 50%		
Organisation	Rate \$	Rebate \$
Plympton Sub-Branch Returned & Services League	3,708	1,854
The Abbeyfield Society (Marion) Inc	3,245	1,622
Total	6,953	3,476

Discretionary 25%		
Organisation	Rate \$	Rebate \$
Ms J & E Kakas - Prison Fellowship Australia (SA)	1,998	499
Total	1,998	499

SUMMARY		
	Rate \$	Rebate \$
Mandatory 100%	162,189	162,189
Mandatory 75%	1,161,325	870,994
Mandatory 75% & Discretionary 25%	28,318	28,318
Discretionary 100%	13,402	13,402
Discretionary 50%	6,953	3,476
Discretionary 25%	1,998	499
TOTAL	1,374,184	1,078,878

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: David Melhuish, Senior Policy Planner

Corporate Manager: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Removal of Regulated and Significant Trees - Darlington Upgrade

Report Reference: GC280616R12

REPORT OBJECTIVES:

The purpose of this report is to provide Council with an opportunity to provide comment on Development Application No: 100/989/2016 seeking removal of Regulated/Significant Trees as part of the Darlington Upgrade.

EXECUTIVE SUMMARY:

The application proposes the removal of a total of 32 Regulated and/or Significant Trees (29 within the City of Marion) which will be impacted by the infrastructure works proposed along the section of South Road between Ayliffes Road and the northern end of the Tonsley site.

Most of the trees (within the City of Marion) lie within the alignment of the proposed upgrade to South Road where there are no practical alternatives to avoid being impacted by construction works and therefore require removing. There are 4 trees very close to the alignment of the road which will only be removed if they cannot be retained in good health and structural stability.

RECOMMENDATIONS (3)

DUE DATES

That Council:

- | | |
|--|-------------------------|
| <p>1. Advises the Development Assessment Commission that if the Commission decides to approve the application, the Commission places a condition of approval requiring that Trees 455a, 455c, 455e, 658 are not to be removed until final design and construction details confirm that there are no practical alternatives to retain the trees in good health and structural stability.</p> | <p>June 2016</p> |
| <p>2. Advises the Development Assessment Commission that Council supports the development of a detailed Landscape and Urban Design Plan as part of the project which proposes the on ground planting of semi-mature native tree species as an offset for the removal of Regulated or Significant trees during construction of the road upgrade (at a ratio of 2:1 for Regulated trees and 3:1 for Significant trees).</p> | <p>June 2016</p> |

3. Requests that the Development Assessment Commission seeks an expansion of the tree removal offset to include a ratio of at least 2:1 for all other trees removed as part of the construction works.

June 2016

BACKGROUND:

An application for the removal of a number of trees within the proposed road corridor for the Darlington Upgrade Project was considered at the 25 August 2015 General Council meeting. The removal of a total of 63 Regulated Trees, 23 Significant Trees and the pruning of 13 Regulated and 2 Significant Trees, within the land covered by the City of Marion and the City of Mitcham, was eventually approved by the Minister on 25 November 2015. Of these, 26 Trees for removal and 2 for pruning were within the City of Marion.

The scope of the Darlington Upgrade Project has been extended to include upgrading the section of South Road from Ayliffes Road northward to a point just beyond the Tonsley Development site. This work will include a non-stop lowered motorway, bridges, local at grade roads and shared use pedestrian and cycling paths. Services such as water, gas, electricity and communications will need to be relocated and temporary pavement constructed to maintain traffic flows during the construction period.

As part of the extended road works a further 21 Regulated Trees and 11 Significant Trees, within the City of Marion and City of Mitcham, are proposed for removal. 29 of these trees are located within the City of Marion.

As part of a detailed Landscape and Urban Design Plan the removal of trees is proposed to be offset by the planting of semi-mature native trees at a ratio of 2:1 for Regulated trees and 3:1 for Significant trees.

This application is a Crown Development pursuant to Section 49 of the Development Act, 1993. The application was submitted by the Department of Planning, Transport & Infrastructure (DPTI). Council has the opportunity to provide comment on the application to DAC.

(A copy of the application is attached as Appendix 1).

ANALYSIS:

The trees species proposed for removal are predominantly *Eucalyptus camaldulensis* (River Red Gum x 17), and *Eucalyptus cladocalyx* (Sugar Gum x 6) with the remainder comprising a mix of other forms of *Eucalypt* or *Corymbia*.

The provisions of the Development Plan most relevant to this application are as follows:

Natural Resources:

PDC 28: Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.

PDC 30: Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:

(d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views.

Regulated Trees:

Objective 1: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

PDC 1: Development should have minimum adverse effects on regulated trees.

PDC 2: A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:

(d) development that is reasonable and expected would not otherwise be possible

Significant Trees:

Objective 1: The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.

Objective 2: The conservation of significant trees in balance with achieving appropriate development.

PDC 3: Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:

(a) in the case of tree removal:

(vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

Of the 29 trees within the City of Marion, 25 are directly within the alignment of the road upgrade, comprising the non-stop motorway, at grade local roads and shared pedestrian/cycling paths. There appears to be no practical way for these trees to avoid being impacted by the construction works and therefore they need to be removed.

There are 4 trees which are located very close to the western alignment of the road. Three of these trees (455a, 455c, 455e) are adjacent to each other. The fourth tree (658) is immediately adjacent the northbound left-turn lane from South Road into Tonsley Boulevard. The summaries for these four trees state that there is *'high potential for the construction of the road to cause a significant impact to the tree(s) structural roots and cause them to become structurally unsound. The tree(s) will only be removed if there are no practical alternatives to retain the tree(s) in good health and structural stability'*. It is suggested that if DAC decides to approve the application DAC be requested to include a condition of approval stating that *'the four trees are not to be removed until final design and construction details confirm that there are no practical alternatives to retain the trees in good health and structural stability'*.

The development application only gives reference to the Regulated and/or Significant Trees to be removed as a consequence of the construction of the Darlington Upgrade project. There will also be numerous other trees removed during construction that do not fall under the definition of either Regulated or Significant tree and can be removed without obtaining development approval. Some of these other trees are likely to be mature trees that are only slightly under the prescribed circumference dimension for a regulated tree.

As part of a detailed Landscape and Urban Design Plan being developed for the project the removal of Regulated or Significant trees are proposed to be offset via on ground plantings of semi-mature native tree species at a ratio of 2:1 for Regulated trees and 3:1 for Significant trees. It is suggested that this tree removal offset be expanded to include a ratio of 2:1 for all other trees removed as part of the construction works.

CONCLUSION:

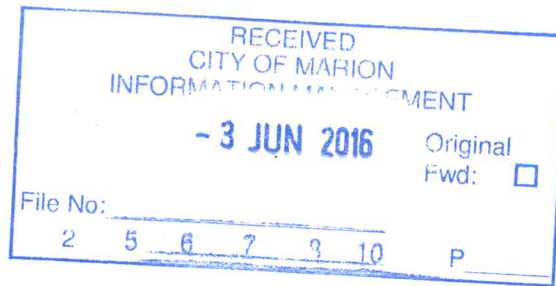
Twenty-five of the Regulated and/or Significant trees proposed for removal as part of the extended scope of the Darlington Upgrade Project are directly within the alignment of the road upgrade. There appears to be no practical way for these trees to avoid being impacted by the construction works and therefore they need to be removed.

Four trees (455a, 455c, 455e, 658) should not be removed until final design and construction details confirm that there are no practical alternatives to retain the trees in good health and structural stability.

Appendix 1: Development Application including tree summary

136 North Terrace Adelaide
South Australia 5000
GPO Box 1815 Adelaide
South Australia 5001

Reference 2016/09238/01
Contact Officer Yasmine Alliu
Telephone 7109 7076



30 May 2016

Dear Sir/Madam,

SECTION 49 - REFERRAL

The Development Assessment Commission has recently received a copy of the proposed development described below, pursuant to Section 49 of the Development Act 1993. A copy of the application is attached (Section 49(4a)).

Councils attention is particularly drawn to the time allowed for reports under Section 49 (5) and (6).

49 (5) A council may report to the Development Assessment Commission on any matters contained in a notice under subsection (4a).

(6) Where a notice is given to a council under subsection (4a), and a report from the council is not received by the Development Assessment Commission within two months of the date of the notice, it will be conclusively presumed that the council does not intend to report on the matter.

When replying please use attached form provided.

Yours faithfully,

For DEVELOPMENT ASSESSMENT COMMISSION



Council	City of Marion; City of Mitcham
Application Number	100/V008/16
Type	Merit
Applicant	Department of Planning Transport and Infrastructure (Darlington Upgrade Project)
Locality	South Road, Clovelly Park and St Marys - Ayliffes Road
Hundred	ADELAIDE
Section	Various

Development Assessment Commission,
G.P.O. Box 1815,
ADELAIDE SA 5001

Dear Sir,

I advise that this Council has **the attached/no report** to make on the proposed development described below.

Reporting Officer

Date



Council	City of Marion; City of Mitcham
Application Number	100/V008/16
Type	Merit
Applicant	Department of Planning Transport and Infrastructure (Darlington Upgrade Project)
Locality	South Road, Clovelly Park and St Marys - Ayliffes Road
Hundred	ADELAIDE
Section	Various

(15/1125)



Government of South Australia

Department of Planning,
Transport and Infrastructure

*In reply please quote 2014/21283
Enquiries to Mr Matthew Jones
Telephone 8402 1709*

Mr Simon Neldner
Principal Planning Officer, Development Assessment
Development Division
Department of Planning, Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

**SAFETY AND SERVICE
DIVISION**

77 Grenfell Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

Telephone: 08 8343 2222
Facsimile: 08 8343 2768

ABN 92 366 288 135

Dear Mr Neldner,

**RN6203 MAIN SOUTH ROAD, DARLINGTON
DEVELOPMENT APPLICATION FOR IMPACTING REGULATED TREES
ASSOCIATED WITH THE EXTENDED SCOPE OF THE
DARLINGTON UPGRADE PROJECT**

The department is seeking Development Approval for the removal of 21 Regulated trees and 11 Regulated Significant trees located within the City of Marion and City of Mitcham areas, as part of the Darlington Upgrade Project.

This application is required due to an extension in scope of the Darlington Upgrade Project, and is in addition to the Development Approval for impacting Regulated and Regulated Significant trees granted on 25 November 2015 (DA 080/V015/15).

Please refer to the enclosed Development Application which includes individual tree details, and an aerial plan showing the location of the trees and relevant design information. Three copies of the application are enclosed, as well as a CD containing the files.

Should you require any additional information or would like to discuss this further, please contact Mr Matthew Jones, Environmental Manager, Darlington Upgrade Project on telephone number 8402 1709.

Yours sincerely,


Jon Whelan
**GENERAL MANAGER
INFRASTRUCTURE DELIVERY**

20 May 2016

Enc.





Government of South Australia

Department of Planning,
Transport and Infrastructure

**NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)**

**Section 49 Crown Development Application for
Removal of Regulated and Regulated Significant Trees**



NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

This page intentionally left blank.

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

Contents

1.0	Introduction	1
2.0	Project Overview	1
3.0	Impacts to Regulated and Regulated Significant Trees	1
4.0	Development Application Details	1
5.0	Proposed Offset for Removal of Regulated and Significant Trees	38
6.0	Conclusion	38
	Appendix A: Tree Location Plan	39



NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

1.0 Introduction

The Department of Planning, Transport and Infrastructure (DPTI) submits this development application in accordance with section 49 of the *Development Act 1993* for the removal of 21 Regulated trees and 11 Regulated Significant trees. These tree removals are required as part of the extended scope of the Darlington Upgrade Project.

2.0 Project Overview

The extended scope of the Darlington Upgrade Project includes upgrading the section of South Rd from Ayliffes Rd to Tonsley Blvd to include a new non-stop lowered motorway, new bridges, new local at grade roads and new shared use pedestrian and cycling paths, as shown in Appendix A. Services such as water, gas, electricity and communications will need to be relocated and temporary pavement will also be constructed to maintain traffic during the construction period.

3.0 Impacts to Regulated and Regulated Significant Trees

The extended scope requires the removal of 21 Regulated trees and 13 Regulated Significant trees. However out of these trees, 2 Regulated Significant trees (trees identified as 457 and 458 in DPTI Vegetation Survey VS 2014/022) are located on land that has been acquired for the project in accordance with Section 20 of the *Highways Act 1926*.

Section 20 of the *Highways Act* states that the *Development Act 1993* does not apply to land that has been acquired under Section 20 of the *Highways Act*, except in relation to a State Heritage place or where the land acquired is to be used for the purposes of a lease or licence granted in respect of a road that vests, or land that remains vested in the Commissioner under S21A of the *Highways Act*. As such, Development Approval is not required to remove these 2 Regulated Significant trees (trees 457 and 458).

The assessment of impacts to Regulated and Regulated Significant trees is based on the current concept design and the anticipated construction requirements of the extended scope. The department and Gateway South (the project Design and Construct Contractor) will make every effort to minimise impacts where possible, through optimisation of design and use of alternate construction methods (where practical).

4.0 Development Application Details

This application is to undertake the removal of up to 21 Regulated trees and 11 Regulated Significant trees to enable construction of the extended scope of the Darlington Upgrade Project. Table 1 and the tree summary tables provide an outline of the tree details and the proposed tree impacts. Refer to Appendix A for an aerial plan that shows the location of each tree in relation to the concept design.

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

Table 1: Trees Proposed to be Removed

Tree No.	Species	Regulation Status	Location Description & Land Owner	Council	Parcel ID & CT	Reason for Proposed Removal
455a	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	There is a high potential for a significant impact to the tree's roots due to construction of a new at-grade (surface) road adjacent this tree, which may cause the tree to become structurally unsound and require removal.
455c	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	There is a high potential for a significant impact to the tree's roots due to construction of a new at-grade (surface) road adjacent this tree, which may cause the tree to become structurally unsound and require removal.
455e	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	There is a high potential for a significant impact to the tree's roots due to construction of a new at-grade (surface) road adjacent this tree, which may cause the tree to become structurally unsound and require removal.
460	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
461	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop motorway and will therefore need to be removed.
462	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop motorway and will therefore need to be removed.
463	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop motorway and will therefore need to be removed.
465a	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	Boundary of land parcel South Rd, Clovelly Park and the road reserve	City of Marion	D110117A110 / road reserve CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
465b	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.

CITY OF MARION
DEVELOPMENT SERVICES

Knet # 10174925

RECEIVED

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

Tree No.	Species	Regulation Status	Location Description & Land Owner	Council	Parcel ID & CT	Reason for Proposed Removal
466	<i>Eucalyptus microcarpa</i> (Grey Box)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
467	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
468a	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
470	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
471	<i>Eucalyptus microcarpa</i> (Grey Box)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
472	<i>Eucalyptus sideroxylon</i> (Red Ironbark)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
473	<i>Eucalyptus leucoxylon</i> (SA bluegum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
474	<i>Eucalyptus occidentalis</i> (Flat-topped yate)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
475	<i>Eucalyptus sideroxylon</i> (Red Ironbark)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

Tree No.	Species	Regulation Status	Location Description & Land Owner	Council	Parcel ID & CT	Reason for Proposed Removal
476	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop, lowered motorway and will therefore need to be removed.
477	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
478	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
479a	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
479b	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	Regulated Significant	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new at-grade (surface) road and will therefore need to be removed.
484b	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	Regulated	Women's Playing Fields (corner of Ayliffes Rd & Shepherds Hill Rd), Minister for Recreation and Sport	City of Mitcham	D35965A400 CT 5247/595	This tree is located within the new left-turn lane from Ayliffes Rd onto Shepherds Hill Rd and will therefore need to be removed.
485	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	Women's Playing Fields (corner of Ayliffes Rd & Shepherds Hill Rd), Minister for Recreation and Sport	City of Mitcham	D35965A400 CT 5247/595	This tree is located within the new left-turn lane from Ayliffes Rd onto Main South Rd (heading SW).
507	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated Significant	1305 South Rd, St Marys Associated Finance Pty Ltd	City of Mitcham	F148986A1 CT 6133/958	There is a high potential for a significant impact to the tree's roots due to construction of a new shared use path adjacent this tree.

Knet # 10174925

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

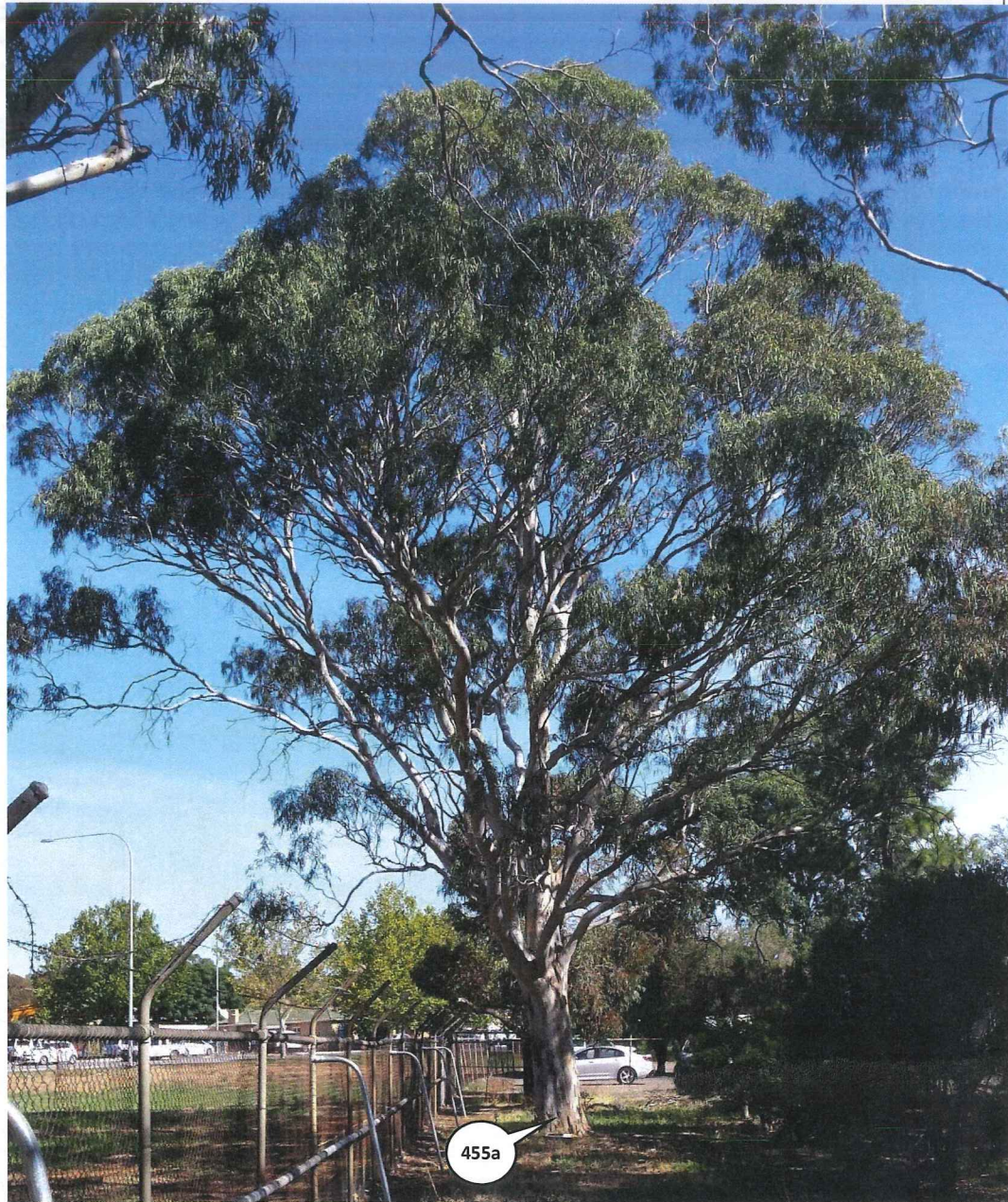
Tree No.	Species	Regulation Status	Location Description & Land Owner	Council	Parcel ID & CT	Reason for Proposed Removal
541a	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	Main South Rd central median, between Ayliffes Rd and Tonsley Blvd.	City of Mitcham / City of Marion	DPTI Road Reserve	This tree is located within the new northbound at-grade (surface) road from Shepherds Hill Rd to South Rd and will therefore need to be removed.
543a	<i>Eucalyptus camaldulensis</i> (River Red Gum)	Regulated	Main South Rd central median, between Ayliffes Rd and Tonsley Blvd.	City of Mitcham / City of Marion	DPTI Road Reserve	This tree is located within the new northbound at-grade (surface) road from Shepherds Hill Rd to South Rd and will therefore need to be removed.
633	<i>Corymbia citriodora</i> (Lemon Scented Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located within the new non-stop motorway and will therefore need to be removed.
639	<i>Corymbia citriodora</i> (Lemon Scented Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located across both the new non-stop motorway and the at-grade (surface) road and will therefore need to be removed.
640	<i>Corymbia citriodora</i> (Lemon Scented Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located across both the new non-stop motorway and the at-grade (surface) road and will therefore need to be removed.
658	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	Regulated	South Rd, Clovelly Park, Urban Renewal Authority	City of Marion	D110117A110 CT 6159/711	This tree is located immediately adjacent the northbound left-turn lane from South Rd into Tonsley Blvd and within a proposed dual level footpath/access ramp. There is a high potential for construction works associated with both the left turn lane and the dual level footpath/access ramp on the eastern side of this tree to cause a significant impact to the tree's structural roots and therefore require it to be removed.

Note: All these trees are located within the Hundred of Adelaide.



NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

455a *Eucalyptus camaldulensis* - Regulated Tree



Height: 12m	Circumference (at 1m above ground level): 2.42m
Tree Protection Zone: 9.20m	Structural Root Zone: 2.97m
Reason for seeking removal approval: There is a high potential for construction of the new at-grade (surface) road located on the eastern side of this tree (left side of the tree in the photo above) to cause a significant impact to the tree's structural roots and cause it to become structurally unsound. The tree will only be removed if there are no practical alternatives to retain the tree in good health and structural stability.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

455c *Eucalyptus camaldulensis* - Regulated Tree



Height: 12m

Circumference (at 1m above ground level): 2.50m

Tree Protection Zone: 9.50m

Structural Root Zone: 3.01m

Reason for seeking removal approval: There is a high potential for construction of the new at-grade (surface) road located on the eastern side of this tree (left side of the tree in the photo above) to cause a significant impact to the tree's structural roots and cause it to become structurally unsound. The tree will only be removed if there are no practical alternatives to retain the tree in good health and structural stability.

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

3 JUN 2016

RECEIVED

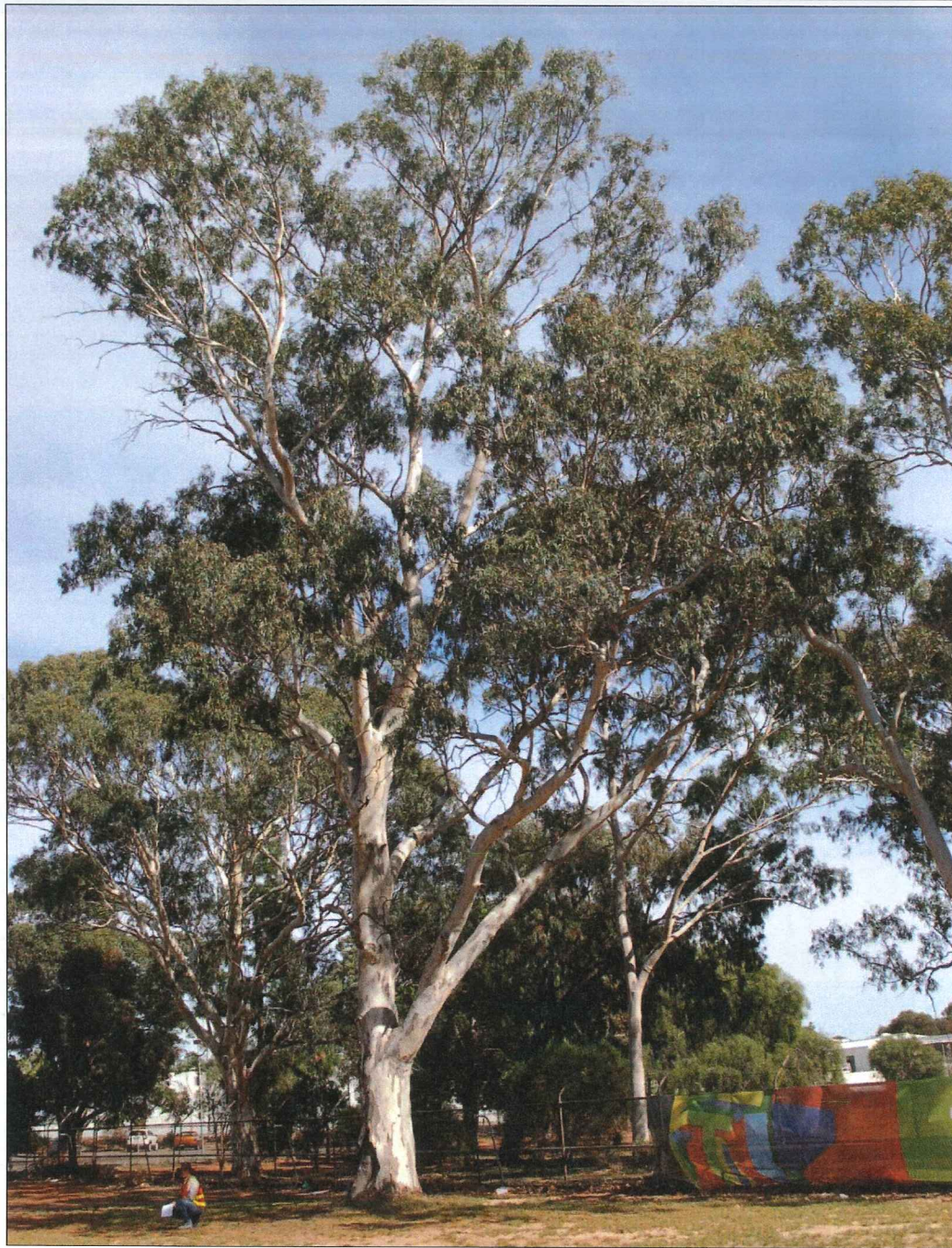
455e *Eucalyptus camaldulensis* - Regulated Tree



Height: 12m	Circumference (at 1m above ground level): 2.54m
Tree Protection Zone: 9.70m	Structural Root Zone: 3.03m
Reason for seeking removal approval: There is a high potential for construction of the new at-grade (surface) road located on the eastern side of this tree (left side of the tree in the photo above) to cause a significant impact to the tree's structural roots and cause it to become structurally unsound. The tree will only be removed if there are no practical alternatives to retain the tree in good health and structural stability.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

460 *Eucalyptus camaldulensis* - Regulated Significant Tree

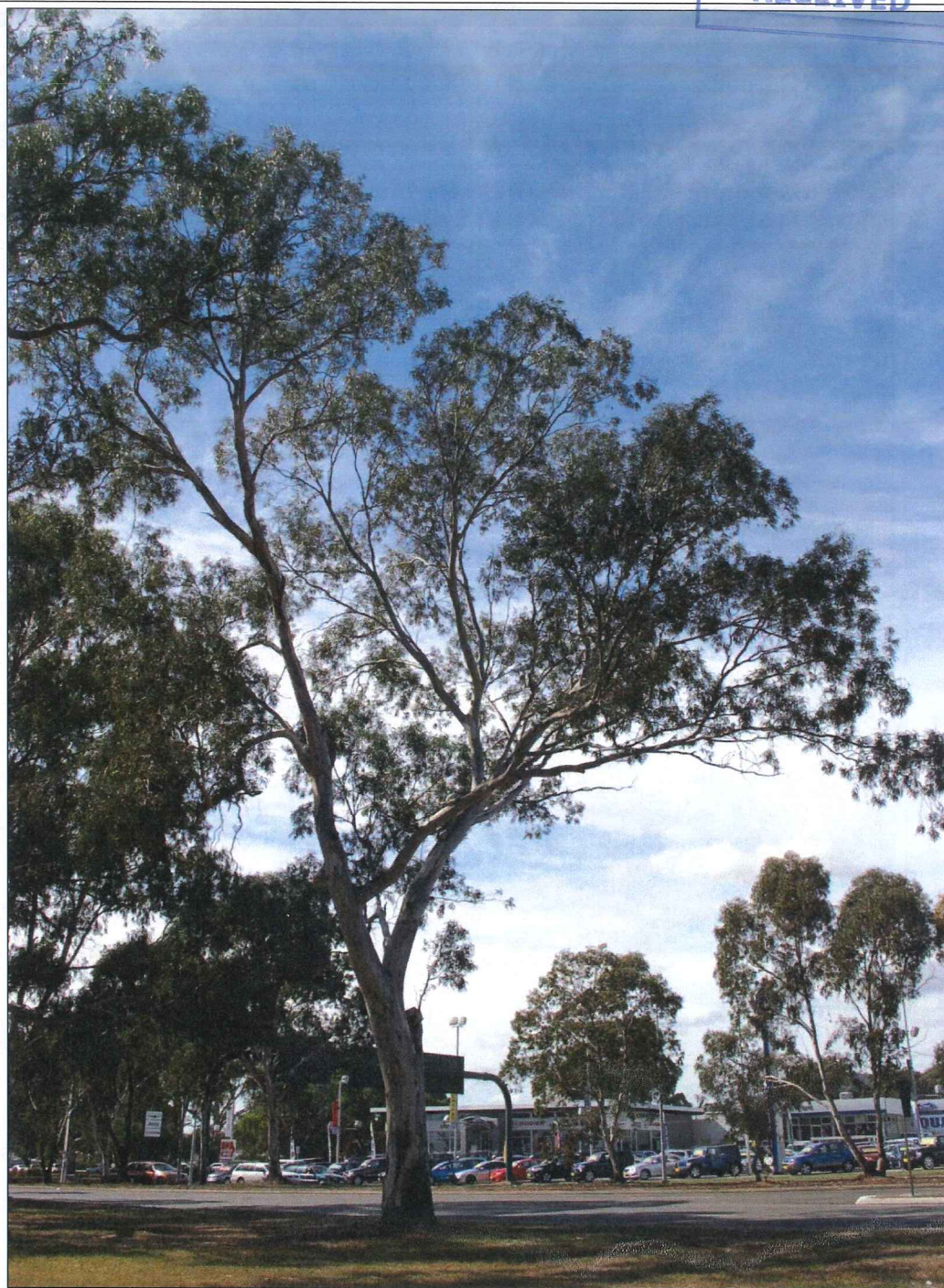


Height: 18m	Circumference (at 1m above ground level): 3.50m
Tree Protection Zone: 13.20m	Structural Root Zone: 3.79m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road and will therefore need to be removed.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application



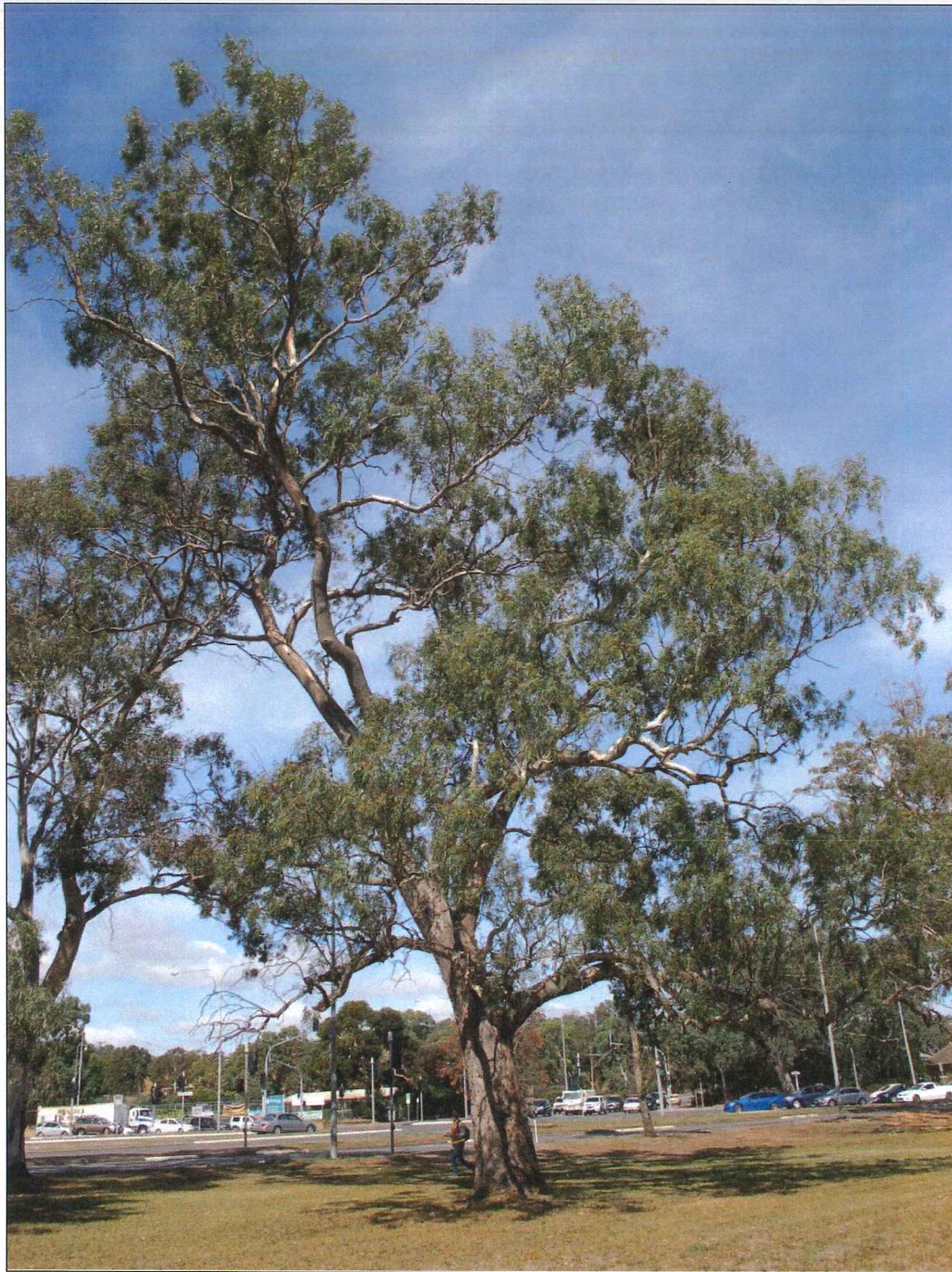
461 *Eucalyptus camaldulensis* - Regulated Significant Tree



Height: 16m	Circumference (at 1m above ground level): 3.10m
Tree Protection Zone: 12.0m	Structural Root Zone: 3.64m
Reason for seeking removal approval: This tree is located within the new non-stop motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

462 *Eucalyptus camaldulensis* - Regulated Significant Tree



Height: 16m	Circumference (at 1m above ground level): 3.80m
Tree Protection Zone: 14.40m	Structural Root Zone: 3.93m
Reason for seeking removal approval: This tree is located within the new non-stop motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

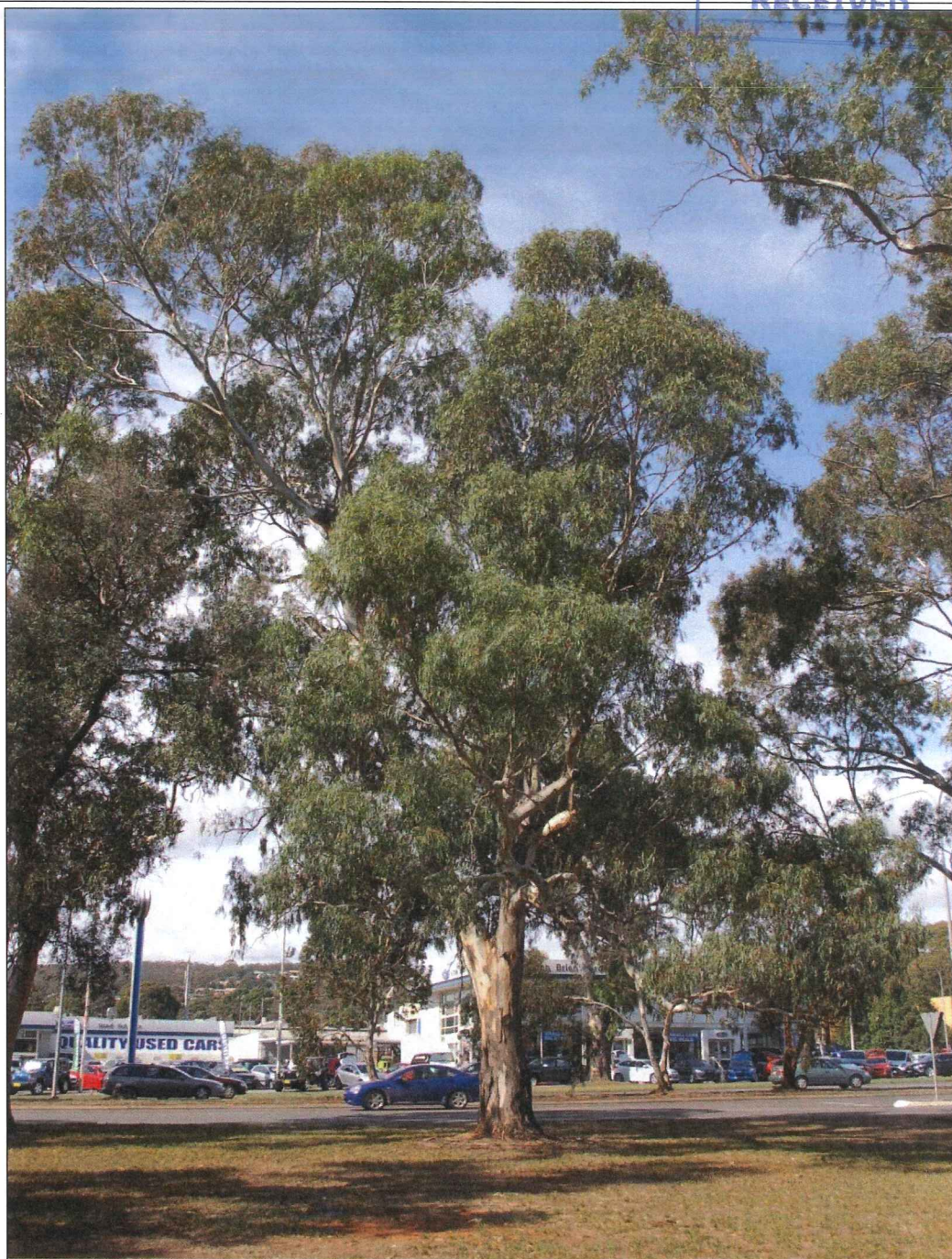
NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

- 3 JUN 2016

463 *Eucalyptus camaldulensis* - Regulated Tree

RECEIVED



Height: 17m	Circumference (at 1m above ground level): 2.96m
Tree Protection Zone: 11.30m	Structural Root Zone: 3.64m
Reason for seeking removal approval: This tree is located within the new non-stop motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

465a *Eucalyptus camaldulensis* - Regulated Tree



Height: 14m	Circumference (at 1m above ground level): 2.50m
Tree Protection Zone: 9.60m	Structural Root Zone: 3.31m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES
 - 3 JUN 2015
 RECEIVED

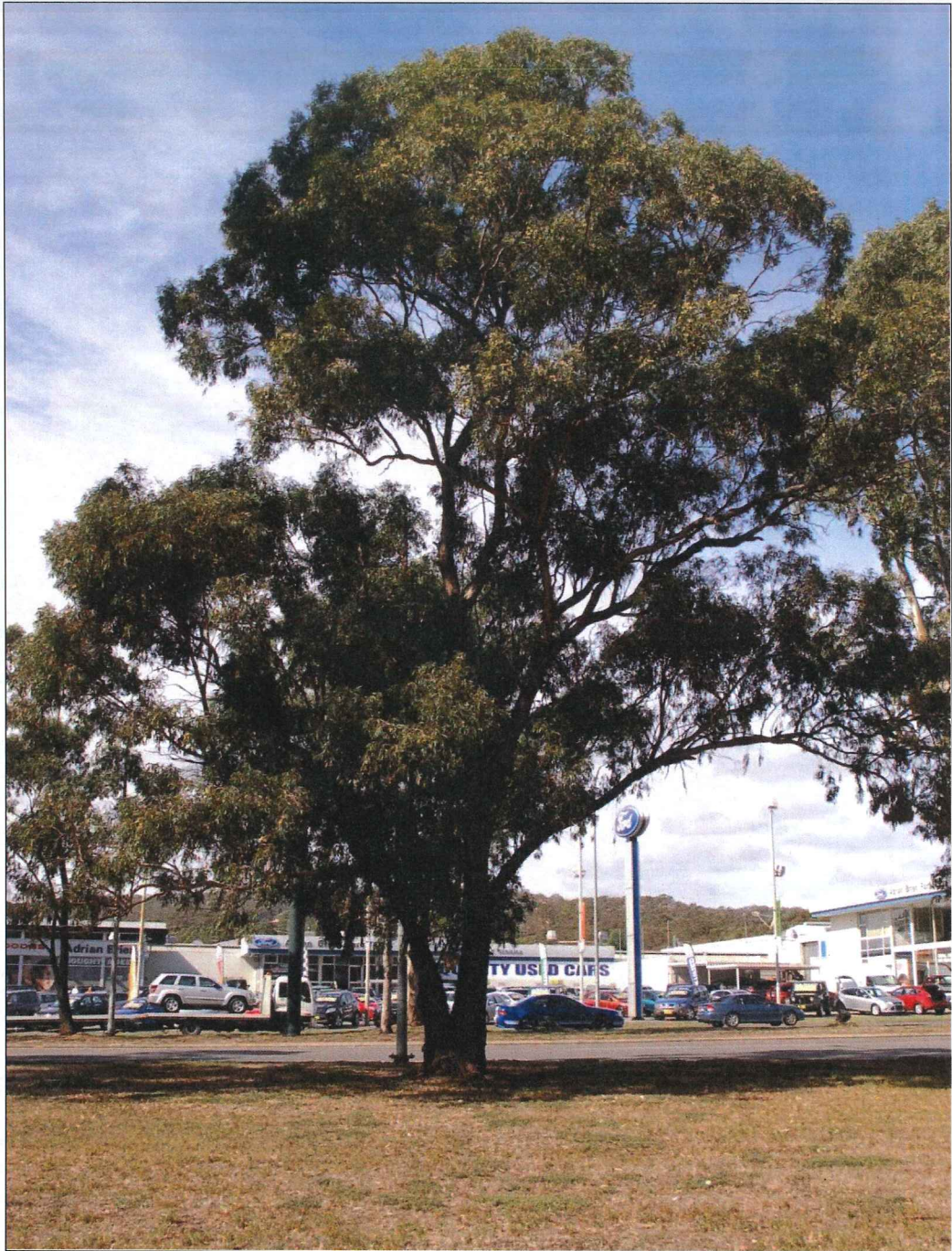
465b *Eucalyptus camaldulensis* - Regulated Tree



Height: 14m	Circumference (at 1m above ground level): 2.40m
Tree Protection Zone: 9.0m	Structural Root Zone: 3.23m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

466 *Eucalyptus camaldulensis* - Regulated Significant Tree



Height: 14m	Circumference (at 1m above ground level): 3.05m
Tree Protection Zone: 7.20m	Structural Root Zone: 2.94m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

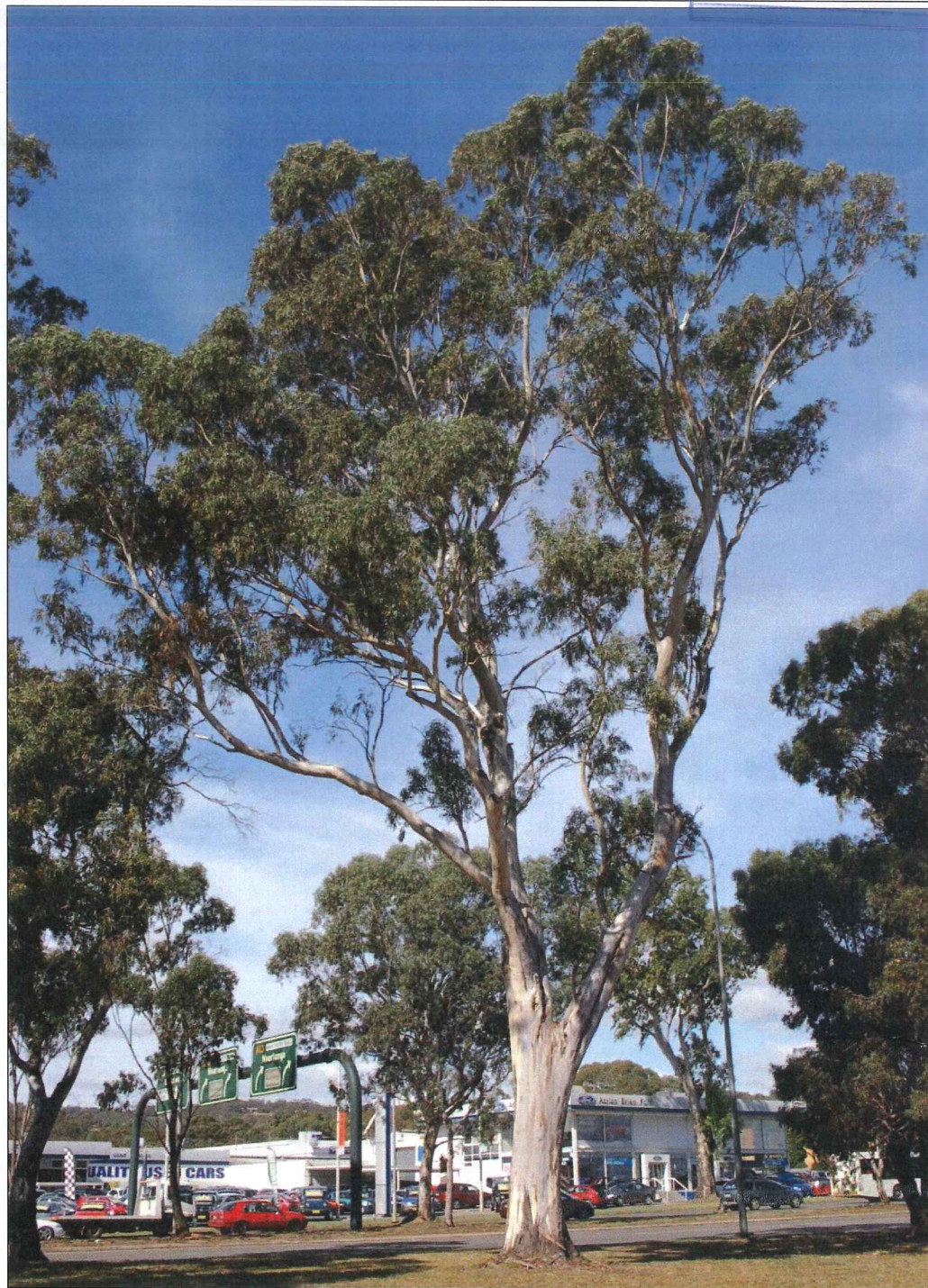
NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

- 3 JUN 2013

467 *Eucalyptus camaldulensis* - Regulated Significant Tree

RECEIVED



Height: 16m

Circumference (at 1m above ground level): 3.80m

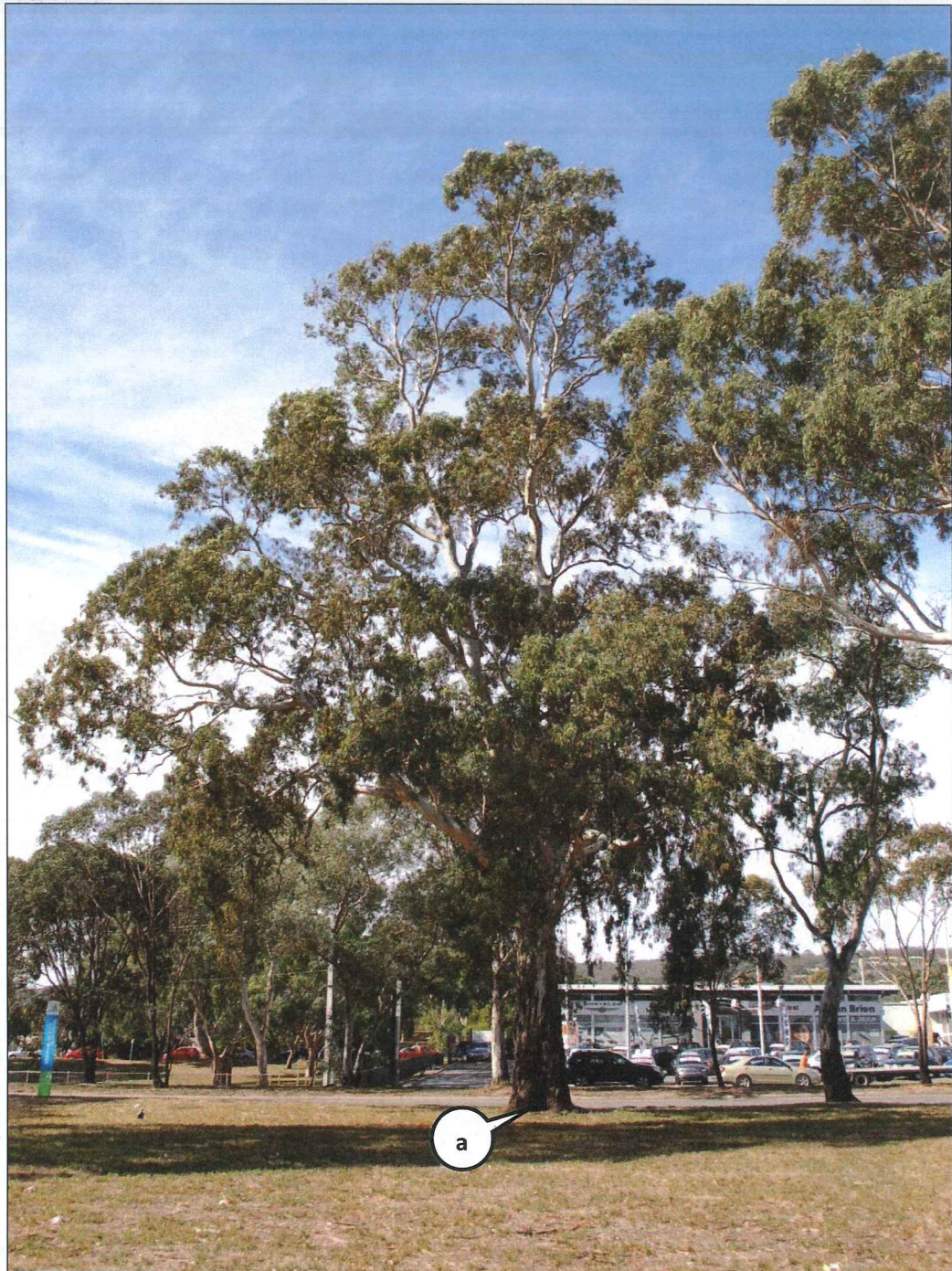
Tree Protection Zone: 14.40m

Structural Root Zone: 3.93m

Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

468a *Eucalyptus camaldulensis* - Regulated Significant Tree



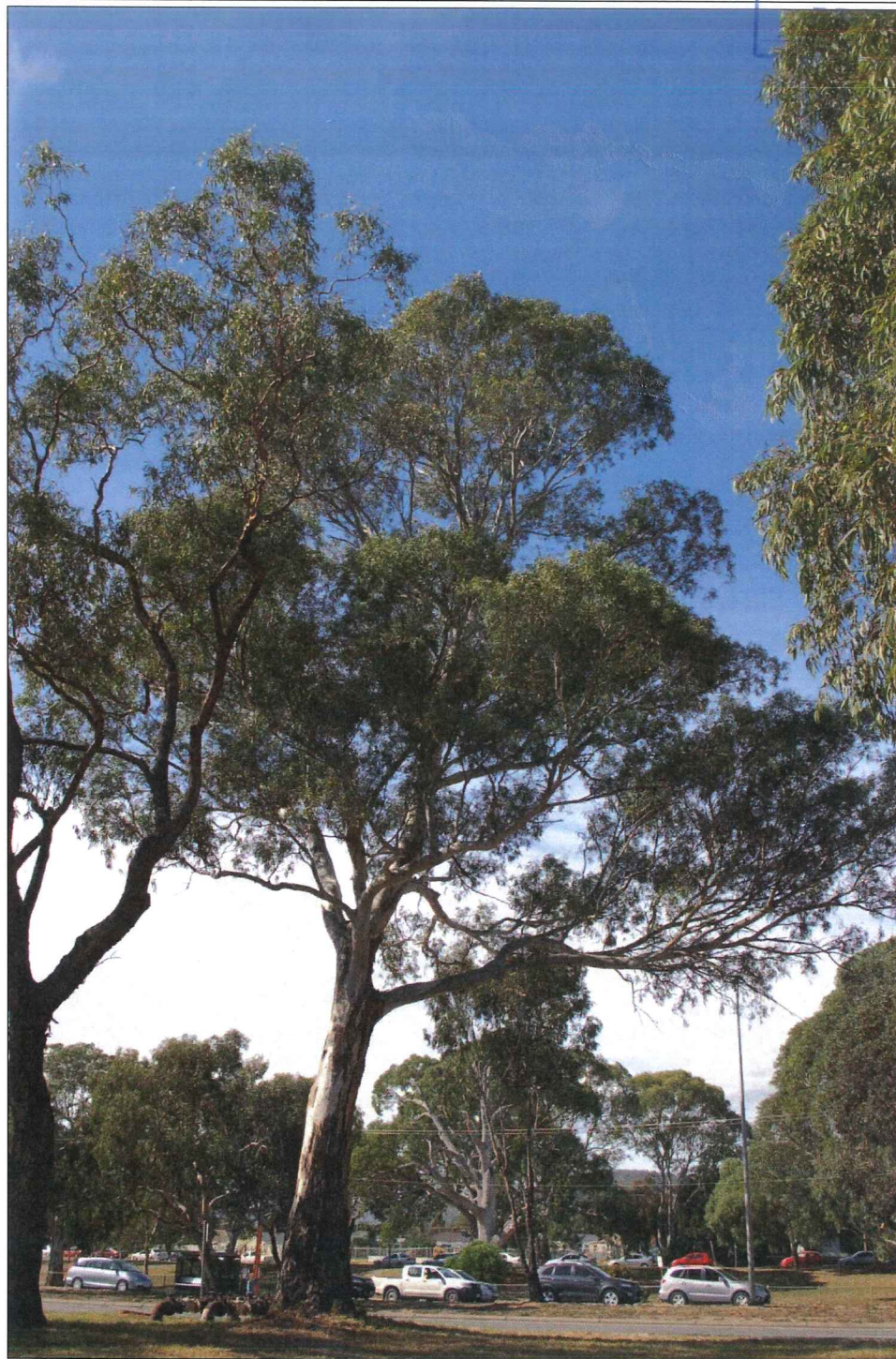
Height: 20m	Circumference (at 1m above ground level): 4.10
Tree Protection Zone: 15.60m	Structural Root Zone: 4.06m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

- 3 JUN 2015

470 *Eucalyptus camaldulensis* - Regulated Significant Tree



Height: 14m

Circumference (at 1m above ground level): 3.90m

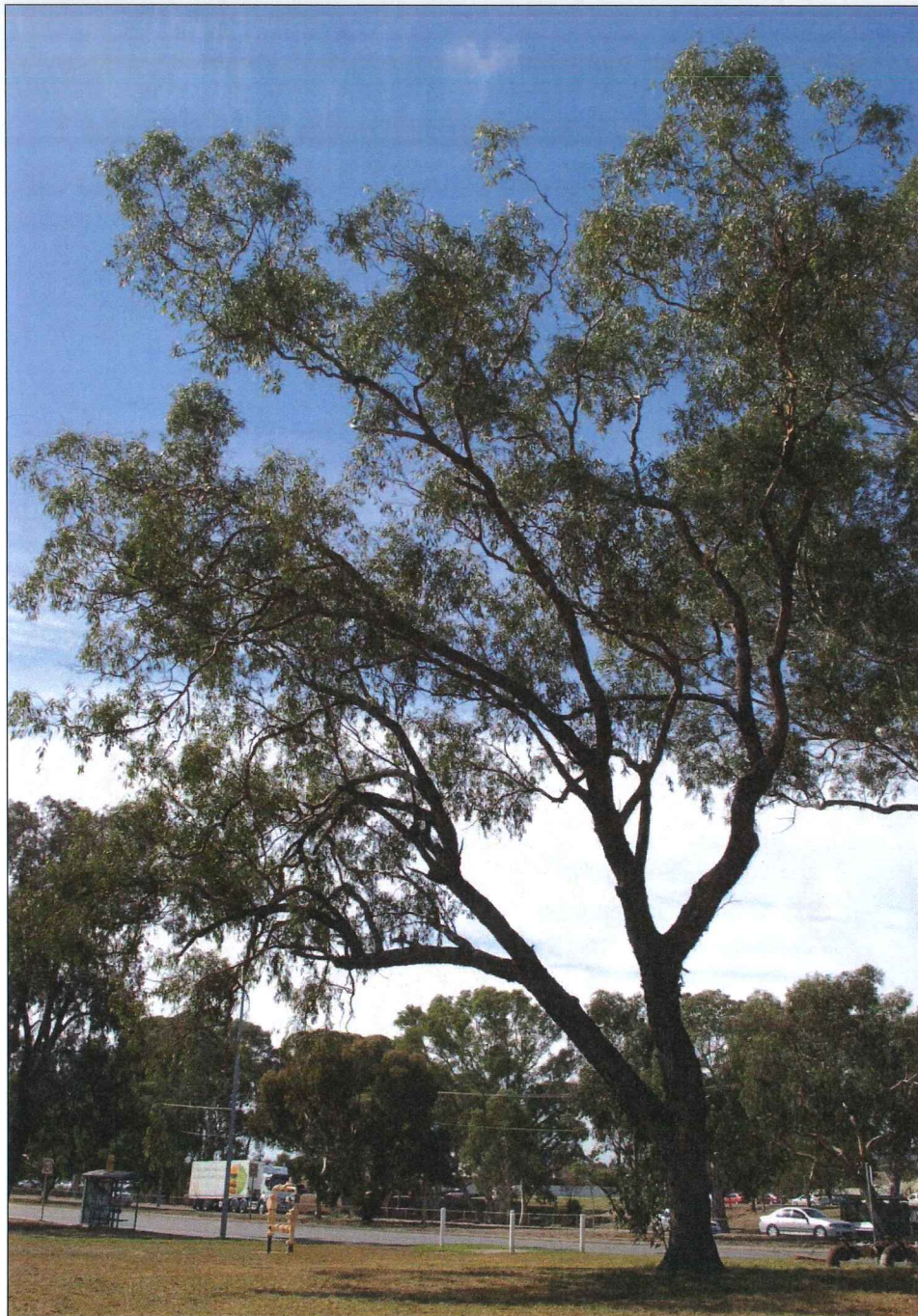
Tree Protection Zone: 15.00m

Structural Root Zone: 4.00m

Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

471 *Eucalyptus microcarpa* - Regulated Tree



Height: 13m	Circumference (at 1m above ground level): 2.70m
Tree Protection Zone: 10.20m	Structural Root Zone: 3.40m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

- 3 JUN 2016

RECEIVED

472 *Eucalyptus sideroxylon* - Regulated Significant Tree



Height: 15m	Circumference (at 1m above ground level): 3.50m
Tree Protection Zone: 13.20m	Structural Root Zone: 3.79m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

473 *Eucalyptus leucoxylon* - Regulated Tree



Height: 9m	Circumference (at 1m above ground level): 2.97m
Tree Protection Zone: 6.80m	Structural Root Zone: 2.83m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application



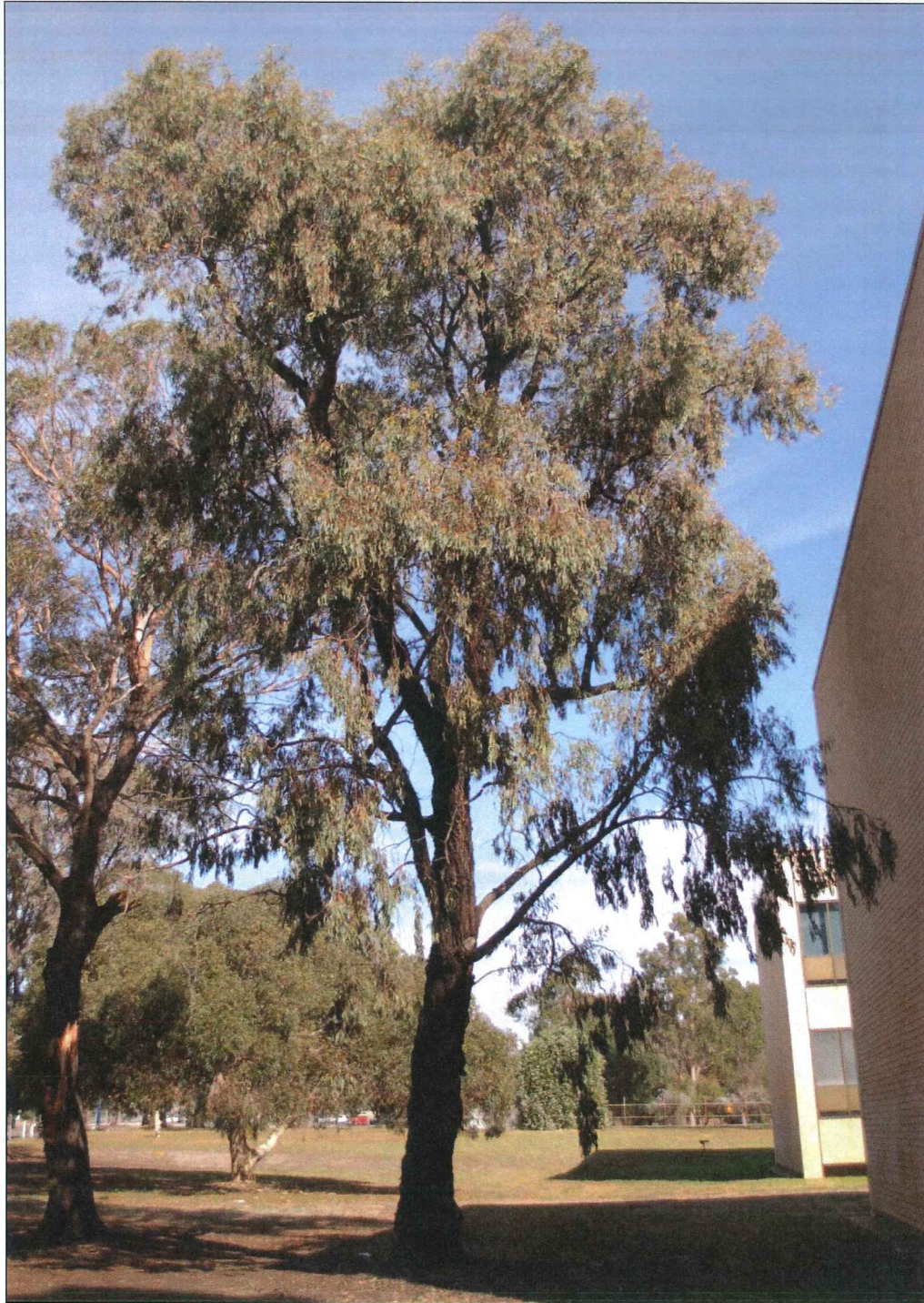
474 *Eucalyptus occidentalis* - Regulated Tree



Height: 14m	Circumference (at 1m above ground level): 2.80
Tree Protection Zone: 10.80m	Structural Root Zone: 3.48m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

475 *Eucalyptus sideroxylon* - Regulated Tree



Height: 13m	Circumference (at 1m above ground level): 2.40m
Tree Protection Zone: 9.00m	Structural Root Zone: 3.23m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

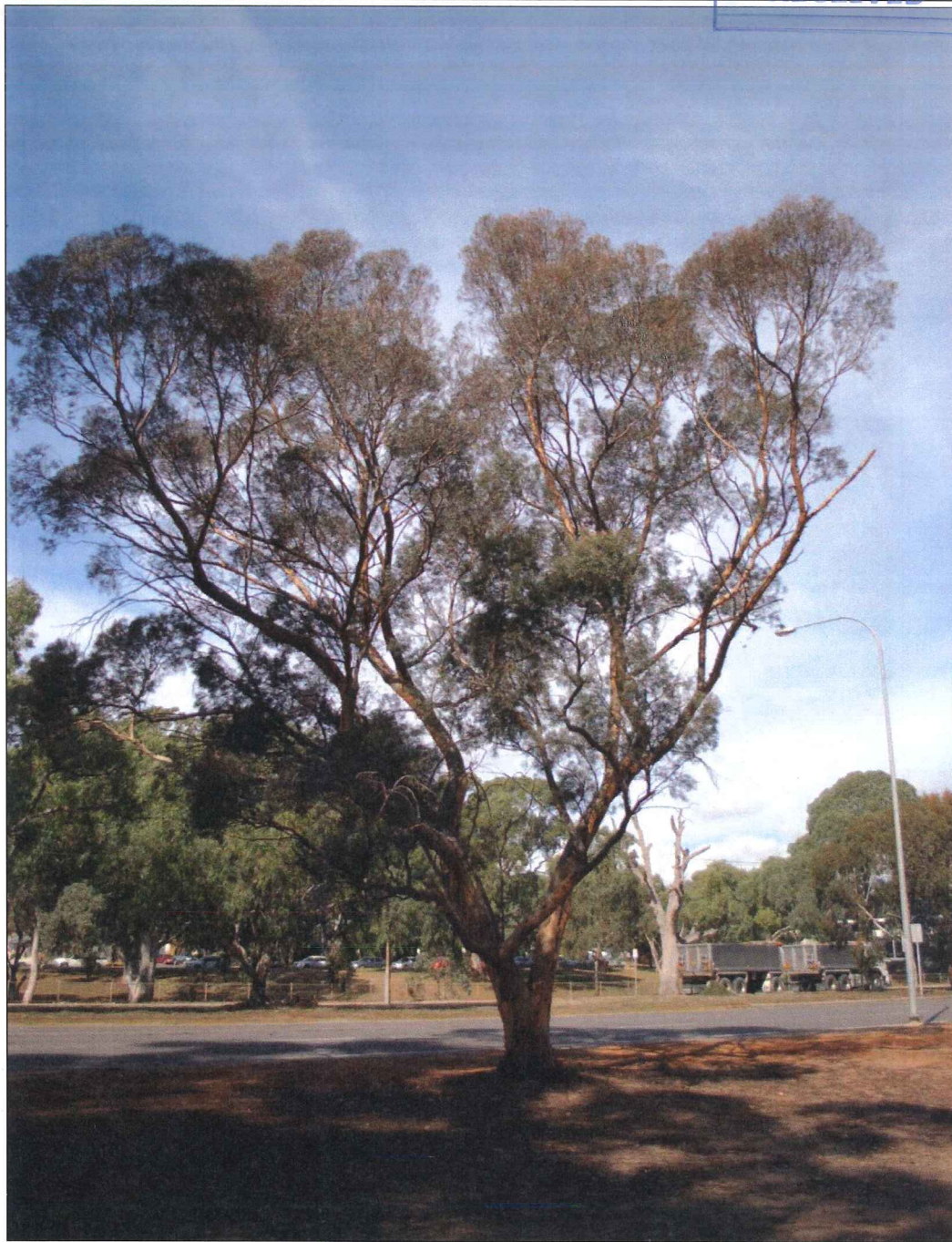
CITY OF MARION
DEVELOPMENT SERVICES

- 3 JUN 2015

RECEIVED

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

476 *Eucalyptus camaldulensis* - Regulated Tree



Height: 11m	Circumference (at 1m above ground level): 2.40m
Tree Protection Zone: 9.00m	Structural Root Zone: 3.23m
Reason for seeking removal approval: This tree is located within the new non-stop, lowered motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

477 *Eucalyptus cladocalyx* - Regulated Tree



Height: 11m	Circumference (at 1m above ground level): 2.20m
Tree Protection Zone: 8.40m	Structural Root Zone: 3.13m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

- 3 JUN 2015

RECEIVED

478 *Eucalyptus cladocalyx* - Regulated Significant Tree



Height: 20m	Circumference (at 1m above ground level): 3.90m
Tree Protection Zone: 15.00m	Structural Root Zone: 4.00m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

479a *Eucalyptus cladocalyx* - Regulated Tree



Height: 14m	Circumference (at 1m above ground level): 2.10m
Tree Protection Zone: 8.00m	Structural Root Zone: 3.31m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

CITY OF MARION
DEVELOPMENT SERVICES

- 3 JUN 2013

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application479b *Eucalyptus cladocalyx* - Regulated Significant Tree

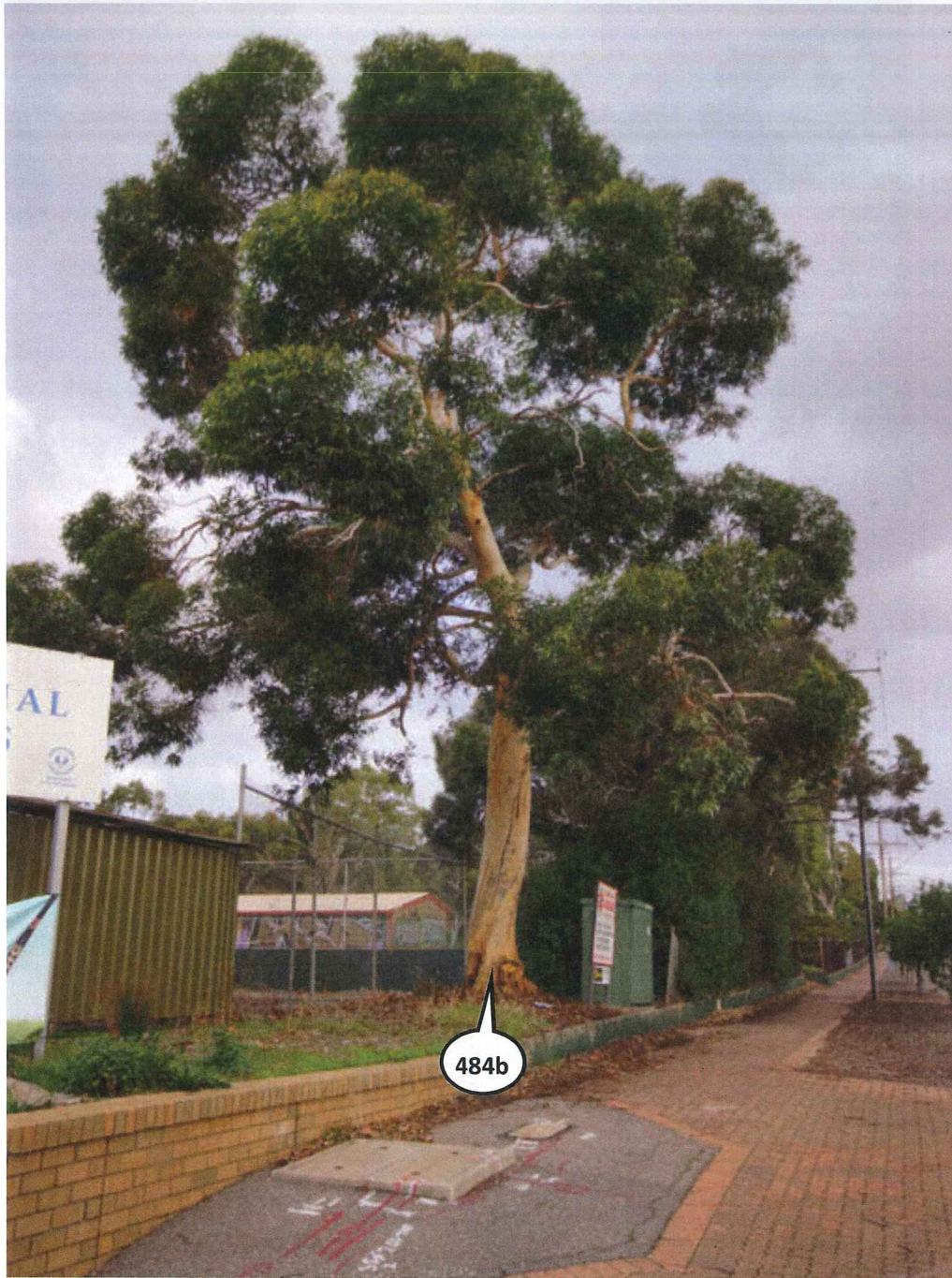
RECEIVED



Height: 25m	Circumference (at 1m above ground level): 3.63m
Tree Protection Zone: 13.9m	Structural Root Zone: 4.13m
Reason for seeking removal approval: This tree is located within the new at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

484b *Eucalyptus cladocalyx* - Regulated Tree



Height: 10m	Circumference (at 1m above ground level): 2.06m
Tree Protection Zone: 7.70m	Structural Root Zone: 3.48m
Reason for seeking removal approval: This tree is located within the new left-turn lane from Ayliffes Rd onto Shepherds Hill Rd. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

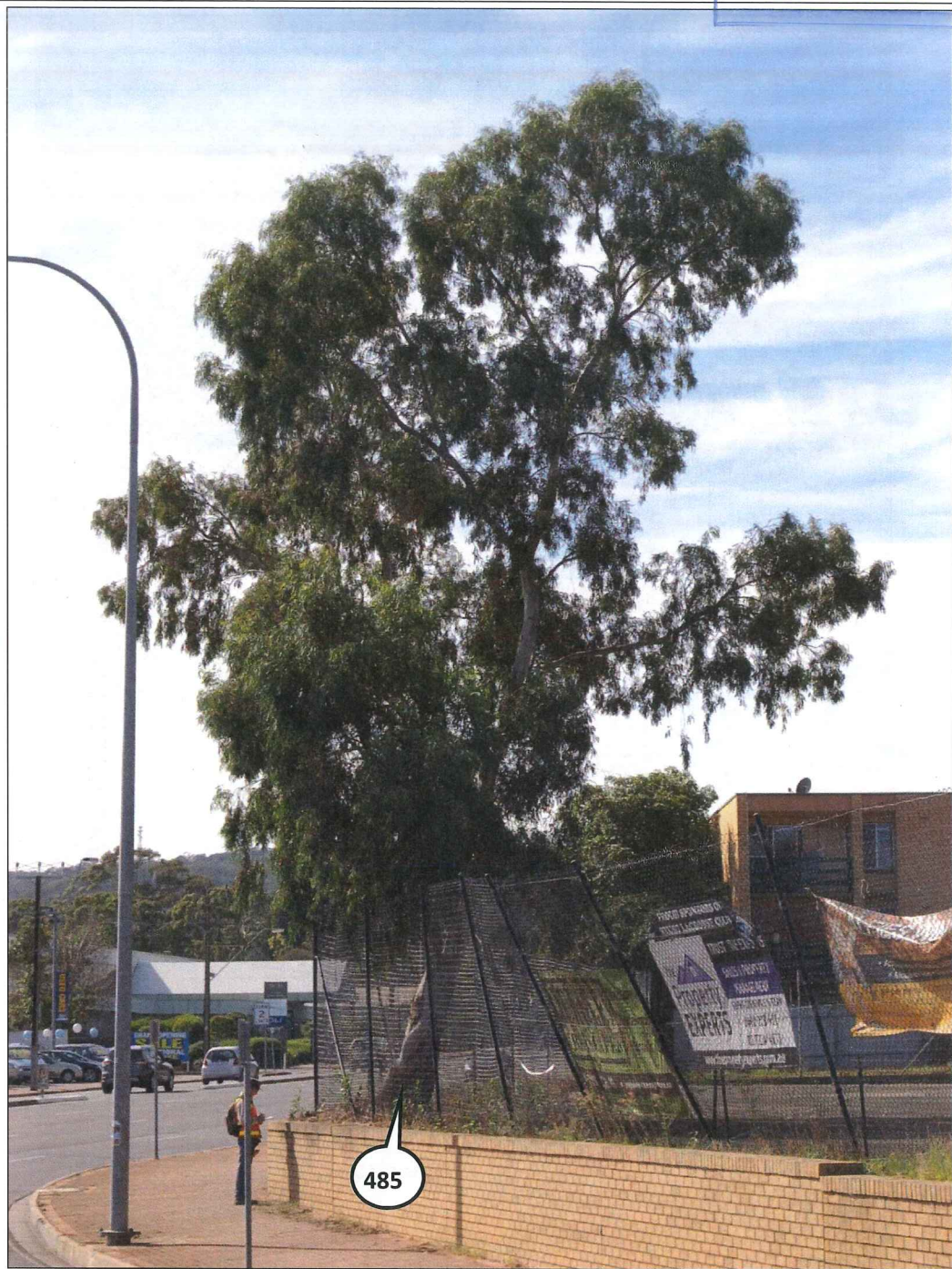
MITCHAM

- 3 JUN 2013

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

485 *Eucalyptus camaldulensis* - Regulated Tree

RECEIVED

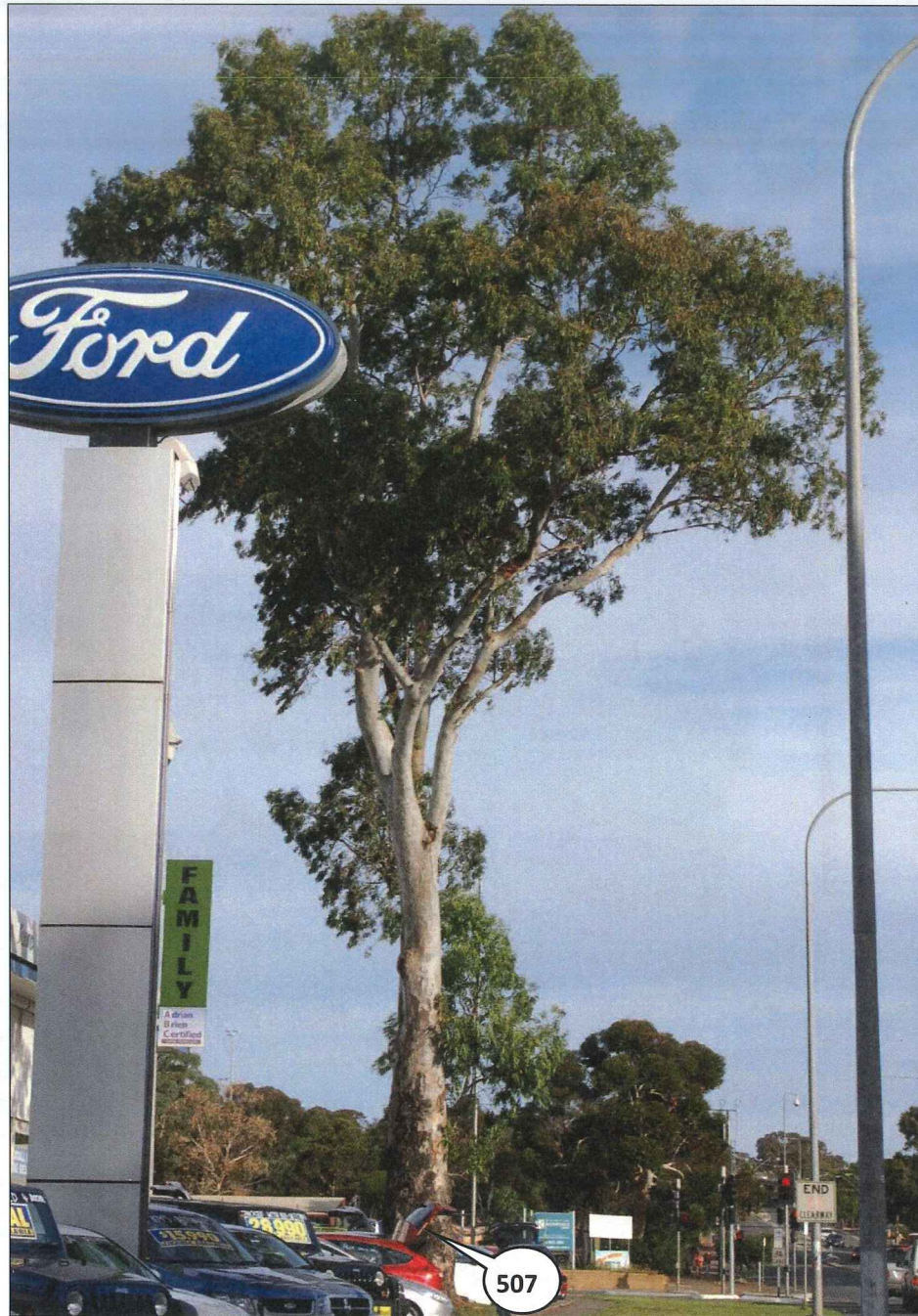


Height: 9m	Circumference (at 1m above ground level): 2.65m
Tree Protection Zone: 7.20m	Structural Root Zone: 2.72m
Reason for seeking removal approval: This tree is located within the new left-turn lane from Ayliffes Rd onto Shepherds Hill Rd. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

MITCHELL

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

507 *Eucalyptus camaldulensis* - Regulated Significant Tree



Height: 18m	Circumference (at 1m above ground level): 4.40m
Tree Protection Zone: 16.80m	Structural Root Zone: 4.19m
Reason for seeking removal approval: There is a high potential for construction of a new shared use path located on the western side of this tree (right side of the photo above) to cause a significant impact to the tree's structural roots and therefore cause the tree to become structurally unsound. The tree will only be removed if there are no practical alternatives to retain the tree in good health and structural stability.	

MITCHAM

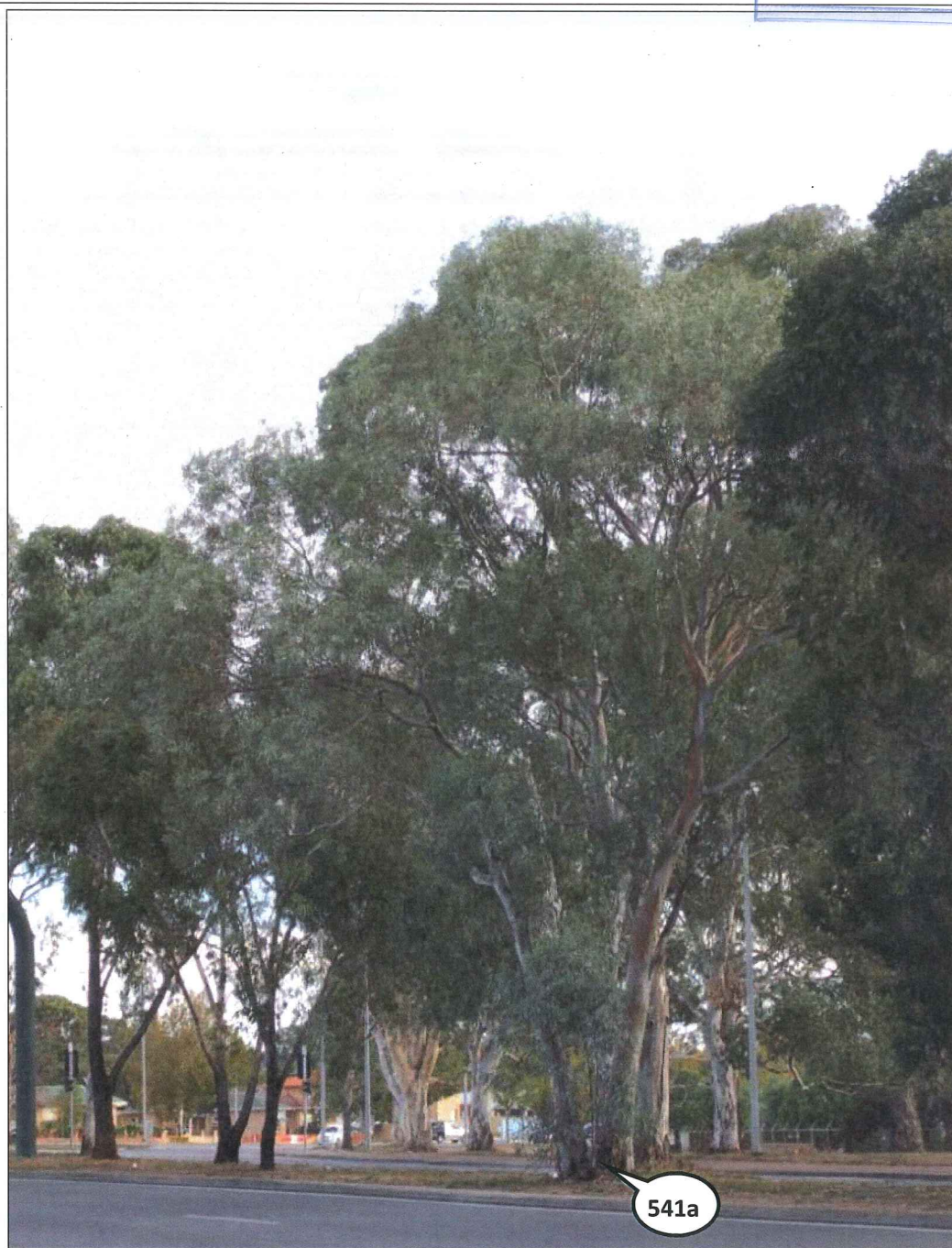
NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

CITY OF MARION
 DEVELOPMENT SERVICES

- 3 JUN 2013

541a *Eucalyptus camaldulensis* - Regulated Tree

RECEIVED



Height: 9m	Circumference (at 1m above ground level): 2.09m
Tree Protection Zone: 4.40m	Structural Root Zone: 2.41m
Reason for seeking removal approval: This tree is located within the new northbound at-grade (surface) road from Shepherds Hill Rd to South Rd. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

CON/MITCHAM

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

543a *Eucalyptus camaldulensis* - Regulated Tree



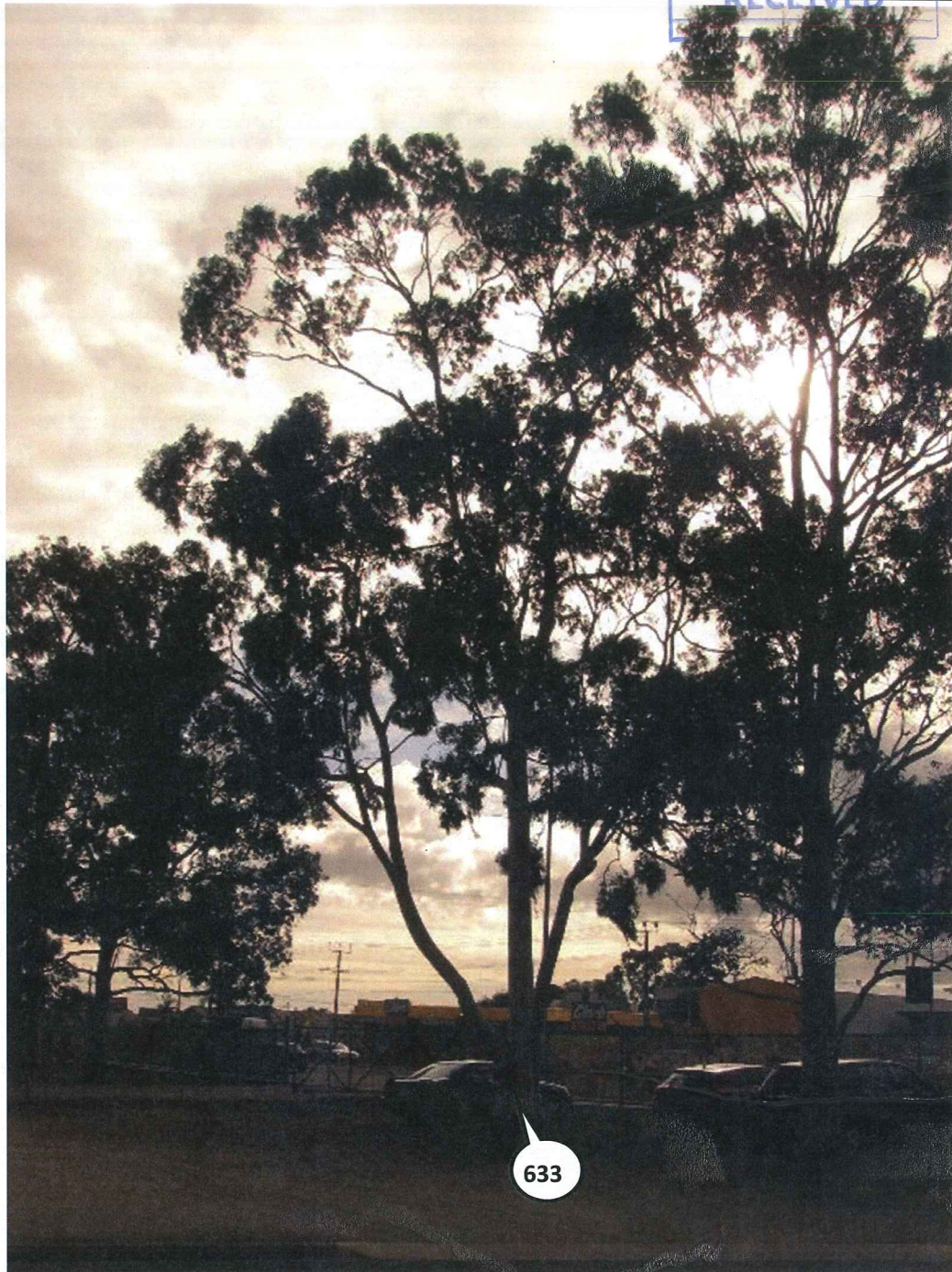
Height: 7m	Circumference (at 1m above ground level): 2.67m
Tree Protection Zone: 5.30m	Structural Root Zone: 2.67m
Reason for seeking removal approval: This tree is located within the new northbound at-grade (surface) road from Shepherds Hill Rd to South Rd. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

COM/MITCHAM

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application



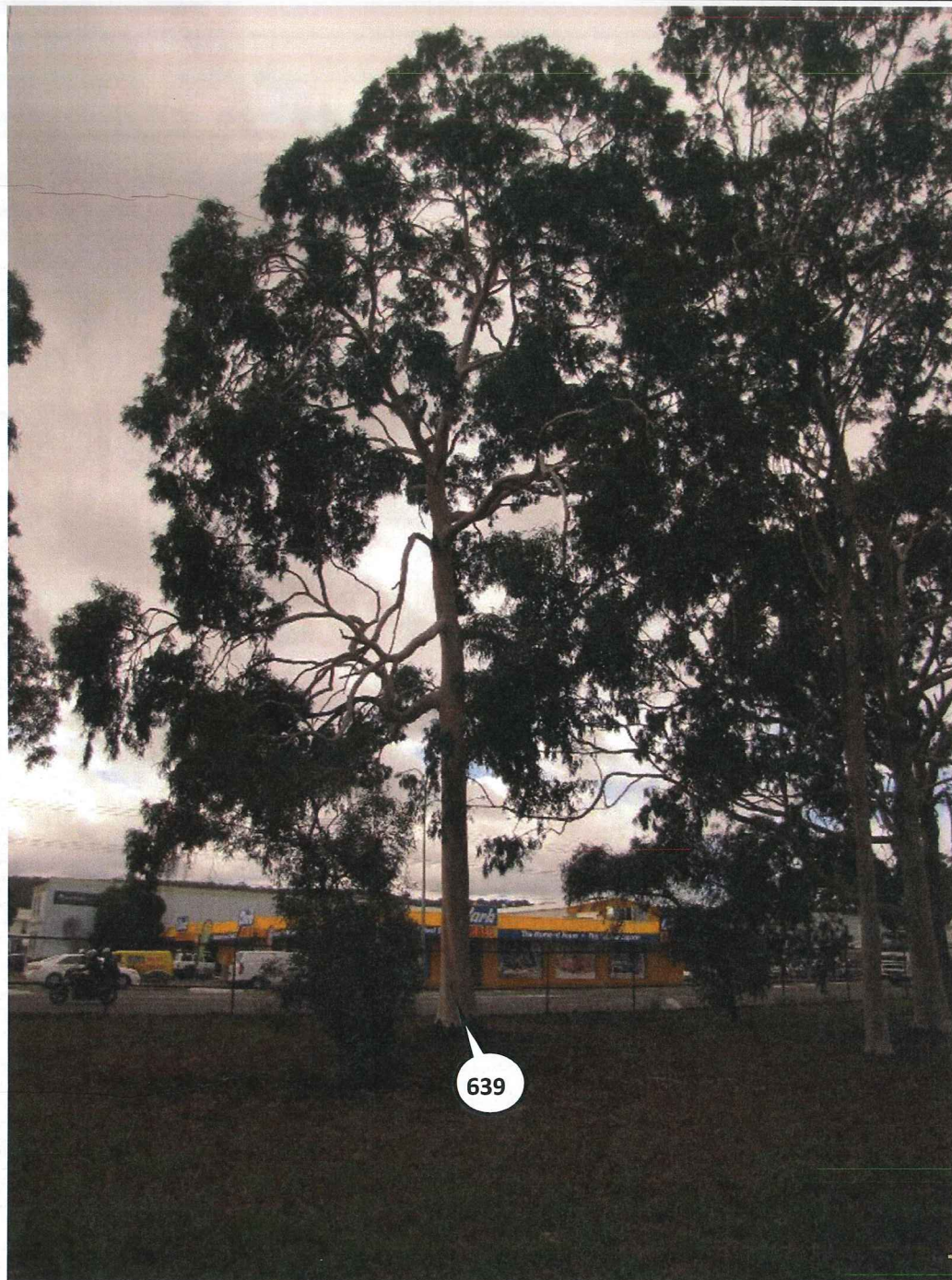
633 *Corymbia citriodora* - Regulated Tree



Height: m	Circumference (at 1m above ground level): 2.43m
Tree Protection Zone: 9.24m	Structural Root Zone: 2.97m
Reason for seeking removal approval: This tree is located within the new non-stop motorway. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

639 *Corymbia citriodora* - Regulated Tree

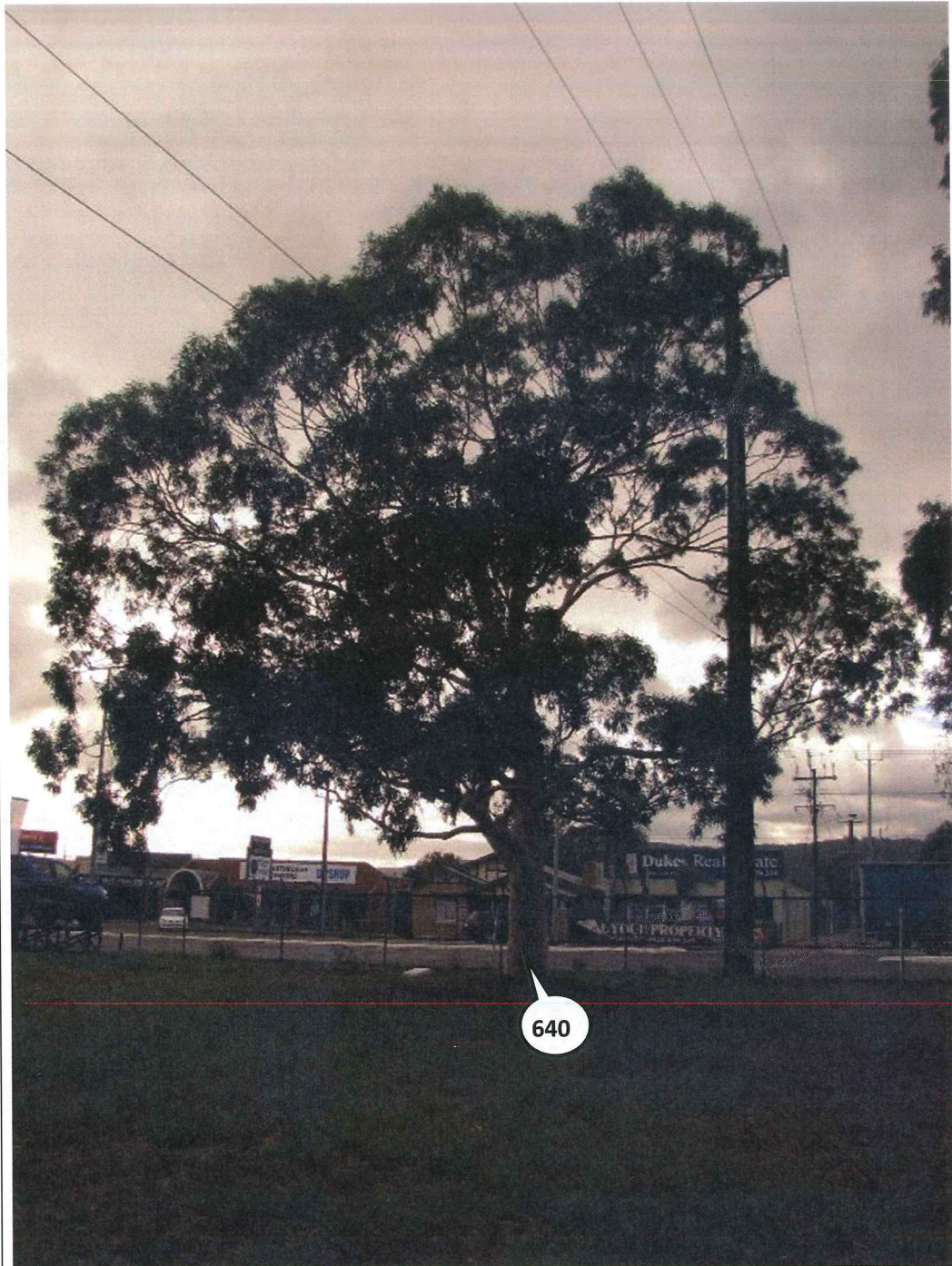


Height: m	Circumference (at 1m above ground level): 2.41m
Tree Protection Zone: 9.24m	Structural Root Zone: 2.97m
Reason for seeking removal approval: This tree is located across both the new non-stop motorway and the new northbound at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application



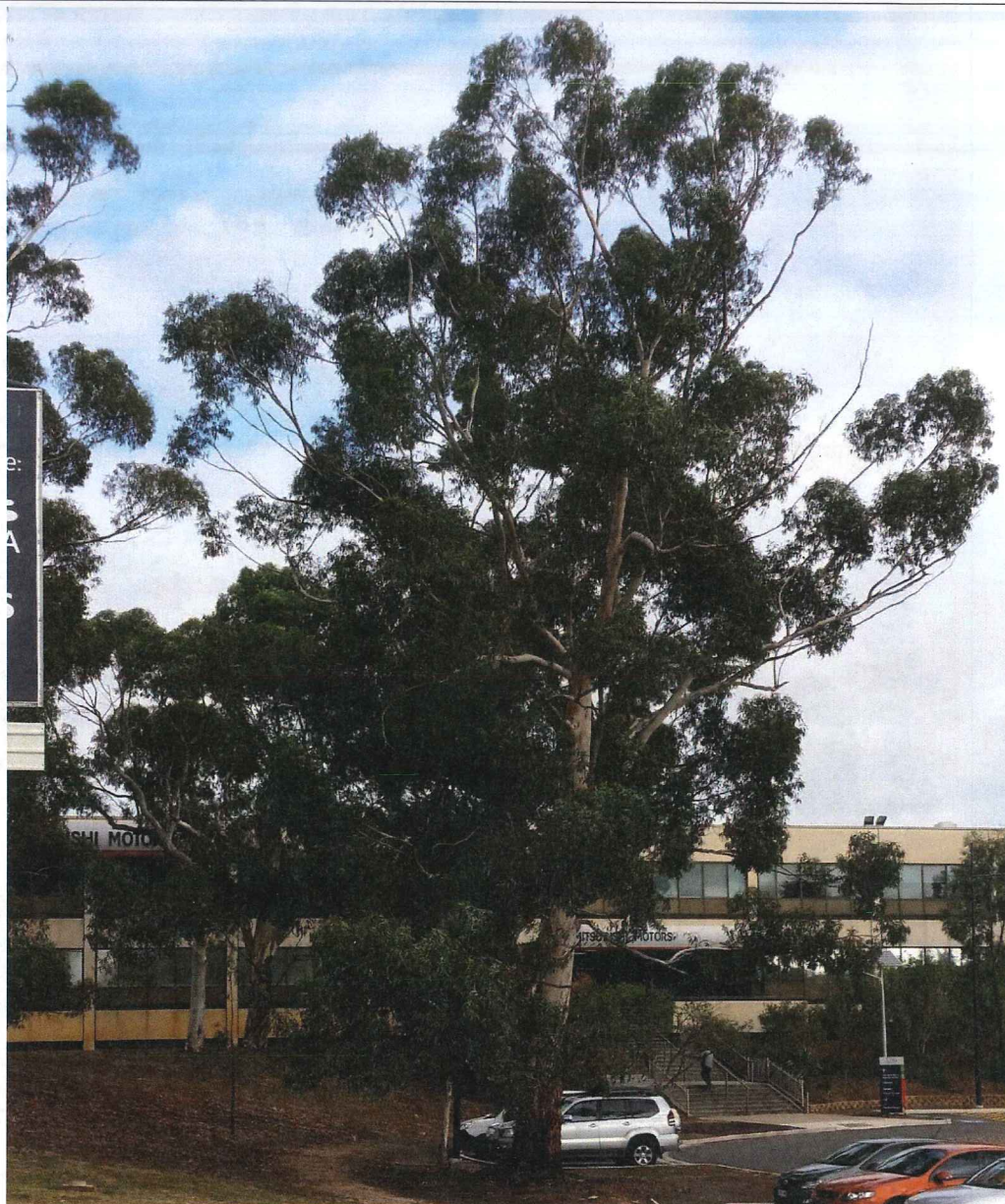
640 *Corymbia citriodora* - Regulated Tree



Height: m	Circumference (at 1m above ground level): 2.19m
Tree Protection Zone: 8.40m	Structural Root Zone: 2.85m
Reason for seeking removal approval: This tree is located across both the new non-stop motorway and the new northbound at-grade (surface) road. Therefore the entire tree will be impacted by construction works and there are no practical alternatives to avoid impacting this tree.	

NORTH-SOUTH CORRIDOR
 Darlington Upgrade Project (extended scope)
 Section 49 Crown Development Application

658 *Eucalyptus cladocalyx* - Regulated Tree



Height: 14m	Circumference (at 1m above ground level): 2.93m
Tree Protection Zone: 11.20m	Structural Root Zone: 3.21m

Reason for seeking removal approval: This tree is located immediately adjacent the northbound left-turn lane from South Rd into Tonsley Blvd and it is also located within the current design for a dual level footpath. There is a high potential for construction works associated with the left turn lane on the eastern side of this tree (left side of the photo above) to cause a significant impact to the tree's structural roots and cause it to become structurally unsound. Furthermore, there is also a high potential for construction works associated with the dual level footpath to also cause a significant impact to the tree's structural roots and therefore also require it to be removed. The tree will only be removed if there are no practical alternatives to retain the tree in good health and structural stability.

NORTH-SOUTH CORRIDOR

Darlington Upgrade Project (extended scope)

Section 49 Crown Development Application

5.0 Proposed Offset for Removal of Regulated and Significant Trees

A detailed Landscape and Urban Design Plan is being developed by Gateway South (the Design and Construct Contractor) as part of the Darlington Upgrade Project. The removal of Regulated and Regulated Significant trees as part of the extended scope of the Darlington Upgrade Project is proposed to be offset via on ground plantings of semi-mature native tree species at a ratio of 2:1 for Regulated trees and 3:1 for Regulated Significant trees.

If on ground plantings cannot be achieved within the immediate project area, the project team will investigate opportunities with Councils (Marion or Mitcham) and other Government Agency's to complete on-ground plantings within local reserves or open areas, to achieve the required offset.

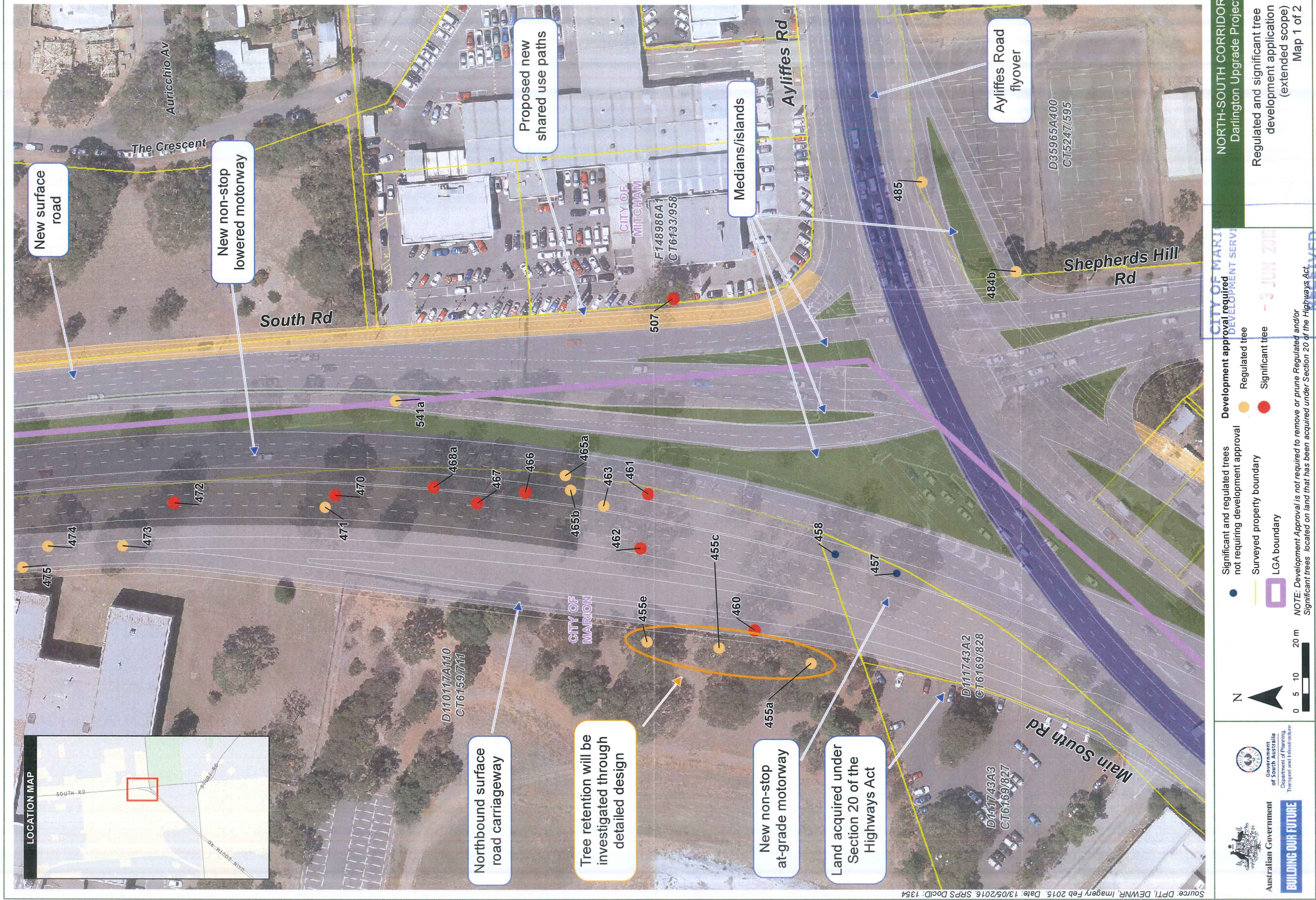
6.0 Conclusion


This application seeks approval pursuant to the *Development Act 1993* to undertake the removal of 21 Regulated Trees and 11 Regulated Significant Trees to accommodate for construction works associated with the extended scope of the Darlington Upgrade Project. These trees will only be removed if there are no practical alternatives to retain them in good health and structural stability.




NORTH-SOUTH CORRIDOR
Darlington Upgrade Project (extended scope)
Section 49 Crown Development Application

Appendix A: Tree Location Plan





Australian Government
BUILDING OUR FUTURE



Government of South Australia
Department of Planning, Transport and Infrastructure

Development approval required

Symbol	Category
Yellow dot	Regulated tree
Red dot	Significant tree
Blue dot	Significant and regulated trees not requiring development approval
Yellow line	Surveyed property boundary
Purple line	LGA boundary

NOTE: Development Approval is not required to remove or prune Regulated and/or Significant trees located on land that has been acquired under Section 20 of the Highways Act.

NORTH-SOUTH CORRIDOR
Darlington Upgrade Project

Regulated and significant tree development application (extended scope)

Map 1 of 2

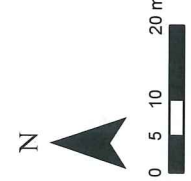


LOCATION MAP

New surface road

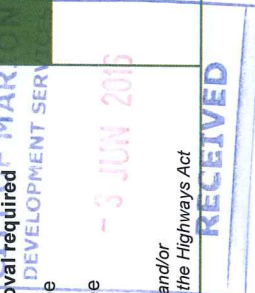
Proposed new pedestrian/ access ramp

New surface road



- Significant and regulated trees not requiring development approval
- Surveyed property boundary
- LGA boundary

- Development approval required
- Regulated tree
- Significant tree



NORTH-SOUTH CORRIDOR
Darlington Upgrade Project
Regulated and significant tree development application (extended scope)
Map 2 of 2

NOTE: Development Approval is not required to remove or prune Regulated and/or Significant trees located on land that has been acquired under Section 20 of the Highways Act

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: David Melhuish, Senior Policy Planner

Corporate Manager: Steve Hooper, Manager Development and Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Rezoning of ADC Land at Hallett Cove

Report Reference: GC280616R13

REPORT OBJECTIVES:

Council to consider the most appropriate option for rezoning the whole of the ADC land at Hallett Cove.

EXECUTIVE SUMMARY:

Adelaide Development Company (ADC) are seeking approval for a Development Plan Amendment (DPA) process to be undertaken over land at Hallett Cove (within both the City of Marion and the City of Onkaparinga) to facilitate an extension to the existing abutting residential development to the north.

Council has previously shown preference for the whole of the land to be rezoned at the same time to ensure better coordination and integration. The options are therefore to undertake either a joint Council DPA or seek approval for a Ministerial DPA.

Further discussions will be required with the City of Onkaparinga to ascertain an agreed approach.

RECOMMENDATIONS (2)

DUE DATES

That Council:

- | | |
|---|---------------------|
| <ol style="list-style-type: none"> 1. Decides on a preferred approach for undertaking the rezoning of the whole of the ADC land at Hallett Cove; being either: <ul style="list-style-type: none"> • A joint Council DPA; OR • A Ministerial DPA | 28 June 2016 |
| <ol style="list-style-type: none"> 2. Writes a letter to the Mayor of the City of Onkaparinga seeking the City of Onkaparinga's opinion on a preferred DPA process for the ADC land. | 28 June 2016 |

BACKGROUND

The ADC land is located within both the City of Marion (Marion) and the City of Onkaparinga (Onkaparinga). It is ADC's intention to ultimately develop the whole of their land holding. However, in 2015, due to additional layers of complexity associated with the potential rezoning of the portion within Onkaparinga, ADC were only seeking to rezone the section of land within Marion.

ADC gave a presentation outlining the history of the site and the proposed outcome of a DPA, at the 21 July 2015 Elected Members Forum. Council showed support in principle for ADC to prepare a 'Statement of Justification'; so that Council could formally consider the merits of the proposal.

At 13 October 2015 Council meeting, Council was of the opinion that it would be better for the whole of the ADC land to be rezoned at the same time, to ensure that the layout of future development would be appropriately integrated/planned. Council resolved that the matter be adjourned until discussions have taken place with Onkaparinga regarding the development of that part of the ADC land within its Council area.

A number of discussions have been held between the two Councils in regard to both the potential for rezoning of the land within Onkaparinga and a possible Council boundary realignment which would result in the whole of the ADC land being located within Marion.

The ADC land within Onkaparinga is currently zoned 'Industry'. Up until recently, Onkaparinga has not been able to provide any guidance on whether the land could be considered for rezoning for residential purposes as its future was subject to the findings of the 'Onkaparinga Employment Lands Study 2016'.

The study has now been finalised and endorsed by Onkaparinga and an SOI for an Employment Lands DPA has been lodged with the Minister. One of the recommendations within the Study Summary Report states that *'Consideration should be given to some minor conversion of land north of Sigma Road (owned by the Adelaide Development Company).'* The ADC land has been identified as a 'Change Site' which has potential for rezoning for other uses. The Study states that *'change sites' should not be considered for rezoning through a city-wide DPA (Employment Lands DPA) but rather be held pending private interest and support for externally funded DPAs.* This direction dovetails well with a future joint DPA between Onkaparinga and Marion.

It is understood that, at this time, Onkaparinga does not wish to engage in the issue of boundary realignment. As part of any future subdivision, road alignments and allotment boundaries would need to reflect this.

ANALYSIS:

The rezoning of the land requires two different zones to be changed to residential ('Landscape Buffer' in Marion and 'Industry' in Onkaparinga). The rezoning process can be undertaken in a number of ways.

Onkaparinga and Marion undertaking individual DPAs

Undertaking individual DPAs allows greater flexibility for each Council in regards to timing of the process. However, if one Council area was rezoned before the other, any subsequent land division (on that particular Council area) would need to ensure appropriate overall integration. An agreed masterplan of the entire ADC land showing road layout, open space location etc. would be required.

This was the option put before Council in October 2015 where preference was shown towards a joint DPA covering the whole of the ADC land.

Verbal advice from DPTI and Onkaparinga shows support for a DPA covering the whole ADC site.

Onkaparinga and Marion undertaking a joint DPA

Undertaking a joint DPA requires coordination and agreement between the two Councils on content, direction and timing. It potentially would result in a better master planned development and Development Plans sharing the same desired outcomes and policy. The DPA would be developer funded and predominantly undertaken by an external planning consultant under the guidance and management of Council/s. Although in two Council areas, the independent planning consultant would possibly provide a greater opportunity for a more integrated outcome.

Ministerial DPA

Seeking the Minister to undertake a DPA covering the entire ADC site should result in a similar outcome to a joint DPA between the Councils. Although the Councils would play a role in the DPA, the Minister would have control over the management and final outcome.

The Minister/DPTI is currently prioritizing DPAs that have an economic/employment focus for the State. Whether the rezoning of the ADC land fits into these criteria is an unknown. The fact that the DPA can be developer funded may make a difference.

Preferred Approach

As Council has already shown a preference for one DPA that covers the whole of the ADC site, a joint Council DPA or a Ministerial DPA are the only two options to be considered further.

As both the joint Council and the Ministerial DPA could be developer funded and predominantly undertaken by an external consultant, the issues to be considered further relate to control of the process and outcome, and timing and agreement.

A joint Council DPA requires similar appetite/commitment and shared outcomes for the DPA by both Councils. The consultant can do the majority of the document preparation and organizing additional investigations, leaving Council/s to play a project management role. As Marion has already shown in principle support for the rezoning of the ADC land, Onkaparinga's support and potential timelines for a DPA need to be obtained. The land in question has been given consideration as part of the Onkaparinga Employment Lands Study 2016, so there appears to be initial support for rezoning.

A Ministerial DPA also requires similar appetite and commitment by both Councils. The main issue appears to be whether the Minister would support a Ministerial DPA and whether the potential loss of control of the outcome and process is a concern to Council in this instance. Generally speaking, the outcome for the land and associated policy is unlikely to be significantly different no matter which option is taken.

Council needs to consider whether a joint Council DPA or a Ministerial DPA is the most appropriate option to take. Further discussion with Onkaparinga will be required to reach an agreed approach.

The matter of a boundary realignment between the two Councils appears to be a discussion for the future and should have little effect on the rezoning of the land.

CONCLUSION:

As Council has a preference for the whole of the ADC land to be rezoned at the same time Council needs to consider whether a joint Council DPA or a Ministerial DPA is the most appropriate option to take. This will require further discussion with Onkaparinga and possibly the Minister.

Appendix 1: Aerial photograph of ADC land

ADC land at Hallett Cove



**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Heather Michell, Land Asset Officer
Corporate Manager: Carol Hampton, Manager City Property
General Manager: Abby Dickson, General Manager City Development
Subject: Toc H Hall - Community Land Revocation
Report Reference: GC280616R14

REPORT OBJECTIVES:

The purpose of this report is to:

1. Report on the investigations undertaken into the potential disposal of the Toc H Hall at 30A De Laine Avenue Edwardstown (the Land);
2. Seek Council's endorsement to declare the land to be surplus to Council's requirements;
3. Seek endorsement of the Section 194(2)(a) report (Appendix 1); and
4. Seek authorisation to commence the community consultation for the revocation of the Community Land in accordance with Council's Community Consultation Policy.

EXECUTIVE SUMMARY:

On 23 February 2016 Council considered a report (GC230216R08) seeking approval to commence site investigations into the potential disposal of the Land. Council resolved to:

1. *Endorse Administration to undertake site investigations into the potential disposal of Toc H Hall, Certificate of Title Volume 6022 Folio 144*
2. *Requires Administration bring a Section 194 report back at the conclusion of the site investigations regarding the potential disposal of Toc H Hall by June 2016*

The Land has not been leased or utilised by Council or the community since 31 January 2016.

An analysis of the estimated cost of retaining the property shows that the annual costs are greater than any potential income.

The Land is not of any cultural or historical significance and the services provided will be duplicated with the proposed upgrade of the Edwardstown Oval facilities.

Soil tests will be undertaken to determine Council's potential liability for site contamination under the Environment Protection Act 1993. The soil tests will be undertaken concurrently with the community consultation.

Subject to Ministerial approval, the proceeds from any disposal would enable Council to either enhance existing ageing facilities or allocate the funds towards the construction of new facilities such as the proposed Edwardstown Oval redevelopment.

RECOMMENDATIONS (4)**DUE DATES**

That Council:

- | | | |
|----|--|---------------------|
| 1. | Declares that the retention of the land does not contribute to Council's strategic objectives and that the land is surplus to Council's requirements and subject to Ministerial approval, the net sale proceeds will be used for the development of existing or new community facilities currently under Council's consideration. | June 2016 |
| 2. | Endorses the Section 194(2)(a) report on the land known as Toc H Hall at Lot 151 in Filed Plan 10801 being the whole of the land comprised in Certificate of Title Volume 6022 Folio 144, prepared in accordance with the Local Government Act 1999. | June 2016 |
| 3. | Authorises the Section 194(2)(a) report on Toc H Hall at Lot 151 in Filed Plan 10801 being the whole of the land comprised in Certificate of Title Volume 6022 Folio 144 to be submitted for public consultation in accordance with Section 194(2)(b) of the Local Government Act 1999 and Council's Community Consultation Policy. | July 2016 |
| 4. | Requires Administration to bring a report to Council for consideration of the outcome of the public consultation and for authorisation for Ministerial consideration of the Community Land classification revocation. | October 2016 |

BACKGROUND

Council owns a property commonly known as Toc H Hall which is situated at 30A De Laine Avenue Edwardstown and is described as Lot 151 in Filed Plan 10801, being the whole of the land in Certificate of Title Volume 6022 Folio 44. A plan of the area is attached (Appendix 2).

On 23 February 2016 Council considered a report (GC230216R08) seeking approval to commence site investigations into the potential disposal of the Toc H Hall. Council resolved:

1. *Endorse Administration to undertake site investigations into the potential disposal of Toc H Hall, Certificate of Title Volume 6022 Folio 144.*
2. *Requires Administration bring a Section 194 report back at the conclusion of the site investigations regarding the potential disposal of Toc H Hall by June 2016.*

The lease on the Land expired on 31 January 2016 and the Land has not been leased or utilised by Council or the community since that date.

If the Hall was to be re-leased, under the current Leasing and Licencing of Council Owned Facilities Policy, Council could expect to receive an annual rent in the order of \$1,324 or a lower amount in the order of \$662 if the social discount applies. The tenant would usually be responsible for payment of all rates, taxes and levies, cleaning, building insurance and minor maintenance and repairs that are not of a structural nature.

A building condition audit has been undertaken which identifies that the estimated expenditure for the defect repairs and for replacement/renewal of elements that are estimated to reach the end of their useful lives within the next 10 years is \$17,305 per annum. The report indicated that the estimated total replacement costs is \$466,594. The estimated useful remaining life for the building is 25 years. The total and depreciated replacement value is \$231,525. Further,

asbestos or asbestos containing materials have been identified in some components in the building.

An estimate of anticipated annual income and expenditure for the building based on 2015/16 rates is as follows:

Details	2015/16 Expenditure (\$)	2015/16 Income (\$)
SA Water (excluding consumption)	485	
Emergency Services Levy	66	
Building Insurance	1,347	
Defect repairs and replacement/renewal of elements (averaged over 10 years)	17,305	
Rent (excluding a social discount of \$662)		1,324
TOTAL	\$19,203 pa	\$1,324 pa

It is understood that the hall was constructed by the RAOB Lodge who have advised that they do not have an interest in the future of the land. The land is not on the South Australian Government Heritage Places database and is not of any cultural or historical significance.

Council has applied for grant funding to contribute towards the upgrade of the facilities at the Edwardstown Oval which is located approximately 1.2 kilometres from the Land. The proposed new facilities at the Edwardstown Oval will include a multipurpose community hall/meeting/function space for public booking which will duplicate the services provided at the Land.

There are five other facilities in the locality that may be available for hire by the public including those that are privately owned.

Population

Edwardstown's population as determined by the Australian Bureau of Statistics, Census of Population and Housing in 2011 was as follows:

Edwardstown - Total persons (Usual residence) 2011	
Age Groups	Number
0 to 24 years	1,156
25 to 49 years	1,459
50 to 69 years	798
70 years and over	496
Total population	3,909

The forecast of resident population from the Australian Bureau of Statistics from the 2011 base year for Edwardstown is as follows:

Forecast year					Change between 2011 and 2036
2016	2021	2026	2031	2036	Total change
4,214	4,366	4,686	5,156	5,605	+1,570

Council's proposed Housing Diversity DPA seeks the following directions for housing growth within the Edwardstown Area:

- Implement additions to the Residential Character Policy Area in portions of Edwardstown
- Explore opportunities to implement a higher density corridor for portions of Edwardstown.

The Castle Plaza DPA seeks to increase residential density within the Castle Plaza District Centre and the vacant Hills site.

Health data for the City of Marion indicates that a high percentage of the population's wellbeing has the potential to be improved with participation in physical activities and in social, recreational and community activities. Some of these groups are:

- female adults who are overweight or obese
- adults aged 45-64 years who are overweight or obese
- children with asthma
- female adults with psychological distress
- adults and children who are self-reporting health as fair/poor.

Council's strategic priorities of a multipurpose sports and community centre at Edwardstown Oval is better aligned to the community demographics than a standalone hall which is limited in the activities it can accommodate.

Community Land Status

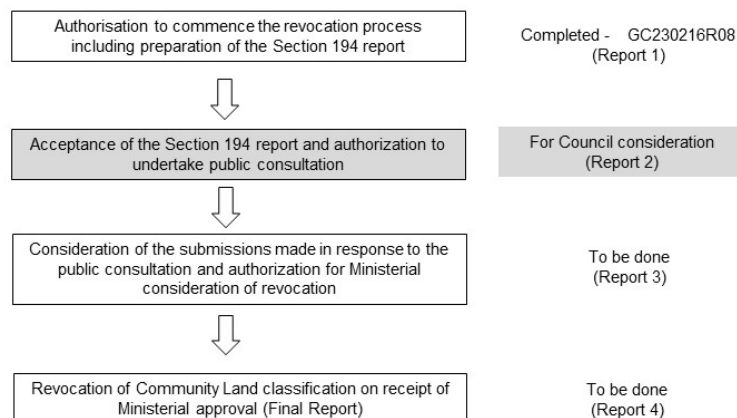
The land is comprised in Community Land Management Plan 5 – Minor Community Facilities.

Subject to the necessary legislative requirements, the disposal of the Land is considered to be in the broader community's interest. The disposal would remove Council's ongoing maintenance and risk obligations over the Land.

The land is described as a Closed Road on the Certificate of Title for the Land and there are no known trusts, dedications or restrictions on the Land.

Revocation of Community Land Classification

Council's decision making process to revoke the Community Land classification is as follows:



Section 194(2)(a) Report

The release of the Section 194(2)(a) report for community consultation will facilitate Council's consideration of public opinion on the revocation of the community land classification which will be provided for Ministerial approval for disposal of the Land.

Following completion of the public consultation process a further report will be presented to Council detailing any submissions made as a result of the process. Subject to the outcome of the consultation process, Council approval will be sought to seek Ministerial approval to revoke the land from its Community Land classification.

On Council's direction, a request will be submitted to the Minister for approval. The request will be based on the Section 194(2)(a) report with such amendments required by Council as a result of any submissions received during the consultation process.

2015 Valuations

The estimated value of the Land is in the order of \$300,000 to \$360,000.

Land Use / Zoning

The land use is Charitable Organisation / Description - Clubrooms Iron Garage

The zoning is R – Residential / 12 – Medium Density

It is likely that Development Approval will be required for a change of land use.

Potential liability for any site contamination

The Land is in the Environment Protection Authority's investigation area for groundwater contamination. Bore water from this site should not be used for drinking, irrigation or any other domestic uses until further notice from the EPA.

Council does not have any records that indicate that the land is contaminated.

Under the Environment Protection Act 1993, Council may be held liable for site contamination as the occupier or person in charge of the land, regardless of whether there has been a change of ownership. It is recommended that soil tests be undertaken to determine whether the Land

is contaminated, what remediation works are required and to prepare a risk management plan if it is deemed necessary.

The soil tests will be undertaken concurrently with the community consultation at the cost noted below.

Estimated Disposal Costs

The estimated disposal costs are listed below:

ESTIMATE OF COSTS TO BE INCURRED PRIOR TO LISTING THE PROPERTY FOR SALE	
Detail:	\$
Contamination Report	6,660
Community Land Revocation – Community consultation	2,100
Community Land Revocation – Building signage (if affixed to the building by Council staff)	200
Notification to the Registrar General (current to 30/6/16)	155
2 Independent Valuations	2,000
TOTAL UP FRONT COSTS	\$11,115
ESTIMATE OF COSTS ASSOCIATED WITH THE SALE AND SETTLEMENT	
Detail:	\$
Sales commission based on the Valuer General's value of \$360,000 (1.75% of the sale price)	6,300
Advertising costs	3,500
Section 7 searches (current to 30/6/16)	328
Conveyancing charges (additional charges will apply if the settlement is conducted electronically)	700
TOTAL COSTS THAT ARE USUALLY PAID AT SETTLEMENT	\$10,828
TOTAL ESTIMATED COSTS	\$21,943

ANALYSIS:

Consultation

Consultation will be undertaken in accordance with Section 194(2)(b) of the Local Government Act 1999 and Council's Community Consultation and Engagement Policy for a period of a minimum of 21 days from the date of publication of notices in the local newspapers and the Government Gazette.

Legal/Legislative

The revocation of Community Land classification is required to be undertaken prior to any transfer of the Land. The process is set out in the Local Government Act 1999.

Where it is proposed that the Land will be disposed of, Council should not commence advertising the sale or enter into a contract for the sale or disposal (including a contract made on the condition of the Minister's approval being given), until such time as the Minister's approval is given.

Financial Implications

The net proceeds from any disposal of the Land, subject to Ministerial approval would enable Council to either enhance existing ageing facilities or allocate the funds towards the construction of new facilities.

The upfront costs in the vicinity of \$11,000 will be funded from the 2016/17 Land and Property budget.

Resources (Capacity) Impact

All staff activities associated with the revocation of the community land classifications will be undertaken within existing resources.

Social / Cultural Impact

The land is currently not utilised by the Community or by the City of Marion and analysis undertaken to date indicates it provides limited community benefit. Should Council endorse proceeding with community consultation regarding the potential disposal of the land Council will gain further understanding of the community impact.

Risk

A risk assessment has been undertaken which has rated the overall risk of the disposal as "low" (Appendix 3).

Policy Implications

The disposal of the land will be carried out in accordance with Council's Disposal of Land and Assets Policy.

CONCLUSION:

It is recommended that Council declare the land surplus to Council's requirements and continue the process to revoke the Community Land classification over the whole of the land in Certificate of Title Volume 6022 Folio 144.

To continue the revocation process, it is recommended that Council endorse the report prepared in accordance with the requirements of Section 194(2)(a) of the Local Government Act 1999 and that this report forms the basis for the required public consultation.

- Appendix 1:** Section 194(2)(a) Report
- Appendix 2:** Plan
- Appendix 3:** Risk Assessment

**REVOCATION AND DISPOSAL OF COMMUNITY LAND
THE WHOLE OF IMPROVED LAND AT ALLOTMENT 151 IN FILED PLAN 10801,
30A DE LAINE AVENUE EDWARDSTOWN**

Report required under Section 194(2)(a) of the Local Government Act 1999

Description of the land:

The land comprises a community hall and car park area at 30A De Laine Avenue Edwardstown. The land is known as Allotment 151 in Filed Plan 10801 and is comprised in Certificate of Title Volume 6022 Folio 144.

The land has an approximate frontage of 12.19 metres on De Laine Avenue and a depth of approximately 69.34 metres, giving a total land area of approximately 845 metres as shown in the attached copy of the Certificate of Title (Attachment 1).

Reason for the proposal:

The land is currently not utilised by the Community or by the City of Marion and has been identified as being surplus to Council's requirements. The building on the land is outdated and the services provided to the community will be duplicated with the planned upgrade of the nearby Edwardstown Oval facilities to a multi-use, modern facility which aligns to Council's strategic objectives.

Dedication, reservation or trust to which the land is subject:

The land is not subject to a dedication, reservation or trust.

No Government financial assistance was provided to acquire the land.

The land was vested in Council in 1921 as a road as part of the original land division undertaken by private developers. A road closure process was completed in 1928 at which time the land vested in the City of Marion in fee simple.

Intention of Council once revocation has occurred:

Subject to due process Council intends to sell the property on the open market in accordance with Council's Disposal of Land and Assets Policy.

The net sale proceeds will be allocated to General Revenue and will enable Council to either enhance existing ageing facilities or contribute to the construction of new facilities.

Affect on the Community:

The land is currently not utilised by the Community or by the City of Marion and serves no useful purpose to the community. Disposal of the land will not have any negative affect on the community. The proceeds from any sale, subject to Ministerial approval would enable Council to either enhance existing ageing facilities or allocate the funds towards the construction of new facilities currently under consideration by Council.

Appendix 1



Product	Register Search
Date/Time	17/06/2016 10:57 AM
Customer Reference	3400
Order ID	20160617004075
Cost	\$27.25

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Registrar-General

Certificate of Title - Volume 6022 Folio 144

Parent Title(s)

Dealing(s) VM 10956168
Creating Title

Title Issued 29/10/2008

Edition 1

Edition Issued 29/10/2008

REAL PROPERTY ACT, 1986



Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF MARION
OF PO BOX 21 OAKLANDS PARK SA 5046

Description of Land

ALLOTMENT 151 FILED PLAN 10801
IN THE AREA NAMED EDWARDSTOWN
HUNDRED OF ADELAIDE

BEING A CLOSED ROAD

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Appendix 1



Product	Register Search
Date/Time	17/06/2016 10:57AM
Customer Reference	3400
Order ID	20160617004075
Cost	\$27.25

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

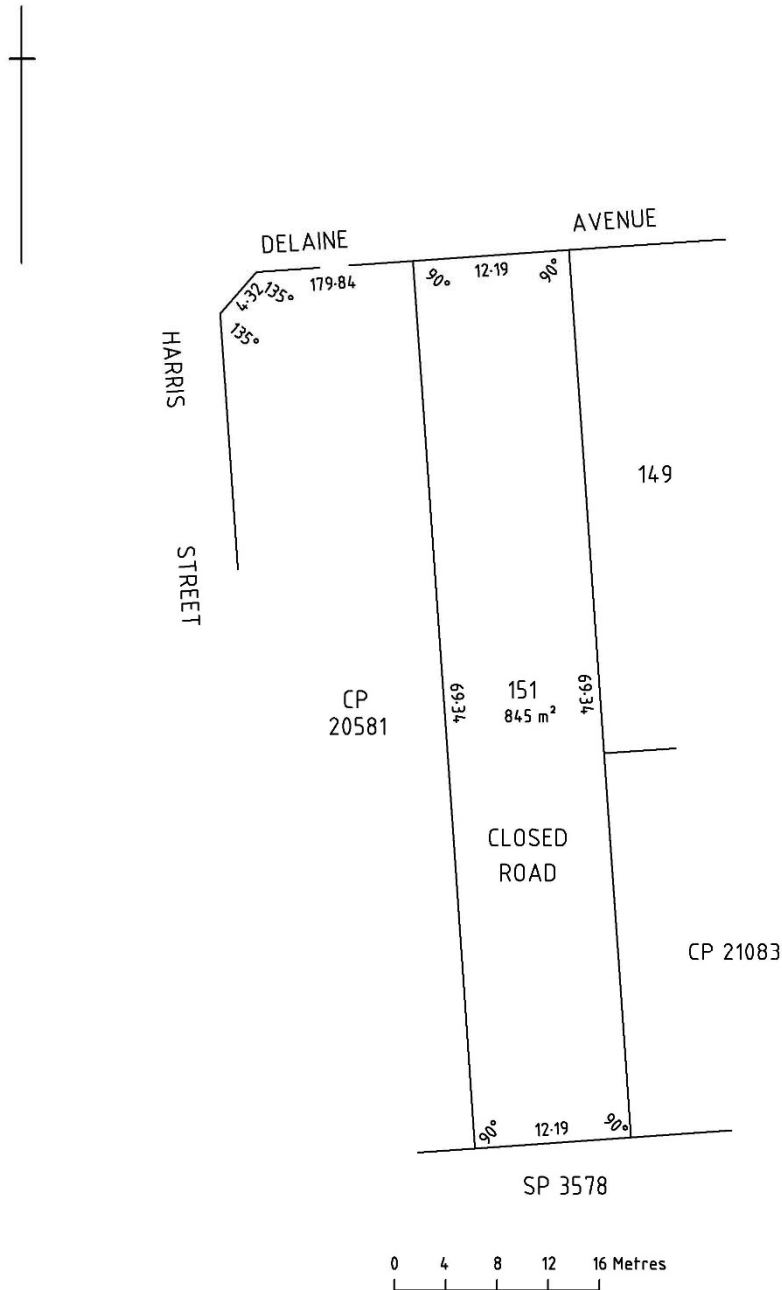
NIL

* Denotes the dealing has been re-lodged.

Appendix 1



Product	Register Search
Date/Time	17/06/2016 10:57AM
Customer Reference	3400
Order ID	20160617004075
Cost	\$27.25



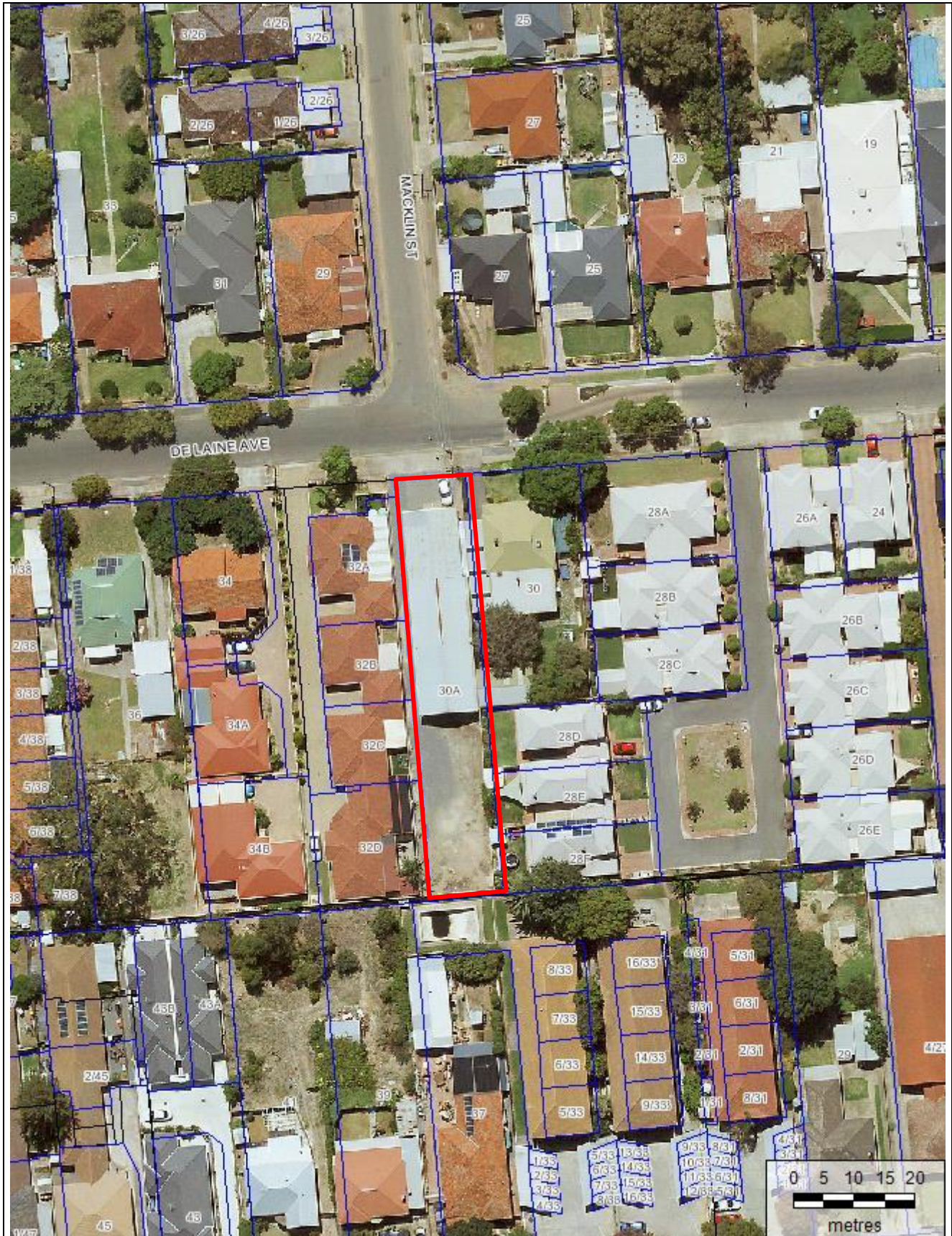


Toc H Hall

30A De Laine Avenue Edwardstown

Map Width: 153.5 m

Created by rates Wednesday, 25 May 2016



About this Document	Disclaimer
This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Marion. This information is provided for private use only.	While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Assessed Area:	Disposal of Land
Area Description:	Toc H Hall 30A De Laine Avenue Edwardstown
Risk raised:	The implications of the disposal of the land
Industry information	<p>The land originally vested in Council as a road in 1921</p> <p>The road was closed in 1928</p> <p>There are no records of the year of construction of the original building constructed on the site, however, the building was opened in 1955.</p> <p>Council's Planning Department's records show that extensions were made in 1967 and 1968. A shed was approved in 1969. Aerial photos of the site show that the shed was constructed prior to 1999 and was demolished between 2006 & 2008</p> <p>The land is Community Land – the classification must be revoked before the property is listed for sale</p> <p>There are no records of site contamination</p> <p>There is asbestos and/or asbestos containing materials in the building</p> <p>The building is not heritage listed (State or Local)</p> <p>The building audit indicates / shows that the building is in average / between average and poor condition with an estimated remaining useful life of 25 years and requires an average annual expenditure for defect repairs, renewal and maintenance of \$17,305 over the next 10 years.</p> <p>Current land use is - Charitable Organisation / Description - Clubrooms Iron Garage</p> <p>Zoning - R – Residential \ 12 – Medium Density. It is likely that Development Approval is required for a change of land use.</p>

Risk	Causal Factors	Consequences	Current Risk			Further Actions/Controls	Residual Risk		
			L	C	RR		L	C	RR
The Minister declines approval to revoke the Community Land classification	<ul style="list-style-type: none"> The disposal of land does not contribute to the objectives of the strategic management or annual business plan 	<ul style="list-style-type: none"> The property cannot be sold and must be retained for Council and/or community use 	Possible	Minor	Medium	<ul style="list-style-type: none"> Thorough site analysis and assessment against Council's strategic objectives and Disposal of Land and Assets Policy 	Unlikely	Minor	Low
Surveys identify land as contaminated	<ul style="list-style-type: none"> The land was previously classified as a road. It is unknown whether the road was ever sealed 	<ul style="list-style-type: none"> Ongoing liability pursuant to the Environment Protection Act 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Council obtain a contamination report Council remediate the land <ul style="list-style-type: none"> If not viable to remediate, re-consider the disposal 	Unlikely	Minor	Low
Specialists report the presence of asbestos	<ul style="list-style-type: none"> Asbestos or asbestos containing materials were used in the construction of the building 	<ul style="list-style-type: none"> Likely to reduce the value of the property Safety risk 	Almost Certain	Minor	High	<ul style="list-style-type: none"> Council undertakes appropriate asbestos removal works 	Rare	Insignificant	Low

Risk	Causal Factors	Consequences	Current Risk			Further Actions/Controls	Residual Risk		
			L	C	RR		L	C	RR
Slow Property Market	<ul style="list-style-type: none"> Lack of buoyancy/interest in the property Many similar properties for sale at same time 	<ul style="list-style-type: none"> Sale of the property is delayed Costs of sale escalate Holding costs increase 	Possible	Minor	Medium	<ul style="list-style-type: none"> Council renegotiates the selling price of the property Engage a qualified consultant 	Likely	Insign-ificant	Low
Purchaser requires development approval for proposed land use	<ul style="list-style-type: none"> Proposed use is not consistent with the Development Plan 	<ul style="list-style-type: none"> Development Approval is declined The sale does not proceed Settlement is delayed 	Possible	Minor	Medium	<ul style="list-style-type: none"> Liaise with Development Services prior to entering into a contract of sale 	Possible	Minor	Low
The property does not reach its full sale potential	<ul style="list-style-type: none"> Council sells the property too quickly Councils accepts an offer well below market value 	<ul style="list-style-type: none"> The property is sold below market value 	Possible	Minor	Medium	<ul style="list-style-type: none"> Obtain independent valuations in accordance with Council's Disposal of Land and Assets Policy Establish marketing and sale strategy Engage qualified consultant to sell the property 	Unlikely	Insign-ificant	Low

Other information	
Comments:	
Assessed by:	Unit Risk, Land and Property

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Emily Nankivell, Senior Development Officer Planning and Rhiannon Hardy, Policy Planner

Manager: Steve Hooper, Manager Development and Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Application to depart from the terms of the Land Management Agreement (LMA) registered over 45 Myer Road, Sturt

Report Reference: GC280616R15

REPORT OBJECTIVE AND EXECUTIVE SUMMARY:

The purpose of this report is to consider a request to depart from the terms of the Land Management Agreement (LMA) for land situated at 45 Myer Road, Sturt. The LMA is to Council and registered on the Certificate of Title for the subject land.

RECOMMENDATION (1)

DUE DATES

That:

- | | |
|--|---------------------|
| 1. Council waive compliance to the obligations of the Land Management Agreement for Development Application 100/1301/2015 at 45 Myer Road, Sturt (Certificate of Title Volume 6158/Folio 570), for the construction of two single storey residential flat buildings comprising two dwellings each and a two storey residential flat building comprising four dwellings, with associated car parking, fencing and landscaping. | 28 June 2016 |
|--|---------------------|

BACKGROUND:

The LMA relates to a parcel of land that was created from a land 'swap' within Travers Street Reserve (refer Aerial Photograph in *Appendix 1*) and subsequent land division between Renewal SA and Marion Council during 2013/14. Resolution for the land swap was made at the General Council meeting held on 24 February 2015.

Prior to 2013, the land identified as the Travers Street reserve comprised two allotments. The northern-most allotment was owned by Council and the southern-most allotment was owned by Renewal SA. The reason for the land 'swap' was to ensure that Travers Street Reserve would retain access from Travers Street; access which would have been lost had Renewal SA decided to develop the land in the original allotment layout.

The land 'swap' and land division resulted in the creation of three new parcels of land (refer *Appendix 1 & 2*), as follows:

- Lot 482 The reserve taking up the eastern part of the site with frontage to both Travers Street and Myer Road in the ownership of Council;
- Lot 483 The allotment located to the western side of the site with frontage to Travers Street and a total area of 378m² in the ownership of Renewal SA; and
- Lot 481 A larger residential allotment also located towards the western side of the land with a total area of 2658m² with access from Myer Road, in the ownership of Renewal SA, which is the subject of this report.

As part of the land 'swap', a Land Management Agreement (LMA) was created over Lot 481 (the subject of this report) to ensure that certain development outcomes were achieved for the site (refer *Appendix 3*). These outcomes included:

1. A requirement for a visually permeable fence allowing passive surveillance on the boundary of the land adjacent the reserve (eastern boundary of the site) to be approved by Council;
2. A requirement for a 1-metre-wide landscaping strip adjacent the boundary between the land and the reserve;
3. That the dwellings, including main entrances of each dwelling, face in an easterly direction toward the reserve; and
4. The driveway(s) to the dwellings to be located between the dwellings and landscaping.

It was anticipated that the land would be sold by Renewal SA to a private developer, which has occurred. The LMA was to ensure that Council had some level of control over the layout of the allotments given the relationship of the site to the Council reserve.

DISCUSSION:

A Development Application (DA) was lodged on the 23 July 2015 (DA No: 100/1301/2015) proposing 10 dwellings on allotment 481 (the subject land) (refer *Appendix 4*). The proposal was presented to Council's Development Assessment Panel (DAP) on the 16 March 2016. The Panel resolved the following:

“That, subject to support from Full Council to waiver compliance with the Land Management Agreement, the Granting of Development Plan Consent be sub-delegated to the Manager – Development Services Development Application No: 100/2015/1301 for two single storey residential flat buildings comprising two dwellings each and a two storey residential flat building comprising six dwellings, with associated car parking, fencing and landscaping at 45 Myer Road, Sturt subject to the following conditions:...”

The proposal's level of compliance with the LMA is assessed below:

1. Permeable Fencing between the Subject Land and Reserve

The application proposes the installation of a 1.5m high tubular fence. This fencing will be visually permeable allowing for passive surveillance between the subject land and the Council reserve. In this regard the application is considered to satisfy the requirements of the LMA.

2. Landscaping between the Subject Land and Reserve

The site plan demonstrates a landscape strip 1.03 metres in width, located between the eastern boundary and proposed driveway. The landscape strip extends for almost the entire length of the eastern boundary with the exception of 3 metres at the southern end of the site. The failure of the landscaping to extend for the entire length of the eastern boundary fails to achieve the requirements of the LMA.

3. Orientation of the Proposed Dwellings

The proposed dwellings, including the main entrances, all face in an easterly direction and overlook the reserve. In this regard the proposal is considered to satisfy the requirements of the LMA.

4. Location of the Driveway/Vehicle Access

The driveway is located between the front fence and the proposed dwellings. In this regard the proposal is considered to satisfy the requirements of the LMA.

ASSESSMENT:

As outlined above, the proposal satisfies all requirements of the LMA, with exception to the lack of landscaping for a length of 3 metres opposite Residence 1, along the eastern boundary of the site.

This landscaping has been excluded to ensure that a vehicle can safely manoeuvre from the garage of Dwelling 1, to exit the site in a forward direction. The lack of landscaping in this location is not considered to significantly impact on the appearance of the land, nor result in unreasonable adverse impacts to the subject land or locality. Given the relatively minor extent of deviation from the LMA, it is staff's view that the extent of non-compliance can be supported in this instance.

As per the resolution of the DAP, in the event that Council deems this deviation from the LMA appropriate, the Manager – Development and Regulatory Services has been delegated the power to issue Development Plan Consent to the DA.

Project Status Update

Allotment	Description	Status
Lot 481	45 Myer Road (subject of LMA)	Development Application for 10 dwellings pending the outcome of this report.
Lot 482	Council reserve	The reserve is a local level reserve within the Open Space & Recreation Strategy and therefore provides amenity at a local level only. No further works are planned for or budgeted within the reserve in line with the Playspace Strategy. There are two 'local level' reserves both located less than 300 metres away - Brolga Reserve and Hawkesbury Avenue Reserve. The Playspace at Brolga Reserve was upgraded in 2010/11 and Hawkesbury Avenue Reserve is on the Playspace Upgrade Program
Lot 483	43 Travers Street	Sold by Renewal SA to a private owner in 2015

CONCLUSION:

Development Application 100/1301/2015 (which proposes to construct 10 dwellings at 45 Myer Road, Sturt) seeks to depart from the LMA on the land in order to shorten the landscaping strip along the eastern boundary from a length of 62.2 to 59.2 metres. The reduction in landscaping will allow for vehicle manoeuvring from the garage of Residence 1. The variation from the LMA is considered appropriate in the circumstances, and is not considered to compromise the intent for which the LMA was established, nor to result in an inappropriate development. Accordingly, it is recommended that the LMA is waived as it relates to the 3.0 metre portion of landscaping strip along the eastern boundary.

APPENDICES:

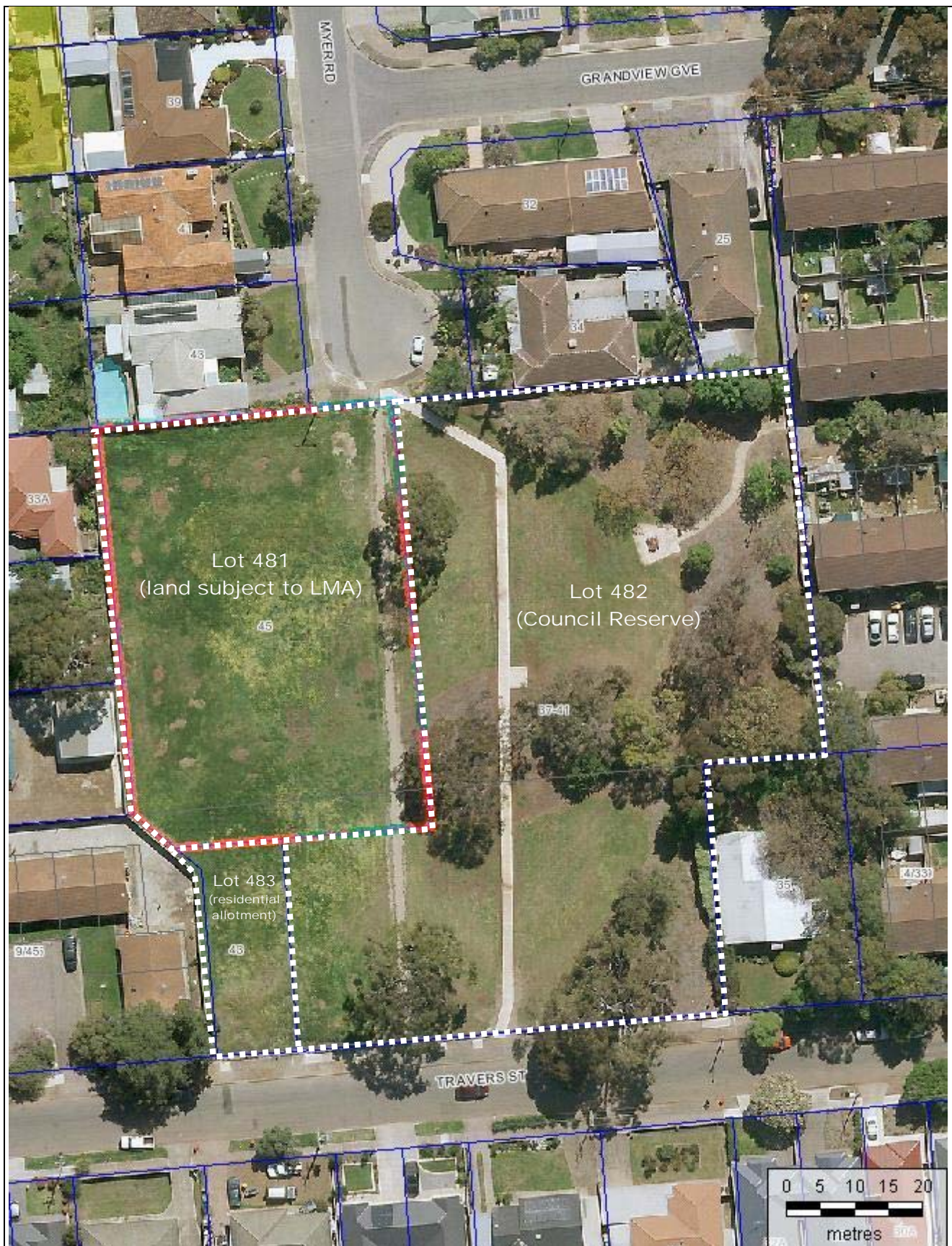
- Appendix 1: Aerial Photograph
- Appendix 2: Approved allotment configuration
- Appendix 3: Land Management Agreement (LMA)
- Appendix 4: Site Plan for proposed DA 100/1301/2015

**Aerial Photo**

45 Myer Road, 43 Travers Street and Travers Street Reserve, Sturt

Map Width: 136.6 m

Created by dev Thursday, 26 May 2016

**About this Document**

This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Marion. This information is provided for private use only.

Disclaimer

While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

2 of 2

REFERENCE A080213LT0(B) CB 4 24/03/2014

DEVELOPMENT ACT 1993 section 57(2)

LAND MANAGEMENT AGREEMENT

SCHEDULE	
Date of this Agreement:	20 / 4 / 2015
Council:	THE CORPORATION OF THE CITY OF MARION of 245 Sturt Rd, Sturt SA 5047
Owner:	SOUTH AUSTRALIAN HOUSING TRUST of Adelaide SA 5001
Agreement:	The parties agree those matters relating to the management, preservation or conservation of the Land as set out in this Agreement.
Land:	The whole or any part of the land known as Lot 481 in DP 95697, being a portion of the land comprised in Certificates of Title Register Book Volume 5576 Folio 122 and Volume 3696 Folio 107
Obligations:	The Owner agrees, at the sole cost of the Owner in all respects:
1. Fence:	
1.1	to install, prior to or as soon as is reasonably practicable after the date of practical completion of the dwelling, a visually permeable fence allowing passive surveillance (Fence) on the boundary between the Land and the adjacent reserve that is owned by, or is under the care, control and management of, the Council (Reserve), that allows passive surveillance from the Land into the Reserve;
1.2	that the design of, and materials used in, the Fence will be subject in all respects to the approval of the Council;
1.3	to maintain, repair, clean and keep the Fence in good and substantial repair, order, and condition, and to replace the Fence from time to time with another fence, when required by the condition of the Fence, that complies in all respects with this Agreement (and this Agreement will continue to apply in relation to any such replacement fence);
2. Landscaping:	
2.1	to install on the Land a landscaping strip (Landscaping), a minimum of 1 metre wide, adjacent to the boundary between the Land and the Reserve;
2.2	that the design of, and vegetation type used in, the Landscaping will provide visual integration with the landscaping of the Reserve, and will be subject in all respects to the approval of the Council;
2.3	to maintain, repair, clean and keep the Landscaping in good and substantial repair,

order, and condition, and to replace the Landscaping from time to time with other landscaping, when required by the condition of the Landscaping, that complies in all respects with this Agreement (and this Agreement will continue to apply in relation to any such replacement landscaping);

3. **Dwellings:**

to ensure that:

- 3.1 the front of all dwellings constructed or installed on the Land after the date of this Agreement (**Dwellings**), including the main entrance to each of the Dwellings, faces in an easterly direction towards the Reserve;
- 3.2 the driveways to the Dwellings are in such location between the Dwellings and the Landscaping as approved by the Council.

TERMS

1. **Obligations:** A party agrees to observe and perform those obligations stated in the Schedule applicable to that party (**Obligations**).
2. **About the Council:** The Council enters into this Agreement as a council acting under section 57(2) of the Act and not in any other capacity. This Agreement does not preclude or pre-empt the exercise by the Council of any other regulatory function or power.
3. **About the Owner:**
 - 3.1 The Owner is, or is entitled to become, the registered proprietor of an estate in fee simple in the Land.
 - 3.2 Reference to the **Owner** means at any time:
 - 3.2.1 a person named as the Owner in this Agreement - so long as that person is, or is entitled to become, the registered proprietor of an estate in fee simple in any of the Land; and
 - 3.2.2 a successor in title to an estate in fee simple in any of the Land.
 - 3.3 Where a person ceases to be an Owner, such person ceases to be a party to this Agreement but without prejudice to rights or obligations then accrued.
 - 3.4 If at any time the Owner is more than one person, each of them is bound jointly and also severally.
 - 3.5 As between these parties, the Owner is liable to the Council for anything done or not done by an officer, employee, contractor, agent or invitee (including lessee or licensee) of the Owner that if done or not done by the Owner would breach this Agreement.
4. **About third party interests:** The Owner warrants and represents that any person having a legal interest in the Land (within the meaning of section 57(4) of the Act) consents to the Owner entering into this Agreement.
5. **About this Agreement:** This Agreement:
 - 5.1 upon execution, is effective as a deed;
 - 5.2 is intended to be registered under the *Real Property Act 1886* as a note against the instrument of title of the Land, and upon being so noted is also effective as a land management agreement under section 57(2) of the Act;
 - 5.3 is the whole contract between the parties about its subject matter and supersedes any prior contract or obligation between the parties about its subject matter;
 - 5.4 may be modified only by written agreement of all parties at the time.
6. **GST:** If a party (**Provider**) is liable to pay GST in respect of a taxable supply it makes to the other party (**Recipient**) under this Agreement, then (unless this Agreement expressly states that the consideration includes GST):

- 6.1 the consideration payable by the Recipient to the Provider for that taxable supply must be increased by an amount equal to the GST imposed in respect of that taxable supply; and
- 6.2 any additional amount so payable must be paid at the same time as when the consideration for the relevant taxable supply is required to be paid by the Recipient, conditional upon the Provider first giving a tax invoice for the taxable supply to the Recipient.

In this Agreement, **GST**, **taxable supply** and **tax invoice** have their meaning in *A New Tax System (Goods and Services Tax) Act 1999*.

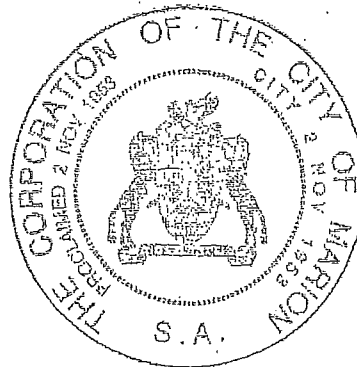
- 7. **Interpretation:** Words or expressions given meaning in the Schedule or elsewhere in this Agreement have those meanings and, subject to that, the same meaning as in a provision of the Act or regulations made under the Act that deals with the same matter. In this Agreement: **Act** means *Development Act 1993* (as amended or replaced from time to time); singular includes plural and *vice versa*; reference to a person includes a body politic or corporate, a natural person and a partnership and *vice versa*; headings do not affect construction; no rule of construction applies to the disadvantage of a party because that party put forward this Agreement or any portion of it.
- 8. **Severance:** If a provision of this Agreement would, but for this clause, be unenforceable:
 - 8.1 the provision must be read down to the extent necessary to avoid that result; and
 - 8.2 if the provision cannot be read down to that extent, it must be severed without affecting the validity and enforceability of the remainder of this Agreement.
- 9. **Notices:** To be effective, a notice under this Agreement must be in writing. A notice to the Council must be given in a manner *Local Government Act 1999* allows and be marked "Attention: Chief Executive Officer". A notice to the Owner may be given by hand delivery or by sending it by pre-paid letter post addressed to the Owner care of the mailing address stated in the Schedule or as last notified, and if mailed is served when the letter would arrive in the ordinary course of post. Where 2 or more persons comprise the Owner, notice to or from one is effective notice to or from all.
- 10. **Authority to complete:** Without notice to or consent of the Owner, the Council may fill in any blanks in, date, stamp or make application to the Registrar-General to note this Agreement against the relevant instrument of title of the Land.
- 11. **Notation against the title:** A failure to note this Agreement against the instrument of title of the Land at all, or within any time or with any priority does not affect the obligations of the parties. A party must promptly comply so far as they are able with any requisitions that may be made by the Lands Titles Registration Office in relation to this Agreement.
- 12. **Caveat:** At any time before the notation of this Agreement against the instrument of title of the Land, the Council may lodge under the *Real Property Act 1886* a permissive caveat in respect of the Land to protect the interest of the Council in connection with this Agreement. The Owner must not take any step to bring about the removal of such caveat pending the notation of this Agreement against the instrument of title of the Land.
- 13. **Injunction:** In the event of a breach or threatened breach of this Agreement by the Owner, then (without limiting the Council's other remedies, including those under Part 11 of the Act) the Council may obtain an injunction restraining the Owner from committing a breach of this Agreement without proving any actual damage sustained by the Council. The parties agree that a breach of this Agreement by the Owner may cause injury for which damages may not be an adequate remedy to the Council.



14. **Waiver:** The Council may waive compliance by the Owner with the whole or any of the Owner's obligations (past or future) under this Agreement. To be effective, a waiver must be in writing signed by or for the Council. A waiver is limited to the specific instance to which it relates, the specific purpose for which it is given and the party to whom it is given.
15. **Termination:** At any time, the Council may terminate the future performance of this Agreement and procure the removal of the note of this Agreement against the instrument of title of the Land.
16. **Costs:** The Owner is liable for any stamp duty payable on this Agreement, and for any fees payable to the State Government to register or discharge this Agreement. Otherwise, a party bears their own costs of the negotiation, preparation, registration, performance or discharge of this Agreement.

EXECUTED AS A DEED

THE COMMON SEAL of
THE CORPORATION OF THE CITY OF MARION)
was affixed on)
20/4/15) (insert date)
in accordance with a resolution of the Council:)



.....
Mayor

.....
Chief Executive Officer

Sealed under the Authority of the
SOUTH AUSTRALIAN HOUSING TRUST

.....
Authorised Signatory – Manager Conveyancing



.....
Authorised Signatory – Manager Sales and Acquisitions

Form B2

APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT

(Pursuant to s 57(5) of the Development Act 1993)

To the Registrar-General:

THE CORPORATION OF THE CITY OF MARION of 245 Sturt Rd, Sturt SA 5047 ('the Council') has entered into the attached Land Management Agreement dated the 20th day of April 2015 ('the Agreement') with SOUTH AUSTRALIAN HOUSING TRUST of Adelaide SA 5001 pursuant to s 57(2) of the Development Act 1993 ('the Act').

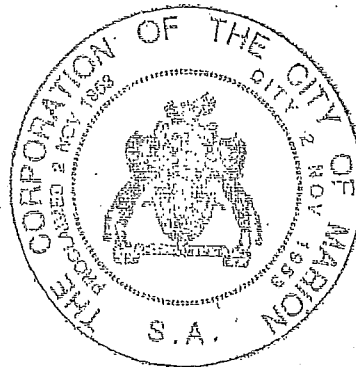
The Agreement relates to the whole of the land comprised in the land known as Lot 481 in DP 95697, being a portion of the land comprised in Certificates of Title Register Book Volume 5576 Folio 122 and Volume 3696 Folio 107 ('the land').

NOW THEREFORE the Council applies pursuant to s 57(5) of the Act to note the Agreement against the land.

Dated the 20th day of April 2015

EXECUTION

The COMMON SEAL of
THE CORPORATION OF THE CITY OF MARION
was hereto affixed in the presence of

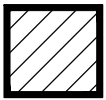


[Signature]
Mayor

[Signature]
Chief Executive Officer

PLANNING DRAWINGS 18.05.2016.

LEGEND



HATCH DENOTES EXTENT OF
NEW BUILDING WORK

INDICATIVE LANDSCAPING SCHEDULE

	TREES	HEIGHT	SPREAD
1.	CRAPE MYRTLE	5.0 - 6.0m	2.5 - 3.0m
SHRUBS			
2.	WESTRINGIA FRUTICOSA	0.3 - 1.2 m	
3.	CORREA ALBA	0.6 - 0.7m	
4.	VIBURNUM TINUS	1.0m	
STRAP LEAF PLANTS			
5.	CONVOLVULUS CNEORUM	0.3 - 0.9m	
GRASS			
6.	TBA		

REVISIONS

DATE	REV	DESCRIPTION	BY



House & Land SA

REAL ESTATE | PROPERTY MANGEMENT | HOME LOANS
BUILDING BROKERS | DEVELOPMENT CONSULTANTS

Level 1 - 18 Dequetteville Tce Kent Town

p: (08) 8363 3222
e: admin@houseandlandsa.net.au
w: www.houseandlandsa.net.au
a: P.O Box 544 Kent Town SA 5071
RLA 254770

 COPYRIGHT 2015

These drawings are the exclusive property of HOUSE & LAND SA. Any reproduction in part or whole without authority is strictly prohibited.

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT

SITE ADDRESS:
LOT 481 MYER ROAD
STURT SA

CLIENT:
HOUSE AND LAND SA

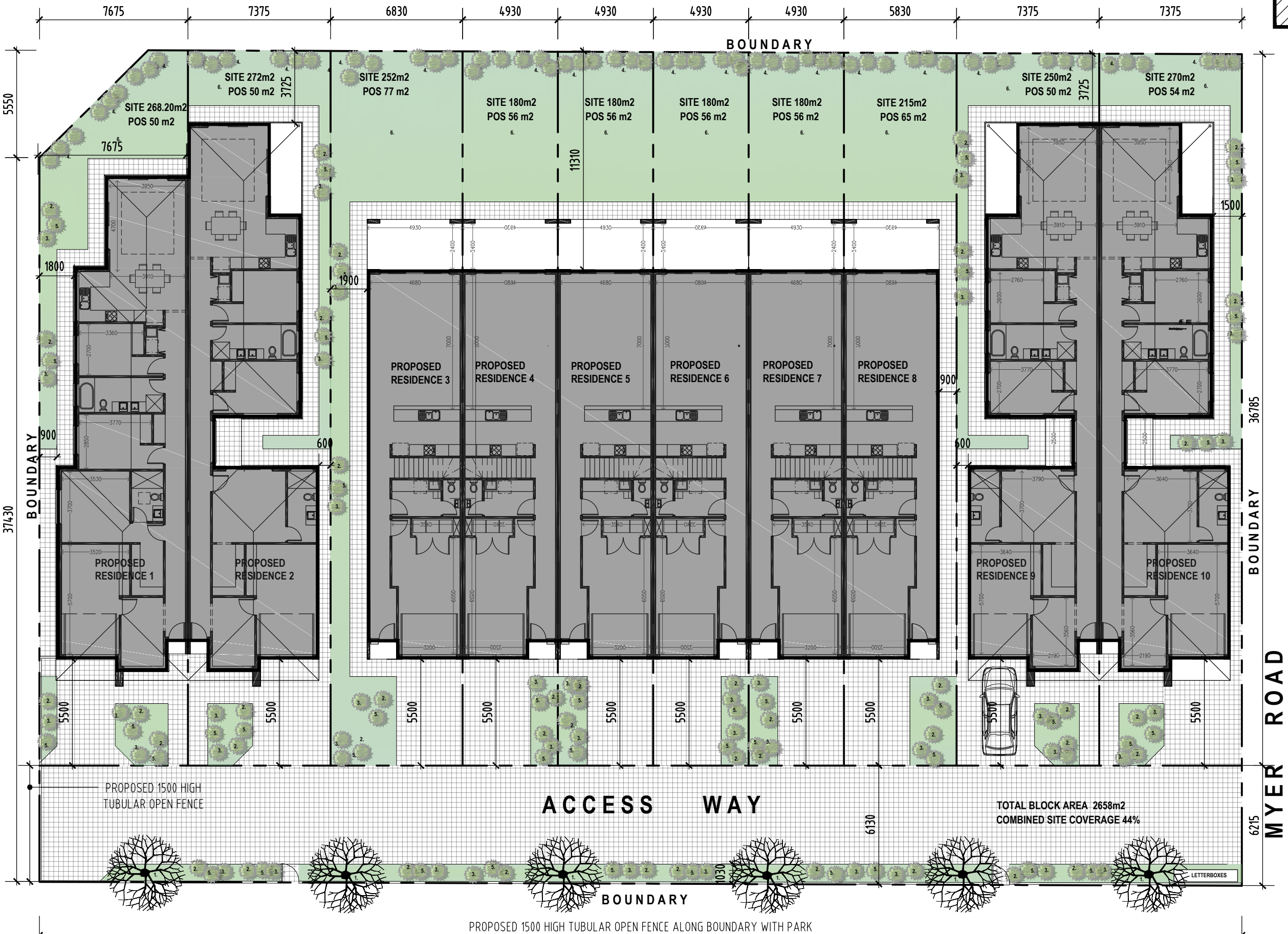
DRAWING TITLE:
SITE PLAN

DRAWING NUMBER: PD01

DRAWN: DI DATE: AUGUST 2014

SCALE: 1:200 JOB NO: 1026.14

CONTRACTORS NOTE:
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



SITE PLAN

SCALE 1:200

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Question Received from: Mayor Hanna

Subject: Lorenzin Site

Ref No: GC280616Q01

QUESTION:

Given the apparent lack of remedy disclosed by the answer given at the General Council meeting of 24 May 2016 to Cr Gard's Question on Notice about the unsightly and potentially unsafe nature of the Lorenzin site, has further consideration been given to how residents' concerns might be addressed?

COMMENTS:

Steve Hooper, Manager Development & Regulatory Services

Council officers have re-inspected the site and I confirm that whilst Section 254 of the Local Government Act might be used to improve the visual appearance of the site, its scope is likely to have limited effect in this instance.

It is my understanding that the concerns of Councillor Gard and other residents in the locality extend broader than the scope of Section 254 of the Local Government Act, in particular to matters such as safety, undesirable persons attending the site, using the empty buildings for inappropriate activities, risks of fire, etc.

In this respect, a Section 69 Order is likely to be more effective in addressing the above-mentioned concerns as any such order will involve a declaration that the buildings are unsafe and a requirement that the owners of the land address the safety concerns, either through securing the buildings or the fencing on the land.

Currently, Section 254 of the Local Government Act, 1999, gives Council the power to make orders regarding an unsightly condition of land.

Council can take action against the owner or occupier of land, when the action is considered necessary to ameliorate an unsightly condition, in the circumstances where the land, or a structure or object on the land, is unsightly and detracts significantly from the amenity of the locality in which the land is situated.

Council could potentially issue a Section 254 and require the owners to remove the graffiti which is visible from the public realm, however, unfortunately, it is likely to return in a very short time-frame.

Likewise, the City of Holdfast Bay, might be in a position to issue a Section 254 Order with respect to the shade cloth on the fencing fronting Schofield Road being ripped, torn and in a state of disrepair.

We are currently negotiating with the City of Holdfast to determine a collaborative approach on tackling the concerns of Councillor Gard having regard to both Section 69 of the Development Act 1993 and Section 254 of the Local Government Act 1999 noting that neither approach is an absolute or long-term solution and ultimately facilitating the rezoning of the land will be the long term solution with respect to the subject land.

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Notice Received from: Councillor Hull

Subject: Proposed AdeLINK Light Rail Network

Ref No: GC280616M02

MOTION:

That Council agrees to:-

- 1. Provide no support to the expansion of light rail at this time.**
- 2. Draws attention to the comprehensive \$2 million study by the State Government for the grade separation of the Oaklands a Crossing.**
- 3. Participate in further discussions with the Federal Government, State Government and Community regarding funding and delivery options for a grade separation of the Oaklands Crossing.**
- 4. That the grade separation of the Oaklands a Crossing is by far a greater priority than any suggestion of extending the light rail network within the Marion Council area.**
- 5. That Minister Mulligan, the Member for Elder, the Member for Mitchell and the City of Adelaide Lord Mayor & Councillor's be advised of this decision by Council.**

COMMENTS: Councillor Hull

N/A

COMMENTS: John Valentine – Manager Strategic Projects

Labor has made a Federal election funding promise of \$500 million over four years towards the early stages of a tram network in Adelaide. Dubbed AdeLINK, it would see trams go from the city to The Parade, Henley Square, Mitcham, Port Adelaide and around the city. The overall cost of the project, which would have to be built in stages, is estimated to be \$3 billion.

For the past month, the City of Marion has used a community campaign involving advertising and social media to call on the State and Federal Governments to work together to fix Oaklands crossing as a priority. As part of the campaign, the Mayor has briefed Federal candidates in Boothby about the urgent need for a road and rail separation at the crossing. Material provided to the candidates has included references to the \$2 million State Government study.

If Council passes the motion, a letter can be prepared to the representatives identified in point five.

Report Reference: GC280616M02

Further, Council is continuing to meet with State and Federal MPs, candidates and representatives from peak lobby groups with an interest in this project. Council can communicate that extending light rail is of lesser importance to fixing Oaklands crossing.

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Notice Received from: Councillor Crossland

Subject: Marion Outdoor Pool

Ref No: GC280616M03

MOTION:

That:

- 1. Council explore new management options at the Marion Outdoor Pool with the aim of:**
 - **Increasing attendances and revenue**
 - **Reducing ongoing costs.**
- 2. A report is presented at the General Council meeting on the 11 October 2016.**

COMMENTS: Abby Dickson – General Manager, City Development

The Marion Outdoor Swimming Centre (MOSC) underwent a service review in 2013 that recommended a range of service improvements which have been implemented except the undertaking of a full review of management models for the Centre. Minor changes have been implemented to improve management functions, however a full review will serve to ensure Council is managing the Swimming Centre in the most effective and efficient manner and maximises customer service outcomes. The current consideration of the MOSC Master Plan also makes a review of management models timely.

Should Council approve commencing a review of the MOSC management options the following approach will be undertaken which includes:

- Compliance with Council's consultation obligations in the enterprise agreement that provides employees (and their representatives) with the opportunity to give feedback prior to the implementation of organisational change that may have a significant effect on employees;
- An underlying commitment to continuous improvement and the delivery of quality customer service;
- External research to identify the appropriate management models available for MOSC;
- Analysis of the current and potential management models.

As Council did not consider this matter at the General Council meeting on 24 May it is proposed that a report now be brought back for Council consideration at the 11 October 2016 General Council meeting.

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Marg Edgecombe, Unit Manager Community Cultural Development

Corporate Manager: Liz Byrne, Manager Community & Cultural Services

General Manager: Tony Lines, General Manager Operations

Subject: Reconciliation Action Plan 2016 - 2019

Report Reference: GC280616R16

REPORT OBJECTIVES:

This report is to seek Council endorsement of the Reconciliation Action Plan (RAP) 2016 - 2019 for the City of Marion. The report also includes a summary of actions undertaken in the 2014 - 2015 RAP.

EXECUTIVE SUMMARY:

The City of Marion 2016-2019 RAP (Appendix 1) builds on Council's commitment to reconciliation principles as expressed in the two previous City of Marion RAPs: 2013-2014, endorsed at the General Council meeting on 12 March 2013 (GC120313R04) and 2014-2015 endorsed at General Council meeting on 27 May 2014 (GC270514R03).

The draft 2016-2019 RAP went to General Council 9 February 2016 (GC090216R05). It was then referred to the Elected Member Forum 19 April 2016 (EMF190416) with the outcome that suggestions discussed in the forum be presented at the 24 May General Council meeting. At this meeting the RAP was deferred to General Council 28 June 2016 (240516R06).

The 2016-2019 RAP identifies actions focusing on respect, relationships and opportunities as outlined by Reconciliation Australia's national RAP program.

The RAP demonstrates Council's commitment to supporting reconciliation, in which better relationships are built between the wider Australian community and Aboriginal and Torres Strait Islander peoples for the benefit of all Australians. The 2016-2019 RAP articulates Council's commitment to this principle. Actions within the 2016-2019 RAP supports Council to contribute to building a nation that understands its Aboriginal and Torres Strait Islander cultural roots, creates an environment in which Aboriginal and Torres Strait Islander people and other Australians can work together, and celebrates and enables Australia's First Nation peoples to have their voices heard.

The actions in the 2016-2019 RAP will be delivered through existing operational budgets set by the Annual Business Plan and Budgeting processes throughout the life of the RAP.

This report also provides Council with information on the progress of actions undertaken in the 2014-2015 RAP.

RECOMMENDATION (1)**DUE DATES****That Council:**

- | | |
|--|---------------------|
| 1. Endorse the 2016-2019 Reconciliation Action Plan (Appendix 1) and the Plan's registration with Reconciliation Australia. | 28 June 2016 |
|--|---------------------|

BACKGROUND:

The Reconciliation Action Plan (RAP) program was developed by Reconciliation Australia, the peak national organisation building and promoting reconciliation between Indigenous and non-Indigenous Australians. Reconciliation Australia is dedicated to closing the unacceptable life expectancy gap between Aboriginal and non-Aboriginal Australians. One of the key strategies in achieving that ambition is to support and encourage organisations to sign up to their own tailored Reconciliation Action Plan (RAP). The RAP program turns 'good intentions into action' by encouraging and supporting organisations, large and small, to engage within their sphere of influence in the national effort to 'close the gap'.

The City of Marion has been an active participant in the Reconciliation process over a number of years being one of the first South Australian Councils to fly the Aboriginal and Torres Strait Islander Flags. Council has supported the development and maintenance of the Warriparinga site and the Living Kurna Cultural Centre as a place of cultural education and renewal. In 2005 The City of Marion partnered with City of Holdfast Bay, City of Onkaparinga and Yankalilla District Council and developed a document with specific Reconciliation action items. The Tappa Iri Regional Agreement 2005-2008 (Walking Together) outlined specific Reconciliation projects, with Councils contributing resources with a particular focus on the Tjilbruke story as the story travels through the (4) four Council boundaries.

The first City of Marion 2013-2014 RAP was endorsed at the General Council meeting on 12 March 2013 (GC120313R04). The current City of Marion 2014-2015 RAP was endorsed at General Council meeting on 27 May 2014 (GC270514R03). The 2014-2015 RAP has provided a framework for Council to continue to work towards Reconciliation projects and principles for Aboriginal and Torres Strait Islanders' social, economic and cultural outcomes.

Throughout 2014-2015 twenty-four of the twenty-six actions in the 2014-2015 RAP have been achieved, are in progress or have been adopted as on-going operational actions (see progress report Appendix 2). Two of the actions were not successfully completed in this period:

- *the creation of a Governance Model that included a local Aboriginal and Torres Strait Islander Advisory Committee with Executive Leadership and Elected Members.* Furthering this action in the 2016-19 RAP was not supported by Elected Members.
- *the use of Kurna language and symbol into City infrastructure, buildings and signage.* Budget and time restrictions resulted in being unable to secure the use of Kurna language and symbols into new buildings Cove Civic Centre and City Services. Furthering this action in the 2016-2019 RAP was not supported by Elected Members.

The City of Marion is one of nearly 600 organisations across Australia to have an on-going RAP and is recognised as one of the leaders in this field in the Local Government sector. There are now approximately 2.1 million Australians who work or study in an organisation with a RAP, creating meaningful social change through employment, education, support and services in partnership with the Aboriginal and Torres Strait Islander community. Engaging in the RAP process provides the organisation the opportunity to become an employer of choice for Aboriginal and Torres Strait Islander peoples; a more dynamic, innovative and diverse workforce; a more culturally safe and tolerant workplace and contributes to better partnerships with Aboriginal and Torres Strait Islander communities and businesses.

ANALYSIS:

The RAP Impact report from Reconciliation Australia shows that non-Aboriginal Australians in organisations with a RAP display significantly higher levels of trust, less prejudice and have more frequent interactions with Aboriginal and Torres Strait Islanders than the general community. There are also a higher percentage of people in organisations with a RAP that believe the relationship with between Aboriginal and non-Aboriginal Australians is important, agree that the First Australians have a special place in our community and take pride in Aboriginal cultures.

Results from the national Reconciliation Barometer Survey, undertaken in August 2014, show that the City of Marion is consistent with national averages. Results include:

- 60% of City of Marion staff believed that having a RAP has increased their knowledge of Aboriginal and Torres Strait Islander people and culture;
- 61% had attended a shared celebration for National Reconciliation Week and/or NAIDOC Week;
- 49% believed that having a RAP reduced prejudice,
- 72% believed that the RAP increase their opportunity to engage with Aboriginal and Torres Strait Islander people
- 26% expressing that they would like even more opportunity to engage with Aboriginal and Torres Strait Islander people and culture.

Council's endorsement of the 2016-2019 RAP (Appendix 1) includes twenty-six actions from the 2014-2015 RAP that have been honed from experience from previous RAPs. Several of the actions are recommended by Reconciliation Australia as essential actions for inclusion, many of which the City of Marion already have as well established practices. The actions in the proposed 2016-2019 RAP will enable Council to strengthen the approach to reconciliation and consolidate the work already achieved through the RAP process.

Actions in the 2016-2019 RAP are based around three focus areas of respect, relationships and opportunities.

Development of the RAP

The RAP has been developed by a steering group comprising representation from across the organisation and the local Kurna community, and through an Elected Member forums held in July 2015 and 19 April 2016. Elected Member feedback from the forums have been incorporated in the proposed 2016-2019 RAP and are highlighted in bold in the draft RAP (Appendix 1). The steering group comprised of:

- representatives of the local Kurna community and the Kurna Nation Cultural Heritage Association
- Libraries and Cultural Development
- Human Resources
- Community Development
- Governance
- Open Space and Recreation Planning
- Strategy
- Environmental Sustainability
- Contracts

Consultation

Feedback has been sought on the draft 2016-2019 RAP from Kurna Nation Cultural Heritage Association, Kurna Yerta and Reconciliation Australia and various teams across the organisation. The draft 2016-2019 RAP has been endorsed by Reconciliation Australia subject to Council approval. Reconciliation Australia has commended the City of Marion on the continued development of our RAP.

Communication

The previous two RAPs have been available on the City of Marion website, in Council facilities and, presented to all staff at General Staff Meetings.

Organisational Culture Impact

The continuing development and existence of an organisational RAP, the achievement of previous RAP actions and the development of the new RAP has ensured a consistent approach to reconciliation principles and has increased organisational understanding of the issues facing the Aboriginal and Torres Strait Islander community. The RAP provides the organisation the opportunity to become an employer of choice for Aboriginal and Torres Strait Islander peoples, a more dynamic, innovative and diverse workforce and a more culturally safe and tolerant workplace.

Resource (capacity) Impact

The intention of the RAP process is that RAP actions become part of the operational tasks of each assigned area across the organisation. Developing actions, implementing and monitoring actions and reporting on progress is resourced through existing operational resources and managed through relevant work area planning.

Financial Implications

The actions in the 2016-2019 RAP will be delivered through existing operational budgets. Actions that require any additional funds will be sought through the Annual Business Plan and Budgeting processes throughout the life of the RAP and would be subject to Council approval.

Social / Cultural Impact

The 2016-2019 RAP actions are a practical and strategic way that the City of Marion can drive improved opportunities for Aboriginal and Torres Strait Islander people. RAP actions

contribute to creating a positive community and increase a sense of belonging to the community for all Australians. The RAP outcomes improve relationships, respect and intergenerational collaboration within the community. The RAP provides staff and the community with an increased understanding of Aboriginal and Torres Strait Islander culture and issues and supports the sustainability of cultural practice for Aboriginal and Torres Strait Islander people.

RAP actions work towards social and cultural change by improving economic opportunities for Aboriginal and Torres Strait Islander Australians: through increased employment opportunities, and increased engagement with businesses run by or supporting Aboriginal and Torres Strait Islander people. The RAP provides rich opportunity for social interaction, artistic and cultural expression and shared enjoyment of Aboriginal and Torres Strait Islander heritage and culture. The RAP contributes to an inclusive social climate that embraces a variety of lifestyles and cultures. Results from RAP actions improve the relative health of the Aboriginal and Torres Strait Islander population and encourages actions that improve conditions for and connectivity to indigenous ecosystems and ways of caring for Country.

CONCLUSION:

The City of Marion 2016-2019 Reconciliation Action Plan provides a three-year plan of actions which formally and publically demonstrate Council's commitment to the process of Reconciliation with Aboriginal and Torres Strait Islander people. The 2016-2019 RAP sets out the organisational plan to drive greater equality for all Australians by pursuing sustainable opportunities. City of Marion has a rich heritage of First Australian and European history and our Reconciliation Action Plan will help us in our journey of acknowledging, valuing and preserving our history.

Reconciliation cannot be achieved while the significant disparity in health, well-being and life chances between Aboriginal and Torres Strait Islander peoples and other Australians continues to exist. Actions in the 2016-2019 RAP will contribute to the national program to drive social and cultural change and build a progressive and modern nation where we all work together to achieve our individual and shared aspirations.

City of Marion Reconciliation Action Plan 2016-2019

The City of Marion acknowledges we are situated on the traditional lands of the Kurna people and recognise the Kurna people as the traditional and continuing custodians of the land.

Our Vision for Reconciliation

Ngadlu tampendi Kurna meyunna yaitya mattanya yainty yerta

For the City of Marion, our Vision for Reconciliation is about building relationships, understanding and respect between Aboriginal and Torres Strait Islander people and the wider Australian community. It involves Aboriginal and Torres Strait Islander people and non-Aboriginal and Torres Strait Islander people walking together as genuinely equal partners in a shared future.

The City of Marion has a vision of Wellbeing for its people and its environment. Planning and decision-making by Council to achieve 'wellbeing' is informed by the Community Plan-Towards 2040 that sets out the community's aspirations for a Liveable, Prosperous, Biophilic, Connected, Engaged and Innovative city.

The community of Marion is made up of many different cultures that have come to live in and appreciate this land. The City of Marion values the diversity of our community and the richness that this brings to our contemporary life.

Building on this, the Vision for Reconciliation in the City of Marion is shown in the Reconciliation Action Plan's significant, tangible and meaningful actions that the organisation and community can achieve together.

The City of Marion RAP includes activities that we know can make a difference: building good relationships, respecting the special and cultural contribution of Aboriginal and Torres Strait Islander peoples to Australia, and working together to ensure Aboriginal and Torres Strait Islander people have the same life opportunities as all people in our organisation.

Our Business and Community

The City of Marion is located 10km southwest of the Adelaide Central Business District and stretches from the Glenelg tramline in the north to Hallett Cove in the south, covering an area of 55 square kilometres.

We have a population of approximately 89,000 residents. In the 2011 Australian Census, 1.1% of our population (877 people) identified as Aboriginal and Torres Strait Islanders. The community of Marion is made up of many different cultures that have come to live in and appreciate this land and we value the diversity of our community and the richness that this brings to our contemporary life.

Council aims to deliver quality, affordable, inclusive services, programs and public infrastructure, in partnership with the community, State and Federal Governments and the private sector in response to both legislative requirements and community needs.

As at June 2015 the total number of full time equivalent employees at the City of Marion was 350. No records are currently kept of Aboriginal and Torres Strait Islander self-identification.

The City of Marion acknowledges that Warriparinga is a special, ceremonial place of significance to Aboriginal and Torres Strait Islander Australia. It is particularly significant to the Tjilbruke Dreaming story of the Kurna people and as such, is valued in the community and the Council.

Residents and visitors to the Living Kurna Cultural Centre, at Warriparinga, exceeded 20,000 during 2014-2015, supporting the spirit of Reconciliation.

Our Reconciliation Action Plan

The City of Marion has continued to have a strong commitment to reconciliation principles as demonstrated through the Living Kurna Cultural Centre and Reconciliation community programs. City of Marion has a rich heritage of First Australian and European history and our Reconciliation Action Plan will help us in our journey of acknowledging, valuing and preserving our history.

In 2005 the City of Marion partnered with City of Holdfast Bay, City of Onkaparinga and Yankalilla District Council and developed a document with specific reconciliation actions. The Kurna Tappa Iri Regional Agreement 2005-2008 (Walking Together) outlined specific reconciliation projects, with Councils contributing resources, with a particular focus on the Tjilbruke story, as this significant story travels through the (4) four Council boundaries.

In March 2013 Council endorsed the inaugural City of Marion RAP for 2013-2014. Throughout 2013-2014 all nineteen actions focusing on respect, relationships and opportunities were either achieved, on-track, or adopted as on-going actions.

The second City of Marion RAP 2014-2015, endorsed in May 2015, has continued to achieve outcomes with twenty-four of the twenty-six actions being achieved, in progress, or adopted as on-going operational actions.

The City of Marion RAP was one of the first metropolitan Council RAP's developed in South Australia, alongside the City of Salisbury and the established Adelaide City Council RAP. There are currently up to 10 Councils in South Australia that have a RAP or are in the process of developing one.

The development and Council endorsement of the 2016-2019 RAP continues to clearly articulate the City of Marion's commitment to reconciliation with Aboriginal and Torres Strait Islander Peoples, ensuring ownership across the organisation in committing to reconciliation principles and actions.

The RAP has been developed by a steering group comprising representation from across the organisation and the local Kaurna community as follows:

- Representatives of the local Kaurna community
- Libraries and Cultural Development - Manager
- Community Cultural Development- Unit Manager and Cultural Development Officer
- Human Resources - HR Partner and Acting Manager
- Community Participation - Manager, Unit Manager Community Development
- Governance - Manager
- Open Space and Recreation Planning - Unit Manager
- Economic Development - Manager and Economic Development Officer
- Environmental Sustainability - Manager
- Contracts - Manager
- Consultation with Elected Members

Council currently funds and partners with a range of programs and services working with the Aboriginal and Torres Strait Islander community:

- **Annual Reconciliation Week arts and cultural events**
- **Council and the local Kurna community** have an on-going relationship demonstrated by the commitment to maintaining Warriparinga and the Living Kurna Cultural Centre.
- **Programs and services through the Living Kurna Cultural Centre**
 - Cultural education to new City of Marion employees (part of Council's induction process),
 - Art Gallery - supporting local indigenous artists through the exhibition program and gallery sales,
 - Kurna cultural education, tours, painting and weaving workshops to community groups, school groups, corporate organisations and individual visitors,
 - Annual Kurna Heritage Day,
 - Community Open Days.
- **Support through partnerships**
 - Friends of Warriparinga.
- **Work closely with peak Aboriginal groups including:**
 - Kurna Nation Cultural Heritage Association (KNCHA),
 - Kurna Yerta,
 - Kurna Warra Pintyanthi,
 - Indigenous Land Corporation.
- **Economic Development and Training Partnership Programs including:**
 - Aboriginal Learning Centre,
 - DFEEST funding,
 - Major project workforce participation requirements,
 - Consultation with Kurna regarding Darlington Upgrade project and DPTI.
- **Indigenous Land Use Agreement**
 - Council is signatory to the Kurna Peoples, Local Government Indigenous Land Use Agreement (ILUA).

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Relationships			
The City of Marion values respectful relationships between Aboriginal and Torres Strait Islander people and other Australians in our community and our organisation as a means of supporting positive wellbeing opportunities and meaningful achievement for all people.			
Action	Measurable Target	Timeline for Deliverables	Responsibility
Focus area: Reconciliation Action Planning and Promotion			
1. Forming of Reconciliation Working Group (RWG) to actively monitor implementation and progress of 2016-2019 RAP actions and develop the 2019-2022 RAP. Include Kurna and Elected Member representatives.	<ul style="list-style-type: none"> •Continue the established committee with further representation across the organisation. •Reconciliation Working Group (RWG) oversees the development, endorsement and launch of the RAP •Ensure Aboriginal and Torres Strait Islander peoples are represented on the RWG. •Review Terms of Reference for the RWG. •Meet minimum four times annually. 	<ul style="list-style-type: none"> • Formed by July 2016 and continuing to June 2019 	<ul style="list-style-type: none"> • RAP committee chaired by Unit Manager, Community Cultural Development
2. Raise internal and external awareness of our RAP to promote reconciliation across our business and sector.	<ul style="list-style-type: none"> • Promote reconciliation through ongoing active engagement with all stakeholders. • Implement and review a strategy to communicate our RAP to all internal and external stakeholders. 	<ul style="list-style-type: none"> • July, annually • July 2017, then annually 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services • Unit Manager Communications
Focus area: Consultation			
3. Ensure Aboriginal and Torres Strait Islander people are consulted on projects where applicable.	<ul style="list-style-type: none"> • Meet with local Aboriginal and Torres Strait Islander organisations to develop guiding principles for future engagement. • Develop and implement an engagement plan to work with our Aboriginal and Torres Strait Islander stakeholders and include in Council's Community Engagement Policy. 	<ul style="list-style-type: none"> • February, 2017 • July 2017 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services • Manager Innovation & Strategy

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Action	Measurable Target	Timeline for Deliverables	Responsibility
4. Implement the Kurna and Local Government Indigenous Land Use Agreement (ILUA) by proactively building positive relationships with the ILUA Committee to best support the objectives of the agreement.	<ul style="list-style-type: none"> • ILUA actions and contribution made. • Establish processes to support ILUA. • City of Marion meets its ILUA obligations in a timely manner. • Continue to support office accommodation for Kurna Nation Cultural Heritage Association to undertake business. 	<ul style="list-style-type: none"> • July, annually • July, annually • July, annually • July 2016- June 2019 	<ul style="list-style-type: none"> • Manager, Regulatory Services • Manager, Engineering & Field Services • Manager, Strategic Projects • Manager, Community & Cultural Development
Focus area: Events for Valuing Relationships			
5. Celebrate and participate in National Reconciliation Week (NRW) by providing opportunities to build and maintain relationships between Aboriginal and Torres Strait Islander peoples and other Australians.	<ul style="list-style-type: none"> • Organise at least one internal event for NRW each year. • Register our NRW event via Reconciliation Australia's NRW website. • Support an external NRW event. • Ensure our RWG participates in an external event to recognise and celebrate NRW. • Extend an invitation to Aboriginal and Torres Strait Islander peoples to share their reconciliation experiences or stories. • Download Reconciliation Australia's NRW resources and circulate to staff. • Encourage staff to participate in external events to recognise and celebrate NRW. • Host NRW events across the areas in which you operate. 	<ul style="list-style-type: none"> • 27 May to 3 June, annually • April, annually • May, annually • 27 May to 3 June, annually • May, annually • May, annually • 27 May to 3 June, annually • 27 May to 3 June, annually 	<ul style="list-style-type: none"> • Unit Manager Communications • Manager, Community & Cultural Services
Focus area: Regional Collaboration			
6. Investigate development of a regional response with neighbouring Southern Councils incorporating Tjilbruke Dreaming.	<ul style="list-style-type: none"> • Meet at least 4 times over the life of the RAP • Identify opportunities for activities across 4 Councils 	<ul style="list-style-type: none"> • June 2019 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Respect			
The City of Marion recognises that the Aboriginal and Kurna culture is an evolving and contemporary culture. We recognise the fundamental importance of heritage, language and cultural expression for all peoples and acknowledge the important place that Kurna and Aboriginal culture has in creating the sort of community we envisage.			
Action	Measurable Target	Timeline for Deliverables	Responsibility
Focus area: Acknowledgement of country			
7. Fly the Aboriginal and Torres Strait Islander flag, daily, at Administration, Living Kurna Cultural Centre and Hallett Cove foreshore.	<ul style="list-style-type: none"> Aboriginal and Torres Strait Islander flags to be flown outside the Administration Building, the Living Kurna Cultural Centre and Hallett Cove foreshore daily. Aboriginal and Torres Strait Islander flags to be flown at half-mast as a sign of respect at the passing of significant Elders in the community. 	<ul style="list-style-type: none"> July 2016 to June 2019, daily July, annually 	<ul style="list-style-type: none"> Manager, Corporate Governance
8. Continue to engage staff & Elected Members in understanding the protocols around Welcome to Country and Acknowledgement of Country ceremonies to ensure there is shared meaning behind the ceremonies.	<ul style="list-style-type: none"> Continue to conduct an Acknowledgement of Country at all formal Council meetings and community events. Arrange a Traditional Owner to give a Welcome to Country address at significant community events. Develop, implement and communicate a cultural protocol document for Welcome to Country and Acknowledgement of Country, utilizing a list of key contacts. Make sure the protocol encourages senior leaders to personally reply to a Welcome to Country. Encourage the use of Kurna language in the Acknowledgement where appropriate. Teach staff and Elected Members a short acknowledgement in Kurna language. 	<ul style="list-style-type: none"> June, annually June, annually July, 2017 July, 2017 July, 2017 July, 2017 	<ul style="list-style-type: none"> Manager, Corporate Governance Manager, Community & Cultural Services
9. Acknowledgement of Country published to demonstrate respect to Aboriginal and Torres Strait Islander community.	<ul style="list-style-type: none"> Acknowledgements of country to remain on emails and website and on future printing of corporate stationery. Qualitative data collected on outcomes of Acknowledgement implementation through community survey. 	<ul style="list-style-type: none"> July, annually July 2018 	<ul style="list-style-type: none"> Manager, Communications Unit Manager, Community & Cultural Services

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Action	Measurable Target	Timeline for Deliverables	Responsibility
Focus area: Cultural Renewal and Education			
10. Support for Living Kurna Cultural Centre as a meeting place and place of cultural renewal for the Kurna community.	<ul style="list-style-type: none"> • Establish a Management Agreement between City of Marion and Kurna Nation Cultural Heritage Association. • Establish LKCC Steering Group, Terms of Reference and performance matrix. • Monitor success of LKCC through agreed performance metrics (eg Annual audited financial results, number of visits, customer satisfaction, site maintenance and budget reviews). 	<ul style="list-style-type: none"> • June 2017 • June 2017 • June, annually 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services
11. Ensure the City of Marion Library Collection contains resources to educate people of all ages on Aboriginal and Torres Strait Islander culture and history.	<ul style="list-style-type: none"> • Increase number of resources purchased from approved Aboriginal and Torres Strait Islander suppliers. • Increase current collection. • Increase breadth of collection. 	<ul style="list-style-type: none"> • June, annually • June, annually • June, annually 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services
12. Ensure Aboriginal and Torres Strait Islander activities are included in the annual arts program.	<ul style="list-style-type: none"> • Develop a program of Aboriginal and Torres Strait Islander activities in arts program. • Include Aboriginal and Torres Strait Islander artwork in Council buildings. 	<ul style="list-style-type: none"> • July, annually 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services
Focus area: Cultural Awareness Training			
13. Undertake cultural awareness training for Reconciliation Working Group (RWG) members, Human Resources staff and key City of Marion staff and Elected Members.	<ul style="list-style-type: none"> • Provide opportunities for RWG members, RAP champions, HR managers and other key leadership staff to participate in cultural training. • Investigate opportunities to work with local Traditional Owners and/or Aboriginal and Torres Strait Islander consultants to develop cultural awareness training. • At least 70% of all key identified staff attend training. • Offer Elected Members cultural awareness training. • Qualitative response data collected on outcomes of training. • Investigate training through development of on-line induction • Include awareness of RAP in staff induction 	<ul style="list-style-type: none"> • July 2017 • April 2017 • July 2016-June 2019 • July 2016-June 2019 • July 2016-June 2019 • July 2017 • Dec 2016 	<ul style="list-style-type: none"> • Manager, Human Resources • Manager, Human Resources • Manager, Human Resources • Manager, Corporate Governance • Manager, Human Resources • Manager, Human Resources • Manager, Human Resources

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Action	Measurable Target	Timeline for Deliverables	Responsibility
14.Undertake cultural induction and tour of Warriparinga, in relation to local Kurna community for new employees, existing staff and Elected Members.	<ul style="list-style-type: none"> • At least 50% of existing City of Marion staff attend tour. • At least 70% of all new employees attend tour. • Annual tours conducted. • Qualitative data collected on outcomes of tour. 	<ul style="list-style-type: none"> • June, annually • June, annually • June, annually • June, annually 	<ul style="list-style-type: none"> • Manager, Human Resources
Focus area: Improve the knowledge and use of Kurna language within the organization and community			
15.Investigate opportunities, through student placement, to identify places which have cultural significance across the City of Marion.	<ul style="list-style-type: none"> • Kurna consultations undertaken. • Cultural mapping completed. 	<ul style="list-style-type: none"> • July 2017 • June 2019 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services
Focus area: Events Respecting Culture			
16.Raise awareness of NAIDOC Week (1st to 2 nd Sunday in July) within the organisation and in the community.	<ul style="list-style-type: none"> • Promote NAIDOC Week to City of Marion staff and the broader community through Neighbourhood Centres and Living Kurna Cultural Centre. • Record Number of staff and guests attending • Provide opportunities for Aboriginal and Torres Strait Islander employees to participate in local NAIDOC Week events. • Provide an annual event at Living Kurna Cultural Centre. 	<ul style="list-style-type: none"> • July, annually • July, annually • July, annually • July, annually 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services • Manager, Human Resources • Manager, Community & Cultural Services
17.Recognise dates of significance to Aboriginal and Torres Strait Islander people within the organisation and with the community.	<ul style="list-style-type: none"> • Organise at least one internal recognition action or activity per year per significant date. 	<ul style="list-style-type: none"> • 13 Feb for Apology Anniversary, annually • 22 March for Close the Gap, annually • 26 May for National Sorry Day, annually 	<ul style="list-style-type: none"> • Manager, Corporate Governance for Apology and Sorry Day • Manager, Community & Cultural Services for Close the Gap
18.Hold an annual Aboriginal art exhibition in Chambers Gallery and/or Gallery M.	<ul style="list-style-type: none"> • At least one Exhibition held annually. • Qualitative data collected on outcomes of the exhibition. 	<ul style="list-style-type: none"> • June, annually • June, annually 	<ul style="list-style-type: none"> • Manager Community & Cultural Services

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Action	Measurable Target	Timeline for Deliverables	Responsibility
19. Cultural Promotion - ensure recognition of the achievements and contributions of Aboriginal and Torres Strait Islander people in our City are shared in Council publications and newsletters.	<ul style="list-style-type: none"> At least one story published in City Limits publication annually. 	<ul style="list-style-type: none"> June, annually 	<ul style="list-style-type: none"> Manager, Corporate Governance

DRAFT

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Opportunities			
The City of Marion seeks to promote the participation of Aboriginal and Torres Strait Islander people in the Council's workforce and program resulting in a sense of belonging, contributing to closing the unacceptable 17 year life expectancy gap between Aboriginal and Torres Strait Islanders and other Australians and providing Council with the opportunity of learning from a sustainable cultural practice			
Action	Measurable Target	Timeline for Deliverables	Responsibility
Focus Area: Employment			
19. Implement Aboriginal and Torres Strait Islander employment strategy and action plan.	<ul style="list-style-type: none"> Aboriginal and Torres Strait Islander employment strategy and action plan endorsed by Executive Leadership Team. Six Objectives of the Aboriginal and Torres Strait Islander Employment Strategy are implemented. 	<ul style="list-style-type: none"> June 2017 June 2019 	<ul style="list-style-type: none"> CEO Manager, Human Resources
20. Pro-actively focus efforts to recruit and retain Aboriginal and Torres Strait Islander employees and create opportunities for traineeships and work experience.	<ul style="list-style-type: none"> Identify resourcing to engage traineeships. Identify work experience opportunities. Review HR and recruitment procedures and policies to ensure there are no barriers to Aboriginal and Torres Strait Islander employees and future applicants participating in our workplace. Engage with existing Aboriginal and Torres Strait Islander staff to consult on employment strategies, including professional development. Establishing baseline data through collecting information on our current Aboriginal and Torres Strait Islander City of Marion staff demographics particularly measuring the number of self-identifying Aboriginal and Torres Strait Islander employees to inform future employment opportunities. Advertise all vacancies in Aboriginal and Torres Strait Islander media and/or networks. Increase identified Aboriginal Torres Strait Islander employees from 0.5% to 1.0% of workforce. Annual report to Council on % of Aboriginal and Torres Strait Islander workforce 	<ul style="list-style-type: none"> July 2017 June, annually June 2017 June 2017 June 2017 June 2017 June, annually June 2019 June, annually 	<ul style="list-style-type: none"> Manager, Human Resources Manager, Human Resources Manager, Human Resources Manager, Human Resources Manager, Human Resources Manager, Human Resources Manager, Human Resources Manager, Human Resources Manager, Human Resources

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Action	Measurable Target	Timeline for Deliverables	Responsibility
Focus Area: Supplier Diversity			
21. Actively encourage bidding from Aboriginal and Torres Strait Islander businesses and/or businesses which employ Aboriginal and Torres Strait Islander peoples according to the City of Marion procurement policy.	<ul style="list-style-type: none"> Develop and promote to City of Marion staff and City of Marion business networks a list of Aboriginal and Torres Strait Islander businesses and /or businesses that employ Aboriginal and Torres Strait Islander people including Supply Nation businesses Collect data on number of Aboriginal businesses Develop one commercial relationship with an Aboriginal and/or Torres Strait Islander owned business. Promote Local Government as an Employer to Aboriginal and Torres Strait Islander students through the Australian Indigenous Mentoring Experience program. Facilitate awareness training for Aboriginal and Torres Strait Islander businesses to successfully tender for Council contracts. 	<ul style="list-style-type: none"> December 2016 June 2017 June 2018 June 2017 June 2017 	<ul style="list-style-type: none"> Manager, Economic Development Manager, Economic Development Manager, Economic Development Manager, Economic Development Manager, Contracts & Operational Support
22. Identify bush tucker and medicine plants at Warriparinga in collaboration with the Aboriginal and Torres Strait Islander community.	<ul style="list-style-type: none"> Investigate creating a map, in consultation with Kurna people, with images and descriptions of bush tucker and medicine plants at Warriparinga for visitor information and self-guided educational tours. At least two promotional and educational opportunities which promote cultural practices and native food security. 	<ul style="list-style-type: none"> September 2016 June 2019 	<ul style="list-style-type: none"> Manager, Community & Cultural Services Manager, Community & Cultural Services
23. Continue to plant local provenance plants and bush tucker plants throughout the City.	<ul style="list-style-type: none"> Report on number of plantings across the City. 	<ul style="list-style-type: none"> June, annually 	<ul style="list-style-type: none"> Manager, Innovation & Strategy & Manager, Engineering & Field Services
Focus Area: Cultural and Recreational Participation			
24. Promote awareness of the Community Grants program to	<ul style="list-style-type: none"> Promote Community Grants Program through Aboriginal and Torres Strait Islander media and networks. 	<ul style="list-style-type: none"> June, annually 	<ul style="list-style-type: none"> Manager, Community & Cultural Services

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Aboriginal and Torres Strait Islander groups.	<ul style="list-style-type: none"> • Continue to include Reconciliation as a criterion in future Community Grants Programs. • Record number of grants promoting Reconciliation. 	<ul style="list-style-type: none"> • July 2019 • June, annually 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services • Manager, Community & Cultural Services
---	---	---	--

Action	Measurable Target	Timeline for Deliverables	Responsibility
25. Encourage participation from local sporting clubs in reconciliation and engaging with Aboriginal and Torres Strait Islander peoples and communities.	<ul style="list-style-type: none"> • Meet with local sporting clubs to discuss how they can promote their clubs to Aboriginal and Torres Strait Islands communities. • Continue our relationship with the Office for Recreation and Sport to implement strategic directions on how best to engage and work with Aboriginal and Torres Strait Islander people in our local community. 	<ul style="list-style-type: none"> • June, annually • June, annually 	<ul style="list-style-type: none"> • Manager, City Property • Manager, City Property
26. Work with Aboriginal and Torres Strait Islander agencies to identify the need for local programs within the City of Marion.	<ul style="list-style-type: none"> • Minimum of 2 consultations by Council with Aboriginal and Torres Strait Islander agencies to determine needs for local programs. • Minimum of 2 funding applications submitted or supported by City of Marion by 2019 for relevant sport or cultural programs. 	<ul style="list-style-type: none"> • June 2019 • Monitor annually • June 2019 	<ul style="list-style-type: none"> • Manager, Community & Cultural Services

Reconciliation Action Plan Report – Appendix 1 - Draft 2016-2019 RAP

Tracking Progress and Reporting			
Action	Measurable Target	Timeline for Deliverables	Responsibility
Reconciliation Working Group (RWG) to monitor the implementation of the RAP.	<ul style="list-style-type: none"> Report on number of actions implemented to specified timelines and completion. 	<ul style="list-style-type: none"> July, annually 	<ul style="list-style-type: none"> Senior Leadership Team Chair, Reconciliation Working Group
Annual report on organisational learning from the RAP process to Reconciliation Australia	<ul style="list-style-type: none"> RAP progress is reported each year in the RAP Impact Measurement Questionnaire and submitted to Reconciliation Australia. 	<ul style="list-style-type: none"> September, annually 	<ul style="list-style-type: none"> Chair, RAP committee
Progress report to council on the progress of the City of Marion RAP	<ul style="list-style-type: none"> Report made annually. 	<ul style="list-style-type: none"> May 2017, May 2018, May 2019 	<ul style="list-style-type: none"> Manager, Community & Cultural Services
City of Marion RAP will be available to the community	<ul style="list-style-type: none"> RAP on web and staff intranet. RAP in City of Marion Libraries. On public display in Council offices. Registered with Reconciliation Australia. 	<ul style="list-style-type: none"> June, annually June, annually June, annually June, annually 	<ul style="list-style-type: none"> Manager, Communications

Contact Details:

City of Marion

Tel: 8375 6600

Email: council@marion.sa.gov.au

Mailing Address PO Box 21, Oaklands Park, South Australia, 5046

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

Relationships				
The City of Marion values respectful relationships between Aboriginal and Torres Strait Islander people and other Australians in our community and our organisation as a means of supporting positive wellbeing opportunities and meaningful achievement for all people				
Action	Responsibility	Timeline	Measurable Target	Progress -
Forming of RAP committee to develop 2015-2018 RAP and to actively monitor implementation of RAP actions and track progress	<ul style="list-style-type: none"> RAP committee chaired by Manager, Arts and Cultural Development 	July 2015 Four meetings held annually	<ul style="list-style-type: none"> Form a committee with representation across the organisation specifically Human Resources, Economic Development, Arts and Cultural Development Unit, Governance, and Community Participation Department and with representation from the local Aboriginal and Torres Strait Islander community. Meet monthly 	Completed Committee Established. Discussion at January meeting regarding a second committee to include Aboriginal/Kurna rep and Executive Management Group / Elected Member rep. To be included in 2016-2019 RAP. Kurna representation invited in consultation with Kurna Nation Cultural Heritage Association Board.
Investigate a Governance model which will raise the profile of the Reconciliation Action Plan, including exploring the option of establishing a Local Aboriginal and	<ul style="list-style-type: none"> Chair, RAP Committee 	July 2015	<ul style="list-style-type: none"> Governance model developed and presented to Council for consideration Local Aboriginal and Torres Strait Islander community consulted on 	Not completed Governance model taken to Elected Member forum 7 July 2015 and the proposed action was not fully supported. One Elected Member has indicated interest in being on the RAP committee

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

Torres Strait Islander Advisory Committee including Elected Member representation			Advisory Committee	
Ensure Aboriginal and Torres Strait Islander people are consulted on projects where applicable	<ul style="list-style-type: none"> Corporate Manager as responsible for each project 	July 2015	<ul style="list-style-type: none"> Develop and implement criteria for consultation for project managers 	<p>Completed</p> <p>All programs and events at LKCC include Kurna consultation. Other consultations with Kurna included:</p> <ul style="list-style-type: none"> Consultation with Elders over Heron Way and Waterfall Creek Developments Early discussion over possible Aboriginal naming of Oakland's Wetlands Consultation with Kurna regarding the repair of major public art work at Warriparinga <p>Council has a Community Engagement Policy with underpinning principles that include: listen to all voices, value diversity in communities and utilise inclusive, representative and accessible approaches.</p>
Demonstrate leadership in the implementation of the Kurna and Local Government Indigenous Land Use Agreement (ILUA) by proactively building positive relationships with the ILUA Committee and	<ul style="list-style-type: none"> Manger, Libraries and Cultural Development 	July 2015	<ul style="list-style-type: none"> ILUA actions and contribution made Establish processes to support ILUA City of Marion meets its ILUA obligations in a timely manner 	<p>Completed</p> <p>Process to support ILUA developed and shared with LGA</p> <p>CoM has contributed funds towards ILUA</p> <p>CoM has signed the Kurna and Local Government ILUA that includes the Aboriginal Heritage Protocols to ensure the appropriate management of Native Title and Aboriginal heritage, as resolved at General Council Meeting 23 July 2013 (CG230713R03).</p> <p>The ILUA is yet to be fully adopted so to date there have been no</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

showing leadership in developing processes to best support the objectives of the agreement				obligations to be met ILUA has procedures outlined for Civil, Strategic & Major Projects & Development Applications
Recognise dates of significance to Aboriginal and Torres Strait Islander people within the organisation and with the community.	<ul style="list-style-type: none"> • Manager, Governance for Apology and Sorry Day • Manager, Community Participation for Close the Gap • Manager, Communications and Manager, Libraries and Cultural Development for National Reconciliation Week 	<ul style="list-style-type: none"> • 13 Feb for Apology Anniversary • 22 March for Close the Gap • 26 May for National Sorry Day • During 27 May - 3 June for National Reconciliation Week 	<ul style="list-style-type: none"> • Organise at least one internal recognition action or event per year per significant date • Encourage and support all staff to attend events 	<p>Completed</p> <p>Email sent out to all staff from CEO 13 Feb - Apology.</p> <p>Email sent out to all staff from CEO 22 March Close the Gap promoting Neighborhood Centre's participating with the provision of petition to be signed by staff and community.</p> <p>No specific communication on Sorry Day due to CEO resignation and Acting CEO position advertised.</p> <p>Sorry Day event to be planned for 2016 inviting Aboriginal and Torres Strait Islander people to share stories about the Stolen Generation</p> <p>Email sent out to all staff for promoting LKCC Cultural Tour and Film Night - featuring the documentary 'The Kings Seal' as part of History Week. Promoted on facebook, and electronically to community databases.</p> <p>Four Aboriginal and Torres Strait Islander artists in Chambers Gallery for NAIDOC Week.</p> <p>Lunch time Aboriginal art workshop held for staff during Reconciliation Week 2015</p> <p>Booked out community weaving workshops held during Reconciliation Week at Marion Cultural Centre</p> <p>LKCC Open Day family event 8 July for NAIDOC week. Promoted in local newspaper, LKCC face book, City of Marion website and internal communications</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

Respect				
The City of Marion recognises that the Aboriginal and Kurna culture is an evolving and contemporary culture. We recognise the fundamental importance of heritage, language and cultural expression for all peoples and acknowledge the important place that Kurna and Aboriginal culture has in creating the sort of community we envisage.				
Action	Responsibility	Timeline	Measurable Target	Progress -
Fly the Aboriginal and Torres Strait Islander flag	<ul style="list-style-type: none"> • Manager, Governance 	July 2015	Aboriginal and Torres Strait Islander flags to be flown outside the Administration Building and the Living Kurna Cultural Centre daily	<p>Completed</p> <p>Flags flown at City of Marion Administration and LKCC</p> <p>Annual Replacement of flags at Warriparinga.</p> <p>Aboriginal flag was flown at half mast for Kurna Elder Uncle Phil and Auntie Mary Buckskin</p> <p>Email to all staff Acknowledging the passing of Kurna Elders</p>
Engage employees in understanding the protocols around Welcome to Country and Acknowledgement of Country ceremonies to ensure there is shared meaning behind the ceremonies	<ul style="list-style-type: none"> • Manager, Governance 	July 2015	<ul style="list-style-type: none"> • Arrange a traditional owner to give a Welcome to Country address at significant community events • Develop a list of key contacts for organising a Welcome to Country protocol • Make sure the protocol encourages senior leaders to personally reply to a 	<p>Completed</p> <p>On going</p> <p>Protocol document developed. To be taken to Executive Management Group for endorsement</p> <p>List of Key contacts has been developed in consultation with the Kurna Heritage Board</p> <p>Kurna Elders have delivered Welcome to Country in Kurna language at Marion Celebrates Festival, LKCC Open Day and were thanked by City of Marion staff on all occasions.</p> <p>All General Staff meetings begin with Kurna Acknowledgment</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

			<p>Welcome to Country</p> <ul style="list-style-type: none"> • Conduct an Acknowledgement of Country at all formal meetings and community events <p>Encouraging the use of Kurna language in the Acknowledgement</p>	All Elected Member public meetings begin with Kurna Acknowledgment
Acknowledgement of Country published externally to ensure Council demonstrates respect to external stakeholders	<ul style="list-style-type: none"> • Manager, Communications Unit 	July 2015	<ul style="list-style-type: none"> • Acknowledgements of country to be included on emails and website and on future printing of corporate stationery 	<p>Completed</p> <p>All emails, website and new corporate stationery has reference to Kurna acknowledgement.</p>
Investigate the use of Kurna language and symbols into the City infrastructure, buildings and signage	<ul style="list-style-type: none"> • Manager, Communications • Manager, Property • Manager, Infrastructure 	July 2015	<ul style="list-style-type: none"> • Identify opportunities for inclusion of Kurna language and cultural symbols 	<p>Not completed</p> <p>Unable to secure the use of Kurna language and symbols into new buildings Cove Civic Centre and City Services due to budget and time restrictions. Opportunities for future inclusion will be investigated.</p> <p>Current major project opportunities identified include the Darlington Interchange around Warriparinga.</p>
On-going support for Living Kurna Cultural Centre as a meeting place and place of cultural renewal for the Kurna community	<ul style="list-style-type: none"> • Manager, Libraries and Cultural Development 	July 2015	<ul style="list-style-type: none"> • Implement identified events and programs towards cultural renewal • Increase number of visitor numbers to Living Kurna 	<p>Completed and On-going</p> <p>Ongoing schedule of events & programs.</p> <p>Number of visitors doubled from 11,000 to 20,300 in last financial year(boosted by increase in numbers of people in venue hire and bookings as well as Marion Celebrates being hosted at Warriparinga.</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

			Cultural Centre	<p>Increasing links between NRM Education in schools & education services with Warriparinga and LKCC</p> <p>Increased relationships and engagement with neighbouring businesses Westpac, SAPOL & BT Financial including cultural advice, purchasing products and attendance at LKCC events</p> <p>Hosting Kurna Engagement Officer from the Environmental Protection Authority for the Catchment to Coast Project through office space.</p> <p>5 year arrangement leasing office space to Kurna Nation Heritage Association to further Cultural Heritage work and support storage of artefacts.</p>
Ensure the City of Marion Library Collection contains resources to educate people of all ages on Aboriginal and Torres Strait Islander culture and history	<ul style="list-style-type: none"> • Manager, Libraries and Cultural Development 	June 2015	<ul style="list-style-type: none"> • Increase number of resources purchased from approved Aboriginal and Torres Strait Islander suppliers • Increase current collection • Increase breadth of collection 	<p>Completed</p> <p>Resources have been purchased including printed materials, AV items, language kits and exercise books purchased to expand the Aboriginal collection professionally catalogued</p> <p>\$500 books, cd's purchased from LKCC.</p> <p>\$1400 resources purchased from Tandanya</p> <p>Resources were promoted during the month of May - part of Reconciliation Week across all three Libraries</p>
Ensure Aboriginal and Torres Strait Islander activities are included in the annual arts program, including percentage of art in public places including Kurna stories	<ul style="list-style-type: none"> • Manager, Libraries and Cultural Development 	July 2015	<ul style="list-style-type: none"> • Develop a calendar of Aboriginal and Torres Strait Islander activities in arts program • Include Aboriginal and Torres Strait Islander artwork in Council buildings 	<p>Completed</p> <p>LKCC Art Exhibition from 21 April through to 26 May</p> <p>Djuki Mala - Chooky Dancers Performance at Marion Cultural Centre, Cost to buy in show \$5,248</p> <p>Community weaving workshops and staff art workshop conducted as part of Reconciliation Week</p> <p>17 Aboriginal Art works hang in Council buildings</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

				Permanent art work commissioned for the Chamber Gallery
Cultural Awareness training for all RAP committee members, Organisational Development staff and key City of Marion staff and Elected Members	<ul style="list-style-type: none"> • Manager, Organisational Development 	July 2015	<ul style="list-style-type: none"> • 85% of all identified staff/elected members will attend training • Qualitative response data collected on outcomes of training 	<p>On-going</p> <p>Cultural awareness training day for people managers</p> <ul style="list-style-type: none"> • three (3) 1 day workshops have been conducted within the previous RAP. (70 staff to date) <p>All staff and Elected Members reported back positively on the training</p> <p>The new Council was elected in November 2014. No newly Elected Members have received cultural awareness training at the time of reporting</p>
Cultural induction and tour of Warriparinga, in relation to local Kurna community for new employees and existing staff	<ul style="list-style-type: none"> • Manager, Organisational Development 	Quarterly 2014 & 2015	<ul style="list-style-type: none"> • 50% of existing City of Marion staff attend tour • 95% of all new employees attend tour • Record Number of tours conducted • Qualitative data collected on outcomes of tour 	<p>On-going</p> <p>Six bus tours with 40 CoM employees participated on the cultural tour at LKCC.</p> <p>All staff gave verbal positive feedback and enjoyed the tours</p> <p>Tracking systems need to be developed</p> <p>Only 22% of new staff attended a cultural tour despite consistent encouragement from Senior Management.</p> <p>A feedback form to be developed to capture qualitative data</p>
Continue to develop the Kurna Names for Parks and Gardens Strategy to encourage the use of Kurna language in the organisation and the community	<ul style="list-style-type: none"> • Manager Open Spaces and Facilities 	July 2015	<ul style="list-style-type: none"> • Community Consultations undertaken • Strategy completed 	<p>Completed</p> <p>On going</p> <ul style="list-style-type: none"> • Open Space Strategy has referenced the use of Kurna names within the Open Space Strategy • Consultation with Elders over Heron Way and Waterfall Creek • Early discussion over possible Aboriginal naming of Oakland's Wetland

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

Raise awareness of NAIDOC Week within the organisation and in the community	<ul style="list-style-type: none"> • Manager, Community Participation 	1 st to 2 nd Sunday in July for NAIDOC Week	<ul style="list-style-type: none"> • Host one internal NAIDOC event for City of Marion staff • Record Number of staff and guests attending • Provide opportunities for Aboriginal and Torres Strait Islander employees to participate in local NAIDOC Week events 	<p>Completed</p> <p>Ongoing</p> <p>LKCC Open Day family event 8 July for NAIDOC week. Promoted in local newspaper, LKCC face book, City of Marion website and internal communications</p> <p>Estimated 500 people attended</p>
Annual Aboriginal art exhibition in Chambers Gallery and/or Gallery M	<ul style="list-style-type: none"> • Manager, Libraries and Cultural Development 	July 2015	<ul style="list-style-type: none"> • At least one Exhibition held • Qualitative data collected on outcomes of the exhibition 	<p>Completed and on-going</p> <p>Chambers Gallery exhibition featured Aboriginal and Torres Strait Islander artists 9 July - 5 August 2015</p>
Cultural Promotion - ensure recognition of the achievements and contributions of Aboriginal and Torres Strait Islander people in our City are shared in Council publications and newsletters	<ul style="list-style-type: none"> • Manager, Communications 	Quarterly 2014 & 2015	<ul style="list-style-type: none"> • At least one story published in City Limits publication 	<p>Completed</p> <p>Ongoing</p> <p>Art Exhibition and story of young Aboriginal people in March edition of City Limits Magazine</p>
Commission an artwork	<ul style="list-style-type: none"> • Manager, Libraries and 	June 2015	<ul style="list-style-type: none"> • Art work commissioned and 	Completed

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

acknowledging Kurna culture for the Council Chamber	Cultural Development <ul style="list-style-type: none"> • Manager, Governance 		displayed in Council Chamber	Art work commissioned
Opportunities				
The City of Marion seeks to promote the participation of Aboriginal and Torres Strait Islander people in the Council's workforce and program resulting in a sense of belonging, contributing to closing the unacceptable 17 year life expectancy gap between Aboriginal and Torres Strait Islander and other Australians, and providing Council with the opportunity of learning from a sustainable cultural practice				
Action	Responsibility	Timeline	Measurable Target	Progress -
Implement Aboriginal and Torres Strait Islander employment strategy and action plan	<ul style="list-style-type: none"> • Manager, Organisational Development 	June 2015	<ul style="list-style-type: none"> • Aboriginal and Torres Strait Islander employment strategy and action plan endorsed by Executive Management Group • Six Objectives of the Aboriginal and Torres Strait Islander Employment Strategy are implemented 	On-going The draft has not been taken to Executive Leadership Team due to other priorities. This action to be revised with the RAP committee
Pro-Actively focus efforts to recruit and retain Aboriginal and Torres Strait Islander employees and create opportunities for traineeships and work experience	<ul style="list-style-type: none"> • Manager, Organisational Development and across Departments in City of Marion 	July 2015	<ul style="list-style-type: none"> • Identify resourcing to engage traineeships • Identify target for Aboriginal and Torres Strait Islander staff 	Completed Council had discussions with Maxima and Art Employment to identify work opportunities. Two traineeships were offered in Horticulture, one left and one is still in training. No target for Aboriginal and Torres Strait Islander recruitment has been identified to date. As at June 2015 the total number of

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

			recruited • Identify work experience opportunities	employees at the City of Marion was 350. While no records are currently kept of Aboriginal and Torres Strait Islander self-identification, two people identify as Aboriginal giving a base line of 0.5%.
Engage supplier diversity that supports Aboriginal and Torres Strait Islander businesses and/or employment	• Manager, Contracts	June 2015	<ul style="list-style-type: none"> Consider engagement of Aboriginal and Torres Strait Islander businesses and/or businesses which employ Aboriginal and Torres Strait Islander peoples contracted through procurement Facilitate awareness training for Aboriginal and Torres Strait Islander businesses to successfully tender for Council Business 	<p>On-going</p> <p>For recent major procurements (eg Cove Civic Centre, City Services Development) Council invited tenderers to demonstrate what initiatives they had in place to support Council ensuring its procurement decisions support state and national efforts to increase workforce participation, skill development and social inclusion through employment of Aboriginal people, trainees and apprentices, local people with barriers to employment and up-skilling on building and civil construction works throughout the state.</p> <p>Council supports the South Australian Government's Workforce Participation Policy, which includes dedicating 2% of on-site hours to the employment and training of Indigenous people. Major projects such as the Southern Expressway Project, Tonsley Redevelopment have delivered cultural awareness training.</p> <p>List of businesses in Marion which support Aboriginal and Torres Strait Islander employment compiled. 28 businesses in Marion employ a total of 260 Aboriginal and Torres Strait Islander staff.</p> <p>City of Marion actively engages Aboriginal business's for appropriate projects such as the design of the RAP with Dreamtime, Bush tucker catering for various functions and cultural workshops and performances.</p> <p>Aboriginal artists & crafts people & suppliers are engaged for the Living Kaurna Cultural Centre Gallery & retail outlet. Tendering for Council Business awareness training yet to be organised.</p>
Investigate how landscaping in parks	• Manager, Open Spaces and	June 2015	• Report on finding of opportunities	<p>Completed</p> <p>Ongoing</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

and gardens supports Aboriginal and Torres Strait Islander cultural practices and native food security	Facilities, • Manager Environmental Sustainability, Manager, Libraries and Cultural Development			<p>All biodiversity re vegetation planting has used local provenance Indigenous plants, 18,000 in 2014/15</p> <p>Bush tucker planting included: Wattle 5000 Vanilla lily 1,300 Ruby salt bush 500 Approx. 2000 rushes were planted in wetland areas.</p> <p>The cost and maintenance of native food plantings is restrictive. Many plants do not survive and other plants are easier to manage for volunteers. There are few local bush tucker plants known and available.</p>
Promote awareness of the Community Grants program to Aboriginal and Torres Strait Islander groups	• Manager, Community Participation	Bi-annually, 2014 & 2015	<ul style="list-style-type: none"> • Promote Community Grants Program through Aboriginal and Torres Strait Islander media and networks • Investigate inclusion of Reconciliation as a criteria in future Community Grants Programs 	<p>Completed and on-going Promoted grants via LKCC & Arts & Cultural Development networks.</p> <p>Community grants now make reference in the new guidelines towards Reconciliation.</p>
Encourage support and involvement of the Aboriginal and Torres Strait Islander community in local sporting clubs and facilities	• Manager, Community Participation	July 2015	• Meet with local sporting clubs to discuss how they can promote their clubs to Aboriginal and Torres Strait Islands communities	<p>Completed and On going</p> <p>Two meetings were held with the Indigenous Sports Officer from the Office for Recreation and Sport to discuss how we can work with local sports and clubs to provide environments which are welcoming and inclusive for the local Aboriginal and Torres Strait Islander community. Discussed the barriers to participation and</p>

Reconciliation Action Plan 2014/2015 - Progress Report

GC280616R16 - Reconciliation Action Plan 2016-2019 Appendix 2

			<ul style="list-style-type: none"> Increased numbers of Aboriginal and Torres Strait Islander members in local sporting clubs and facilities 	<p>potential motivators for Aboriginal people and will continue to work together to further these discussions and identify opportunities to work with local clubs.</p> <p>Met with Inclusive Sport SA to develop more inclusive and welcoming environments for everyone, including Aboriginal and Torres Strait Islander South Australians, Inclusive Sport SA are keen to partner with Council and work with local clubs to encourage and support ATSI South Australians to participate in local sport and active recreation opportunities</p>
Identify opportunities for inclusion of programs to address healthy lifestyle initiatives for Aboriginal and Torres Strait Islander people	<ul style="list-style-type: none"> Manager, Community Participation Manager, Libraries and Cultural Development 	By June 2015	<ul style="list-style-type: none"> Scope and develop programs directly addressing Close the Gap issues 	<p>Completed and on-going</p> <p>On-going meetings with youth sectors, campus life and Aboriginal organizations delivery of programs at LKCC.</p> <p>No scoping or inclusion for healthy lifestyle initiatives in Neighbourhood Centres as part of Community Participation due to no budget or staff resources to implement the action. Close the Gap issues were addressed internally.</p>

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Ann Gibbons, Environmental Sustainability Manager

Manager: Fiona Harvey, Manager Innovation and Strategy

General Manager: Abby Dickson, General Manager, City Development

Subject: Draft Climate Change Policy

Report Reference: GC280616R17

REPORT OBJECTIVES:

The purpose of this report is to seek endorsement for a draft Climate Change Policy for community consultation to support a strategic approach to responding to climate change.

EXECUTIVE SUMMARY:

A Climate Change Policy ('Policy') has been drafted for the City of Marion to guide the integration of the regional climate adaptation outcomes into programs and services being delivered by the City of Marion.

Input on the draft Policy has been sought from the Strategy Committee. Community feedback will be sought via *Making Marion* on Council's website during July and August 2016 following Council endorsement of the draft Policy.

A final Policy will be provided to Council for consideration in September 2016.

RECOMMENDATIONS (3)

DUE DATES

That Council:

- | | |
|--|-------------------|
| 1. Endorses the draft Climate Change Policy as provided in Appendix 1; | 28 June 2016 |
| 2. Endorses community consultation on the draft Climate Change Policy; | 28 June 2016 |
| 3. Notes a final Climate Change Policy will be presented for consideration by Council in September 2016. | 27 September 2016 |

BACKGROUND

At the 12 April 2016 General Council meeting (GC120416R03) it was resolved that Council:

1. *Adopts the Southern Region Local Government Implementation Plan (2015-19) (Appendix 1);*
2. *Endorse the development of a City of Marion Climate Change Policy that will support the integration of climate change adaptation into all of Council's services and activities;*

3. *Seek input on the Draft Climate Change Policy from the Strategy Committee prior to bringing it to Council for consideration in June 2016.*

ANALYSIS:

In response to the Resilient South Regional Implementation Plan a Climate Change Policy has been drafted that will support the integration of climate change adaptation into all of Council's services and activities.

This policy provides overarching principles for consideration of climate change and its potential impacts on Council's operations, as well as the integration of appropriate abatement (e.g. energy efficiency) and adaptation actions into all strategic and operational activities.

Examples of this integration include the consideration of climate change impacts and opportunities in the development of a 10-year Streetscape Framework; the review of the Play Space Strategy; the provision of sports infrastructure; and delivery of support services to vulnerable members of the community. This approach will enable Council to make decisions on a case-by-case basis and provide flexibility to ensure the best possible community outcomes are achieved.

The next steps to finalise the draft Policy will include:

- Community consultation (July – August 2016)
- A final draft Climate Change Policy to be presented to Council for endorsement following community consultation (27 September 2016)

Consultation: Input into the draft Climate Change Policy has been sought from the Strategy Committee and from Council's Strategic Planner and the Resilient South Program Management Committee.

Community consultation will be undertaken to seek feedback on the draft Climate Change Policy in accordance with Council's Community Consultation Policy. Community feedback will be sought via *Making Marion* on Council's website from 30 June – 22 July 2016.

Financial Implications: Funding for projects to support climate change outcomes, including consideration of whole of life costs, will be built in to specific projects and strategies (e.g. Play Space Strategy, Stormwater Management Plan, etc.) at the planning stage, and will be considered in line with established business planning and budgeting processes.

Policy Implications: The Climate Change Policy provides high-level principles to guide a city-wide approach to responding to the impacts of a changing climate.

CONCLUSION:

An on-going focus on climate change will ensure that Council is best placed to support the Marion community to build resilience of our residents, businesses and ecosystems to adapt to the impacts of a changing climate.

The development of a Climate Change Policy supports an integrated approach to responding to the impacts of climate change on Council's operations and activities.

The draft Policy is presented for Council's consideration prior to community consultation. A final Policy will be brought back to Council in September 2016.

Appendix 1: DRAFT Climate Change Policy

Climate Change Policy



1. POLICY STATEMENT

This Policy sets out how we acknowledge and respond to the impact of climate change.

2. SCOPE

This policy applies to the following:

- All of Council's activities and services.
- Council's communication and collaboration with the community and regional partners to mitigate against climate change help build the resilience of our residents, businesses and local ecosystems to the impacts of a changing climate.

3. CONTEXT

Australia's climate is changing: average temperatures will continue to increase and we will experience more heat extremes and fewer cold extremes; annual rainfall will decrease while extreme rainfall events that lead to flooding are likely to become more intense; our region is projected to experience harsher fire weather; sea levels will continue to rise throughout the 21st century and beyond; and oceans will warm and become more acidic.

In this context the City of Marion recognises the importance of climate change, the impact of human activity on the composition of the global atmosphere and the urgent need to mitigate the production of greenhouse gas emissions and adapt to climate change that cannot be avoided.

4. PRINCIPLES

The following key principles will define Council's response:

- 4.1 An evidence based approach founded on the best available science, whilst recognising the need for flexibility to adapt as scientific knowledge improves, will be applied to Council policies, strategies and actions to address climate change and facilitate a change to a low carbon economy.
- 4.2 Mitigation and adaptation to climate change impacts will be undertaken, particularly through statutory responsibilities and regulatory powers relating to land use planning, asset and infrastructure management, environmental planning, environmental protection and natural resource management, and provision of support services to vulnerable members of our community.
- 4.3 Council will support its community through education and encouraging behaviour change that will increase community resilience to changes in our climate.
- 4.4 Consideration of climate change and its potential impacts will be incorporated into Council's operations, whilst appropriate mitigation and adaptation actions will be integrated into all relevant strategic and operational activities.
- 4.5 Council will work regionally and at a State and Federal level with our partners to increase the resilience of our communities to climate change through supporting appropriate policies and strategies that support a low carbon economy.

5. DEFINITIONS

Adaptation: Taking action to avoid, withstand or benefit from current and projected climate changes and impacts.

Climate Change: Refers to any change in climate over time, whether due to natural variability or as a result of human activity.

Greenhouse Gas: A gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. Greenhouse gases (GHGs) can be emitted through transport, land clearance, and the production and consumption of food, fuels, manufactured goods, materials, wood, roads, buildings, and services. For simplicity of reporting, GHG emissions are often expressed in terms of the equivalent amount of carbon dioxide or carbon emissions.

Mitigation: Taking action to reduce or prevent emission of greenhouse gases. Can also be referred to as 'Abatement'.

Resilience: The ability of a social or ecological system to absorb disturbances while retaining the same basic structure and ways of functioning, the capacity for self-organisation, and the capacity to adapt to stress and change.

RELATED DOCUMENTS

- City of Marion Strategic Plan, Towards 2040
- City of Marion Business Plan
- City of Marion Environmental Policy
- Resilient South Regional Climate Change Adaptation Plan (2014)
- Resilient South Southern Region Local Government Implementation Plan (2016)

Policy Name and version no.	City of Marion Climate Change Policy - V1.0
Last update	
Last Council review (report reference)	
Next review due	
Responsibility	Manager, Environmental Sustainability

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Elaine Delgado, Strategic Planner

Manager: Fiona Harvey, Manager Innovation & Strategy

General Manager: Abby Dickson, General Manager City Development

Subject: Streetscape Project – Final Draft Streetscape Policy

Report Reference: GC280616R18

REPORT OBJECTIVE AND EXECUTIVE SUMMARY

A draft Streetscape Policy has been presented to Council, reviewed by Council's Strategy Committee, and placed on Council's website for a 3-week community consultation period.

A final draft Streetscape Policy is now presented to Council for endorsement. This policy will provide the context for the development of a long-term Streetscape Program of works.

RECOMMENDATIONS (1)

DUE DATES

That Council:

- | | |
|--|---------------------|
| 1. Endorse the final draft Streetscape Policy as provided in Appendix 1. | 28 June 2016 |
|--|---------------------|

BACKGROUND

A Streetscape Project is being undertaken that includes development of a Streetscape Policy and Streetscape Program of works. An Elected Member Working Party and Council's Strategy and Infrastructure Committees are informing the project.

A draft Policy that sets out a vision, principles and scope for streetscapes was presented to Council on 22 March 2016 (GC220316R10) to endorse its presentation to the Strategy Committee at its meeting held on 5 April 2016 (SC050416R6.4), and subsequent community consultation.

The Strategy Committee recognised the Streetscape Project as a priority for Council, that it will result in projects of varying scale with larger projects requiring a staged approach to implementation, and requested the NBN be added to the policy scope.

The final draft Streetscape Policy for Council's consideration and adoption is provided in Appendix 1.

ANALYSIS

Consultation

Community consultation was undertaken from 11 April – 2 May 2016 in accordance with Council's Community Consultation Policy. Feedback on the draft Streetscape Policy was sought via Council's website through *Making Marion* and social media posts, and the Messenger's What's Happening column. Opportunities were provided to respond to a poll question: 'What do you think of the Draft Streetscape Policy for the City of Marion?', and to provide comments via an online comment form.

Community feedback statistics

The feedback received from the community on the draft Streetscape Policy was:

- Making Marion online engagement: A total of **116** people visited the website, **10** people downloaded the document and **4** submissions were received. **4** people participated in the quick poll, showing **3** people strongly support the policy and **1** person does not support it.
- Social media update on Facebook on April 26: The post reached **723** people with **7** 'likes' and **4** comments.

Specific feedback

The specific feedback received and our proposed response is summarised in the table below. The draft Policy (Appendix 1) has been revised taking into consideration the comments and responses.

Feedback received	Response
Submission 1	
Scope of policy – Could private front yards be considered as part of the scope of the policy. This was proposed given the contribution private front yards make to the theme, ambience and functionality of the public realm. The Policy could cover responsibilities on both council property and landowners' property and could consider controls and incentives that support the policy.	No recommended change to draft Policy The Principle 'Streetscapes will be enhanced by visual connections with their surrounding environments' relates to adjoining properties such as front yards. The Development Plan plays a key role in managing this issue in support of Council's policies.
Policy Context – Could provide further focus on people and experience as well as movement. A focus on public health planning and healthy/liveable cities is also important as part of this policy.	Draft Policy updated to reflect focus on people and experience. No change made to explicitly list public health planning or liveable cities as these concepts are embedded throughout the Policy and reference is made to the SA Public Health Act in the 'Related Documents' section. These are also core to City of Marion's overarching draft Business and Strategic Plans.

<p>Principles – Consider the addition of two further principles; one on activating spaces and place making, and a second on integrated infrastructure management, to consider optimisation of streetscape infrastructure (stormwater, kerbing, footpaths, parking, street trees, rubbish bins) from a management and cost perspective.</p>	<p>No recommended change to the draft Policy.</p> <p>There are a number of principles that reflect a sense of place making e.g. '4.4 Neighbourhood identity and sense of place will be enhanced by streetscapes that contribute to a positive neighbourhood image and provide opportunities social interaction'.</p> <p>It is not recommended to add activation to the Policy, as this Policy is focused on Council's role in providing places through streetscapes in the first instance, with other tools (programs, projects, services) supporting the activation of these places.</p> <p>The consideration of integrated infrastructure management is critical for Council to maximise community value through the provision of streetscapes. A focus on this element will be through the development of systems and processes, and the streetscape program, rather than through the Policy.</p>
<p>Submission 2</p>	
<p>The following should be given consideration for inclusion</p> <ul style="list-style-type: none"> - particular references to 'traffic calming' - consistent building setbacks - consistent scale & built form of buildings - set back of garages/carports should be beyond the house/building frontage - no high (1.2-1.5metres approx. maximum) walls/hedges/fences - driveway crossovers of minimum width (one vehicle) in residential areas - a commitment from all parties to work with SA Power Networks to underground services 	<p>No recommended changes to draft Policy</p> <p>To meet principle '4.1 A strategic approach will define the street network through balancing the dual roles of streets as safe thoroughfares for movement of pedestrians, cyclists and vehicles, and as destinations for people', will require many considerations including 'traffic calming'.</p> <p>The Development legislation and Council's Development Plan play a key role in managing these types of issues, in support of Council's policies.</p>
<p>The following should be given consideration for inclusion.</p> <ul style="list-style-type: none"> - particular reference to the planting of 'trees' (not just plantings). - the streetscape should facilitate interaction with neighbours and contribute to creating 'community'. 	<p>Street trees are incorporated in the intent of principle 4.3 with reference to 'landscaping' and also included in the scope.</p> <p>Draft Policy updated to reflect focus on people and experience to show a greater emphasis on community and neighbourhood connections.</p>

Submission 3	
The landscaping should also encourage the growing of fruit and vegetables on verges to be sustainable and support the role of streets as people connectors, enhance habitat corridors, cool the urban environment, reduce energy from the transport of food to retail outlets and from shop to home, promote healthy eating and enhance social connections.	No recommended changes to the draft Policy Streetscape 'design guidelines' will be developed to support Streetscape Policy and will consider the role of verges in supporting gardens.
Footpaths must also be consistent. There are examples where the developer has used uneven paving from front door to road (crossing over the public footpath). This creates a trip hazard for older residents in particular. The dwelling design where garages dominate the front of the dwelling do not contribute to neighbourhood character.	Streetscape 'design guidelines' will be developed that will consider aspects such as footpath structures, street plantings, and access and integration with other city infrastructure. These guidelines will support streetscape renewal and development in priority streets and destinations across the entire city.
Submission 4	
Pedestrian 'laneways' or corridors that connect streets and facilitate pedestrian movement should be given consideration for inclusion.	Include pedestrian laneways in the draft Policy scope.
<p>Comments received from social media posts</p> <ul style="list-style-type: none"> • Development in most suburbs has left it almost impossible to do anything on or with the footpaths • Make footpaths wheel chair friendly, no overhanging branches, smooth access from roads to footpath, never mind pretty stuff, practical things are needed. • It would be helpful to see building contractors required to maintain footpaths during any demolition and construction works - not just patch up the damage eventually - and have this policed. With so much development going on, large areas of footpath are often left in disrepair for months at a time • Is that for all of the City of Marion, or just the glamorous Central ward? I'd like a street without potholes to start. 	<p>No recommended change to the draft Policy.</p> <p>The Development Plan is the primary tool for management of development across the city and will be critical in supporting the Streetscape Policy.</p> <p>A streetscape 'design guideline' will be developed that will consider aspects such as street and footpath structures, street plantings, access and integration with other city infrastructure. This guideline will support streetscape renewal and development in priority streets and destinations across the entire city.</p> <p>Council does 'police' the condition of footpaths during demolition and construction works. There is a requirement that whilst building works are in progress that footpaths are maintained so they are safe and level. This can include resurfacing with materials such as dolomite during this stage. At the completion of any building works there is a requirement for any footpath damage to be repaired to Council standards.</p>

Financial Implications

The Streetscape Policy provides the context for the development of a long-term Streetscape Program of works that will include small and large scale projects. These will have on-going financial and asset management implications for Council. Funding for implementation of the program of works is anticipated to begin in 2016/17. The Program will also identify potential external funding opportunities that can support delivery of priority projects.

Policy Implications

The Streetscape Policy provides a vision, high-level principles and a scope to guide a city-wide approach to the development of a long-term Streetscape Program of capital and renewal works.

CONCLUSION

A final draft Streetscape Policy is presented to Council for endorsement. It provides a vision and principles that will inform a long-term Streetscape Program of works.

Appendix 1: Draft Streetscape Policy

Streetscape Policy

APPENDIX 1
GC280616R18



1. POLICY STATEMENT

Streetscapes are a key element of the public realm that along with open spaces and public plazas, play a significant role in how people experience the City of Marion. They are a principle asset that affects everyone - residents, businesses, workers and visitors – and they play a critical role in defining the character of neighbourhoods whether they be residential, commercial or business.

The planning, development and management of streetscapes are guided by the themes of the Strategic Plan – Towards 2040 that outlines the community's aspirations.

The Streetscape Policy provides for a strategic approach to the development of road and street infrastructure, including verges and footpaths to create a city for people. The Local Government Act or other legislation does not dictate levels of service, construction methodology, or the extent of Council's footpaths and verges. This policy will influence streetscape outcomes at both city-wide and individual street levels.

2. CONTEXT

The City of Marion is dissected by an extensive road hierarchy that comprises a network of arterial, sub-arterial, distributor, collector, and local roads and streets. This network contains 460 kilometres of roads and 783 kilometres of footpaths. With a population over 88,000 there are many residents, businesses and visitors that use the road network to move around the city, recreate and gain value from the amenity provided by roads and streets.

3. VISION

To improve the amenity and functionality of streetscapes in the City of Marion so they add value to people's experience of the City.

4. PRINCIPLES

The following principles will guide the City of Marion's planning, development and management of streetscapes:

- 4.1 A strategic approach will define the street network through balancing the dual roles of streets as safe thoroughfares for movement of pedestrians, cyclists and vehicles, and as destinations for people
- 4.2 Streetscape design will be attractive, enable accessibility, and be of high amenity value in key locations so they are places where people of all ages, cultures and abilities want to spend time at different times of the day and year
- 4.3 Landscaping will be environmentally sustainable incorporating the use of water sensitive urban design and the use of indigenous plantings where possible to

support the role of streets as connectors, enhance habitat corridors, cool the urban environment, and enhance road safety

- 4.4 Neighbourhood identity and sense of place will be enhanced by streetscapes that contribute to a positive neighbourhood image and provide opportunities for social interaction for the community, neighbours and visitors
- 4.5 Streetscapes will be enhanced by visual connections with their surrounding environments
- 4.6 Commercial, business and education precincts will be enhanced by streetscapes that contribute to the attractiveness of these areas
- 4.7 The level of service for streetscapes will be maintained by the timely application of proactive maintenance and auditing programs

5. POLICY SCOPE

The scope of this policy includes the area of the street surface and adjoining land between property boundaries.

Streetscape elements include:

- Road/street surfaces, including parking bays, crossings
- Pedestrian laneways that connect streets
- Footpaths
- Bikeways
- Street trees
- Verges/landscaping/plantings
- Street furniture
- Street lighting
- Bus shelters/stops
- Public and community art
- Kerbs
- Utilities including power, stormwater infrastructure, NBN
- Traffic control devices
- Signage
- Adjoining built form or open space
- Off-road shared or single use walking and cycling paths except where located within public open spaces

6. IMPLEMENTATION

This policy is a component of a Streetscape Framework that also includes a 10-Year Streetscape Program. The policy and program will be supported by operational systems and processes to ensure efficient delivery of appropriate service levels for streetscape capital and renewal works.

7. DEFINITIONS

Streetscape: The collective appearance of street elements including streets, footpaths, verges, furniture, building frontages and other land uses that are located along a street

Streets: Publicly owned land located between property boundaries that is for the use of motor vehicles, small wheeled vehicles, and bicycles that form a network of arterial roads and local streets

Footpaths: The pathway that exists in streetscapes that enables the safe and efficient movement of pedestrians

Bikeway: Bikeways can be on-road bicycle lanes that are marked for exclusive use by cyclists, separated bicycle lanes that are located against the kerb and separated from the vehicle travel lane by a parallel parking lane

Verge: The section of road reserve between the edge of a made roadway or constructed kerb and water table (if in place), and the boundary of the adjoining certificate or crown title boundary that does not contain a footpath

Traffic control devices: Markers, signs and signal devices used to inform, guide and control traffic, including pedestrians, motor vehicle drivers and cyclists

8. RELATED DOCUMENTS

This policy links with the following:

Australian Government

- Building Code of Australia
- Austroads standards for pedestrians

South Australian Government

- Road Traffic Act 1961
- Local Government Act 1999
- Development Act 1993
- South Australian Planning Strategy
- Development Regulations (e.g. fencing)
- South Australian Public Health Act 2011

City of Marion

This policy links with the following current documents:

- Road Hierarchy Plan
- Development Plan
- Walking and Cycling Strategy
- Tree Management Policy
- Tree Management Framework
- Street Tree Audit

- Asset Management Policy and Plan
- Resilient South Regional Climate Change Adaptation Plan

AUTHOR

Elaine Delgado

DATE

28 June 2016

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Jaimie Thwaites, Unit Manager Governance and Records

Corporate Manager: Kate McKenzie, Manager Corporate Governance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Community Consultation – Code of Practice, Access to Meetings and Documents

Ref No: GC280616R19

REPORT OBJECTIVE AND EXECUTIVE SUMMARY:

Pursuant to Section 92 of the *Local Government Act 1999*, the Council is required to have a Code of Practice for Access to Council Meetings and Documentation (the Code). The objective of the Code is to clearly document how the Council will deal with public access to its meetings and associated documents and in what circumstances the public access will be restricted.

The Code should be reviewed within 12 months of each election. As previously advised the review was delayed due to the review and implementation of Council's Section 41 Committees. The Code review process includes public consultation for a minimum period of 21 days.

At its meeting on Tuesday, 12 April 2016 Council adopted the Code for the purposes of public consultation (report reference GC120416R07). The public consultation period commenced on 21 April 2016 and concluded on 12 May 2016. During the consultation period, information was placed on the Council website and a public notice was placed in the messenger newspaper.

During the consultation process, a total of 12 people visited the Making Marion website, 1 person downloaded the document and no formal submissions or feedback were received.

A copy of the Code of Practice is attached as **Appendix 1**. One amendment has been made under the Introduction section for consistency. This amendment is 'marked up'. If Council is satisfied with the content of the Code, it is recommended that the Code of Practice, Access to Meetings and Documents is now adopted.

RECOMMENDATION: (1)

DUE DATES:

That:-

- 1. Council adopt the Code of Practice, Access to Meetings and Documents attached as Appendix 1 to this report. 28 June 2016**

CODE OF PRACTICE – ACCESS TO COUNCIL MEETINGS AND DOCUMENTS



1. Introduction

- 1.1 The City of Marion is committed to the principles of honest, open and accountable government and encourages community participation in the business of Council.
- 1.2 In fulfilling the role of an effective Council that is responsive to the needs of the community and which operates within the legal framework (prescribed by the Act), the City of Marion supports the principle that procedures to be observed at a Council or Committee meeting should contribute to transparent and informed decision making and encourage appropriate community participation in the businessaffairs of ~~the~~ Council. However, the City of Marion also recognises that on a limited number of occasions it may be necessary in the broader community interest to restrict public access to discussion or documents.

2. Purpose

- 2.1 Part 5 of the Local Government Act 1999, states that Council must prepare and adopt a Code of Practice relating to the principles, policies, procedures and practices that the Council will apply for the purpose of the operation of Part 3 and Part 4 of the Act.
- 2.2 This Code of Practice sets out the policy framework for access to meetings and documents and provides guidance as to the application of provisions in the Act to restrict public access to meetings and/or documents.
- 2.3 The Code of Practice aims to;
 - 2.3.1 Provide the community with information on access to Council and Council Committee meetings and the documents of those meetings;
 - 2.3.2 Summarise the legal position relating to public access to the Council and Council Committee meetings, agenda's, documents and minutes of meetings; and
 - 2.3.3 Outline to the community for what purpose and on what basis the Council may apply the provisions of the Act to restrict public access to Council and Council Committee meetings or documents and minutes.

3. Scope

- 3.1 This Code of Practice applies to Council and Council Committees and the associated agenda, minutes and attachments that relate to those meetings;
- 3.2 The Code of Practice does not apply to the Development Assessment Panel (DAP) as the requirements of the DAP are defined within the Development Assessment Act 1993;
- 3.3 Section 132 of the Act states that Council must make certain documents available for public inspection. The Code of Practice does not apply to those documents;

- 3.4 Where the Freedom of Information Act 1991 (FOI Act) provides for access to Council's administrative documents which are not normally available to the public, then those documents are not included in the scope of this Code.

4. Definitions

Agenda – A list of items of business to be considered at a meeting.

Clear Days - The time between the giving of the notice and the meeting is determined excluding the day on which the notice is given and the day of the meeting eg; notice is given on a Thursday for a following Monday meeting, the clear days being Friday, Saturday and Sunday.

Council Committee - A committee of Council established under section 41 of the Local Government Act 1999 or any other Committee established under the Act, including any subcommittee.

Deputation – a person or group of persons who wishes to appear personally before the Council or council committee in order to address the Council or Committee on a particular matter.

Minutes – a record of the items discussed and the resolutions made of a meeting of Council/Committee.

Personal Affairs - being a person's financial affairs, criminal records, marital or other personal relationships, personal qualities, attributes or health status, or that person's employment records, employment performance or suitability for a particular position or other personnel matters relating to the person but does not include the personal affairs of a body corporate.

The Act – Local Government Act 1999

5. Access to the Agenda for Meetings

- 5.1 In accordance with the Act, the Chief Executive Officer (CEO) must give written notice of an ordinary meeting to all the Council or Committee Members, setting out the date, time and place of the meeting at least three clear days before the meeting.
- 5.2 The notice contains or is accompanied by the agenda for the meeting and a list of the items of business, plus any documents and reports relating to these matters (with the exception of any matters that might be potentially subject to the making of an order of confidentiality).
- 5.3 The notice and agenda are also placed on public display at the principal office of the Council, and available via Council's website: www.marion.sa.gov.au, at the same time as they are forwarded to the Council members. Further copies are made available to the public at the meeting of the Council/Committee.

Note: - these provisions apply to the Council and Committee meetings that have as part of their responsibility some regulatory activities and those other committees to which the Council has determined these procedures will apply. Where a committee is not performing a regulatory activity these procedures may be varied, eg; notice may be given in a form decided by the committee, and need not be given for each meeting separately. Public notice may be given at a place determined by the CEO taking into account the nature and purpose of the Council Committee. [Part 3 of the Local

Government (Procedures at Meetings) Regulations 2000]

- 5.4 Distribution of agenda papers to members of the Council, or members of a Council Committee, may contain items of business (including reports or documents) that include a recommendation from the CEO that a document or report on a particular matter may be considered in confidence to the exclusion of the public. Where this occurs, the CEO will identify the legislative ground(s) upon which the Council or committee members can determine whether a confidentiality order is to be made.
- 5.5 If, upon consideration of the grounds under Section 90(3) the Council or Council Committee members do not make an order of confidentiality for an item that the CEO has recommended to be considered in confidence, then a copy of the document will be made available to the public.

6. Public Access to Meetings

- 6.1 Council (and committee) meetings are open to the public and attendance is encouraged and welcomed. Meeting schedules are made available for public viewing on the website
- 6.2 There are times where Council (or committee) considers it necessary to exclude the public from the discussion of a particular matter. In these circumstances, Council (or Committee) will do so in accordance with Section 90(3) of the Act which outlines the circumstances when a meeting can be closed to consider a matter in confidence.
- 6.3 The public will only be excluded when the need for confidentiality outweighs the principle of open decision making, and that will be determined on a case by case basis, upon satisfying one or more of the grounds under Section 90(3) of the Act.
- 6.4 In accordance with section 90 of the Act, it is not unlawful for Members of Council, Committee members and staff to participate in informal gatherings or discussion provided that a matter which would ordinarily form part of the agenda for a formal meeting is not dealt with in such a way as to obtain, or effectively obtain, a decision outside of a formally constituted meeting of Council or Committee. Such meetings may for example be in the form of:
 - planning sessions associated with the development of policies and strategies;
 - briefing or training sessions;
 - workshops;
 - social gatherings to encourage informal communication between members or between members and staff.
- 6.5 Informal gatherings will be in compliance with Council's 'Informal Gatherings Policy'

7. Matters Considered in Confidence

- 7.1 Before a meeting order that the public be excluded to enable the receipt, discussion and/or consideration of a particular matter, the meeting must, in public, formally determine that this is necessary and appropriate to do so, and then pass a resolution to exclude the public while dealing with that particular matter. If this occurs, everyone, except those persons permitted to stay by express inclusion in the resolution of Council (or the Council Committee), must leave the room. Once

Council, or committee, has made the order it is an offence for a person, knowing that an order is in force, to enter or remain in a room in which such a meeting is being held.

- 7.2 Once discussion on a particular matter, including the making of a resolution made under Section 91(7) (if required) has concluded, the order to exclude the public lapses and the public are then permitted to re-enter the meeting. If there is a second or subsequent matter on the agenda to be considered in confidence it will be necessary for the Council or the Council Committee to again undertake the formal determination process, and where satisfied resolve to exclude the public in the manner described above.
- 7.3 Council, or the Council Committee, can, by inclusion within the resolution, permit a particular person or persons to remain in the meeting. An example would be allowing a ratepayer who is suffering personal hardship to remain in the meeting when their circumstances concerning the payment of rates is being discussed.
- 7.4 For the convenience of the public, where it is resolved to consider a matter in confidence, the matter, unless there are pressing reasons as to why it should be debated at that point of the meeting, will be deferred until all other business has been dealt with.
- 7.5 In accordance with Section 90(3) of the Act, Council, or a Council Committee may order that the public be excluded in the following circumstances:
 - 7.5.1 information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);
 - 7.5.2 information the disclosure of which -
 - (i) could reasonably be expected to 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
 - (ii) would on balance, be contrary to the public interest;
 - 7.5.3 information the disclosure of which would reveal a trade secret;
 - 7.5.4 commercial information of a confidential nature (not being a trade secret) the disclosure of which -
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest;
 - 7.5.5 matters affecting the security of the council, members or employees of the council, or council property, or the safety of any person;
 - 7.5.6 information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial;
 - 7.5.7 matters that must be considered in confidence in order to ensure that the

council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;

7.5.8 legal advice;

7.5.9 information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council;

7.5.10 information the disclosure of which -

- (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and
- (ii) would, on balance, be contrary to the public interest;

7.5.11 tenders for the supply of goods, the provision of services or the carrying out of works;

7.5.12 information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Plan Amendment Report relating to the amendment is released for public consultation under that Act;

7.5.13 Information relevant to the review of a determination of a council under the Freedom of Information Act 1991.

7.6 Where Council, or a Council Committee, is considering making an order that the public be excluded on one or more of the grounds above it is not a relevant consideration that discussion of the matter in public may:

- (i) cause embarrassment to the Council or the Council Committee concerned, or to members or employees of the Council: or
- (ii) cause a loss of confidence in the Council or the Council Committee.

7.7 If a decision to exclude the public is taken, Council or the Council Committee will include details in the resolution of the making of the order and the grounds on which it was made and application of those grounds to the present matter without disclosing the issues giving rise to the confidentiality. Minutes of a meeting of Council or a Council Committee are publicly available within five days after the meeting.

8. Process to Exclude the Public and Consider a Matter in Confidence

8.1 Confidentiality provisions will only be utilised after careful consideration and when considered proper and necessary;

8.2 The grounds on which an order to exclude the public is made will be conveyed to the public at the time of the order being made and will be included in the minutes of the meeting which are available to the public within 5 days of the meeting;

8.3 Once discussion of the matter is concluded, the meeting will then consider if it is necessary to make an order that any report or other document or the minutes associated with the confidential agenda item remains confidential. In determining this, the meeting shall have regard to the provisions of Section 91 and in particular Section 91(8) which details when Council or a Council Committee must not order that a document in whole or in part remain confidential;

- 8.4 If a meeting determines that it is proper and necessary to keep a report or documentation confidential, then it must evidence this by resolution. Where Council or a Council Committee resolves to retain information as confidential Council or the Council Committee will specify the duration of the order or the circumstances in which the order will cease to apply or a period after which the order will be reviewed. In each case the review period must not be for a period longer than 12 months, in accordance with the Act.
- 8.5 Once discussion of the matter is concluded (and the public have returned to the meeting room), the decision of the meeting in relation to the matter will be made publicly known unless the Council has resolved to order that some information and all relevant decisions remain confidential, (eg the price to which the Council is prepared to bid for land yet to be auctioned).
- 8.6 Details relating to any order to keep information and/or discussion on the item confidential in accordance with Section 91(7) of the Local Government Act are also to be made known. When making a confidentiality order the meeting must specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed, that period being no longer than 12 months. This along with the making of the order and the grounds on which it was made, is also recorded in the minutes.
- 8.7 In all cases the objective is that the information be made publicly available at the earliest possible opportunity.
- 8.8 Where a person provides information to Council or a Council Committee for consideration and requests that it be kept confidential Council is not able to consider this request unless the matter falls within one of the grounds under Section 90(3) of the Act. If this is the case, Council will then be in a position to consider the request on its relative merits.

9. Review of Confidential Orders

A confidentiality order made under section 91(7) of the Act must specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed. In any event, any order that operates for a period exceeding 12 months must be reviewed at least once in every year.

An order will lapse if the time or event specified has been reached or carried out. There is no need for the Council to resolve for the confidential order to be lifted. Once the order has lapsed, the minutes and/or documents automatically become public.

Orders that exceed 12 months must be reviewed annually and the Council must assess whether the grounds for non disclosure are still relevant and, if so, provide the relevant grounds and reasons for the minutes and/or documents remaining confidential. The conduct of the annual review can be delegated to the Chief Executive office and sub-delegated to an employee of the Council if appropriate. If there are any items that require a fresh confidentiality order because the original order is about to expire, then the reviewer will prepare a report to Council making recommendations with respect to each item to be retained in confidence. Each item must then be addressed separately and assessed against section 90(3) and section 91(7) of the Act. While a Council may delegate the power to undertake an annual review, the Council cannot delegate the power to apply sections 90(3) and 91(7) of the Act.

A Council may resolve to exclude the public from a meeting to discuss and undertake consideration of the recommendations arising from the annual review in confidence, subject to the application of the relevant ground under section 90(3) of the Act. Section 90(3) of the Act must be applied separately to each item and not en bloc.

If there is no longer any need for the confidentiality order then the Council or Council Committee may delegate to an employee of the Council the power to revoke an order made in accordance with section 91(7) of the Act. The Council or Council committee may also include in the resolution whether any delegation is given to an employee to revoke the order and if relevant, any conditions associated with the delegation.

10. Public Access to Documents

Various documents can be available for inspection and purchase (for a fee) by the public. Council may also make a document available in electronic form and place it on the Internet for public access.

The Council or the Council committee will only order that a document associated with a discussion from which the public are excluded is to remain confidential if it is considered proper and necessary in the broader community interest.

The Council or the Council committee can only resolve to keep minutes and/or documents confidential under section 91(7) if they were considered in confidence pursuant to sections 90(2) and 90(3).

Where keeping a document confidential is considered proper and necessary, a resolution to this effect is required which shall include:

- the grounds for confidentiality; and
- the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed – if the order has a duration of more than 12 months, the order must be reviewed at least once in every year;
- (if applicable) whether the power to revoke the order will be delegated to an employee of the Council. [s.91(9)]

Requests to access Council and Council Committee documents can be made under the *Freedom of Information Act 1991*. Inquiries in relation to the process for seeking access to documents held by Council should be directed to Council's accredited Freedom of Information Officer.

11. Accountability and Reporting to the Community

11.1 To support Council's commitment to the principle of accountability to the community, Council will report, on an annual basis, in relation to its use of the confidentiality provisions. Council will report on the following information in its Annual Report:-

- (i) the number of occasions Council or a Council Committee resolved to exclude the public; and
- (ii) the relevant provisions within section 90 (3) of the Act that were utilised to exclude the public.

12. Review of Council Decisions

- 12.1 The Act provides that Council is required to establish procedures for the review of a decision in relation to the operation of:
 - 12.1.1 Council or a Council Committee
 - 12.1.2 An employee of the Council
 - 12.1.3 Other persons acting on behalf of the Council
- 12.2 Where a person is aggrieved about a decision under Section 90 of the Act to restrict public access to either a meeting or a document, they may apply for consideration under the Review of Decisions procedure that has been established in accordance with section 270 of the Act.

13. Availability of the Code

- 13.1 The public may inspect a copy of this Code, without charge, at the Council offices during office hours.
- 13.2 A copy of the Code will be made available on the Council Website (www.marion.sa.gov.au)
- 13.3 Further enquiries about the Code should be directed to the Manager Governance or by telephoning Council on 8375 6600

14. Review Process

- 14.1 The Act requires that the code be reviewed within 12 months of a periodic election (i.e. every 4 years). Council has the right to review this code at any time.
- 14.2 Before a Council adopts, alters or substitutes the Code it must;
 - 14.2.1 Make copies of the proposed code, alterations or substitute code (as the case may be) available for inspection or purchase from the Council's principle office.
 - 14.2.2 Follow the relevant steps set out in its public consultation policy.

**CITY OF MARION
GENERAL COUNCIL MEETING
28 JUNE 2016**

Originating Officer: Jaimie Thwaites, Unit Manager Governance and Records

Corporate Manager: Kate McKenzie, Manager Corporate Governance

General Manager: Vincent Mifsud, General Manager Corporate Services

Subject: Elected Member Liaison for the Management Committee of Annie Doolan's Cottage

Reference No: GC280616R20

REPORT OBJECTIVE AND EXECUTIVE SUMMARY:

Elected Members are involved, as Council liaisons to a range of external bodies which comprise community groups, school councils, management committees etc. These bodies are generally incorporated bodies (and thus legally constituted) that operate separately to Council's operations. Liaison with such external bodies is an important role for Elected Members in that it provides leadership within the community, and helps build the community's capacity and resilience.

Correspondence has been received from the Management Committee of Annie Doolan's Cottage requesting a Council liaison.

Accordingly, the purpose of this report is to seek nominations from Elected Members to act as Council liaison for the Management Committee of Annie Doolan's Cottage for a period of up to 7 months.

RECOMMENDATIONS (2):

DUE DATES:

That:

- | | | |
|----|--|--------------|
| 1. | Council endorses the nomination of Councillor Telfer to act as Council liaison to the Management Committee of Annie Doolan's Cottage for a period of up to 7 months, to be reviewed by January 2017. | 28 June 2016 |
| 2. | The Management Committee of Annie Doolan's Cottage be advised of the above resolution. | July 2016 |

BACKGROUND:

At the 9 December 2014 General Council meeting, Council reviewed its nominated representatives to a number of external bodies (GC091214R07).

Since that time the Management Committee of Annie Doolan's Cottage (the Management Committee) has written to Council requesting that Councillor Raelene Telfer be appointed as their Council liaison. The letter is attached as Appendix 1.

Administration has contacted the Management Committee and confirmed that if more than one Elected Member is interested in being the Council liaison they will accept one more.

Currently the Management Committee meets at Annie Doolan's Cottage bi-monthly on Tuesday at 4.30pm. The Cottage is also open on the fourth Sunday of every month (except during school holidays) between 2pm and 4pm.

DISCUSSION:

The liaison roles are structured to assist in communication and exchange of information between the Council and the external body concerned. Elected Members are not appointed as members of the external body and do not have any voting rights when matters are brought before the body for decision.

The liaison approach, rather than a formal appointment to the external bodies, has been the preferred method. As voting members on external bodies, Elected Members must make decisions on behalf of, and in the best interests of the external body, and not on behalf of, or in the interests of Council. This circumstance has the potential to create a conflict of interest between an individual's role as a City of Marion Elected Member, and their role as a member of the external body.

As a non-voting liaison to an external body, an Elected Member can, with the agreement of the external body concerned:

- Act as the point of contact for Council;
- Observe and participate in discussions at a meeting of the external body;
- Act as an information provider from Council to the external body and vice-versa;
- Act as an advisor, mentor and support for the external body;
- Support Council's approach to any matters associated with the external body.

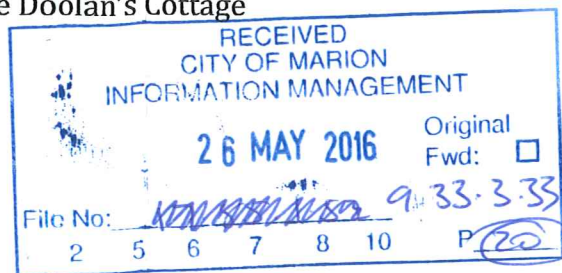
If Council chooses to nominate one or more Elected Member liaisons to the Management Committee of Annie Doolan's Cottage for a period of up to 7 months, then this appointment could be reviewed at the same time as the other Council Liaison roles.

Please note: If additional groups / bodies are interested in having a Council liaison then they are welcome to write to Council to request one. Elected Members will be advised of any new requests that are received.

CONCLUSION:

Elected Member involvement as Council liaisons to the Management Committee of Annie Doolan's Cottage provides an ideal opportunity, not only for leadership within the community and helping to build community capacity and resilience, but also the opportunity to hear the views of the community on many and varied topics.

Management Committee of Annie Doolan's Cottage
12 Seacombe Crescent
SEACOMBE HEIGHTS 5047



19 May 2016

The Chief Executive Officer
City of Marion
Sturt Road
MARION 5043

Dear Chief Executive Officer

Re Management Committee of Annie Doolan's Cottage

Council approval is sought for the appointment of Councillor Raelene Telfer to the role of Liaison Officer on the Management Committee of Annie Doolan's Cottage.

Yours sincerely

Helen Murphy
Secretary
Management Committee, Annie Doolan's Cottage

SCANNED