

His Worship the Mayor  
Councillors  
**CITY OF MARION**



**NOTICE OF  
GENERAL COUNCIL MEETING**

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

**Tuesday 27 June 2017**

**Commencing at 6.30 p.m.**

**In the Council Chamber**

**Council Administration Centre**

**245 Sturt Road, Sturt**

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

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

A handwritten signature in black ink, appearing to read "Adrian Skull", is positioned above the printed name and title.

Adrian Skull  
**CHIEF EXECUTIVE OFFICER**

22 June 2017

**CITY OF MARION  
GENERAL COUNCIL AGENDA  
FOR MEETING TO BE HELD ON  
TUESDAY 27 JUNE 2017  
COMMENCING AT 6.30PM**



**1. OPEN MEETING**

**2. KAURNA ACKNOWLEDGEMENT**

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

**3. DISCLOSURE**

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

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

**5. CONFIRMATION OF MINUTES**

Confirmation of the Minutes for the General Council meeting held  
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**6. COMMUNICATIONS**

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Deputy Mayor Report

Elected Member Report

CEO and Executive Report.....23

**7. VERBAL COMMUNICATIONS FROM ELECTED MEMBERS**

**8. ADJOURNED ITEMS**

Nil

**9. DEPUTATIONS**

Nil

**10. PETITIONS**

Nil

**11. COMMITTEE RECOMMENDATIONS**

Confirmation of the minutes of the Infrastructure and Strategy Committee meeting held on 6 June 2017

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**12. CONFIDENTIAL ITEMS**

Kerbside Waste Contract Extension

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**13. WORKSHOP / PRESENTATION ITEMS**

Chris Kwong, Department of Planning Transport and Infrastructure – Housing Diversity DPA  
*Verbal Update*

**14. CORPORATE REPORTS FOR DECISION**

Housing Diversity DPA

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Report Reference: GC270617R03 .....72

Annual Business Plan 2017/18 and Long Term Financial Plan

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Valuation – Adoption for 2017/18 Financial Year

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Rate Rebate 2017/18

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Natural Landscape Design and Maintenance Guidelines – Progress Report

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**16. Questions with Notice**

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**17. Motions with Notice**

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**18. Questions without Notice**

**19. Motions without Notice**

**20. LATE ITEMS**

**21. MEETING CLOSURE**

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

**MINUTES OF THE GENERAL COUNCIL MEETING  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 13 JUNE 2017**



**PRESENT**

His Worship the Mayor Kris Hanna

**Councillors**

**Coastal Ward**  
Ian Crossland

**Mullawirra Ward**  
Jason Veliskou  
Jerome Appleby

**Southern Hills**  
Janet Byram  
Nick Westwood

**Warracowie Ward**  
Bruce Hull (from 6.47pm)  
Nathan Prior

**Warriparinga Ward**  
Luke Hutchinson  
Raelene Telfer

**Woodlands Ward**  
Tim Pfeiffer

**In Attendance**

Mr Adrian Skull  
Ms Abby Dickson  
Mr Tony Lines  
Mr Vincent Mifsud  
Ms Jaimie Thwaites  
Ms Victoria Moritz

Chief Executive Officer  
General Manager City Development  
General Manager City Services  
General Manager Corporate Services  
Acting Manager Corporate Governance  
Governance Officer

**COMMENCEMENT**

The meeting commenced at 6.33pm.

**KAURNA ACKNOWLEDGEMENT**

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

**DISCLOSURE**

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

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## **ELECTED MEMBER'S DECLARATION OF INTEREST**

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

- Councillor Pfeiffer – Castle Plaza Activity Centre DPA - Vicinity Centres presentation regarding the re-zoning of the former Hills Industry site (Report Reference: GC130617R04)
- Councillor Prior – Proposed Bunnings Warehouse, 1028-1042 South Road, Edwardstown (Report Reference: GC130617R06)
- Councillor Appleby – Oaklands Crossing Project – Warracowie Ward Councillors (Report Reference: GC130617M02)
- Councillor Appleby - Annual Business Plan 2017/18 and Long Term Financial Plan (Report Reference: GC130617R07)
- Councillor Veliskou - Annual Business Plan 2017/18 and Long Term Financial Plan (Report Reference: GC130617R07)

## **CONFIRMATION OF MINUTES**

**6.36pm Moved Councillor Telfer, Seconded Councillor Hutchinson** that the minutes of the General Council Meeting held on 23 May 2017 be taken as read and confirmed.

**Carried Unanimously**

**6.36pm Moved Councillor Telfer, Seconded Councillor** that the minutes of the Special General Council Meeting held on 6 June be taken as read and confirmed.

**Carried Unanimously**

## **COMMUNICATIONS**

Nil

## **ADJOURNED ITEMS**

Nil

## **ORDER OF AGENDA ITEMS**

The Mayor sought and was granted leave of the meeting to vary the order of the agenda and consider the Public Submissions on the Draft Annual Business Plan 2017/18 (Report Reference: GC130617R03) next on the agenda

## WORKSHOP / PRESENTATION ITEMS

### 6.39pm Public Submissions on the Draft Annual Business Plan 2017/18 Report Reference: GC130617R03

The Mayor sought and was granted leave of the meeting to include the updated public consultation information tabled during the meeting as appendix 1 to the minutes.

#### Public Submissions were heard from the following groups / people:

- Mr Bagshaw on behalf of the Marino Residents Association

6.47pm Councillor Hull entered the meeting

## DEPUTATIONS

### 6.51pm Deputation – The repair and upgrade of winches at Cosgrove Hall Report Reference: GC130617D01

Ms Anne-Marie McAinsh gave a five-minute deputation to Council relating to the Motion with Notice for the repair and upgrade of winches at Cosgrove Hall.

**Moved Councillor Telfer, Seconded Councillor Veliskou** that the order of the agenda be varied to bring forward the motion with notice *Cosgrove Hall – Basketball Winch (GC130617M01)* to be dealt with next on the agenda.

**Carried**

### 6.58pm Cosgrove Hall – Basketball Winch Ref No: GC130617M01

**Moved Councillor Telfer, Seconded Councillor Hutchinson** that:

1. City Property staff work closely with the Cosgrove Hall Management Committee to undertake an assessment of the winches and further explore the most suitable and financially viable repair or replacement solution.
2. An amount of up to \$7,500 be provided as a co-funding contribution towards the necessary repairs or replacement works required for the winches. This funding is to be provided from Council's Community Facilities Partnership to Program (Asset Sustainability Reserve)."

#### Amendment

**Moved Councillor Veliskou, Seconded Councillor Westwood** that:

1. City Property staff work closely with the Cosgrove Hall Management Committee to undertake an assessment of the winches and further explore the most suitable and financially viable repair or replacement solution.



2. An amount of up to \$15,000 be provided towards the necessary repairs or replacement works required for the winches. This funding is to be provided from the Asset Sustainability Reserve.

That the amendment become the motion was **Lost**

Councillor Appleby called a point of order referring to s86 (5) of the Local Government Act 1999. It was brought to the attention of the Mayor that Councillor Hull had abstained from voting.

The Mayor upheld the point of order and called for a re-vote  
Councillor Hull abstained from voting

That the amendment become the motion was **Lost**

The original motion was **Carried**

## PETITIONS

Nil

## WORKSHOP / PRESENTATION ITEMS

### **7.16pm Castle Plaza Activity Centre DPA - Vicinity Centres presentation regarding the re-zoning of the former Hills Industry site Report Reference: GC130617R04**

Councillor Pfeiffer declared a potential material conflict of interest in the item *Castle Plaza Activity Centre DPA - Vicinity Centres presentation regarding the re-zoning of the former Hills Industry site (Report Reference: GC130617R04)* due to the proximity of his residential property (which is approximately 250m away from development site) and the possibility of increased property value due to the development. Councillor Pfeiffer left the meeting.

7.16pm Councillor Pfeiffer left the meeting

7.17pm Councillor Veliskou left the meeting

Mr Don Smith from Vicinity Centres and Mr Peter Jensen from Jensen Plus Planning Consultants gave a presentation to Council regarding the re-zoning of the former Hills Industry site.

7.20pm Councillor Veliskou re-entered the meeting

## MEETING PROCEDURES – REGULATION 29

The Chair referred to the previous point of order called by Councillor Appleby in the item *Cosgrove Hall – Basketball Winch (Ref No: GC130617M01)* and invoked Regulation 29 of the Local Government (Procedures at Meetings) Regulations 2000, on the basis that Councillor Hull had breached s86(5) of the *Local Government Act 1999* by abstaining to vote. The Chair requested that Councillor Hull provide a personal explanation to the meeting.

7.30pm Councillor Westwood left the meeting

7.36pm Councillor Westwood re-entered the meeting

Councillor Hull provided a personal explanation to the meeting and claimed the following:

- He was denied the opportunity to ask a question about an amendment.
- Therefore felt he was denied the opportunity to have the information needed to make the decision.
- There is a section of the Act that allows for you to abstain from voting if you feel that you don't have the information required to make an informed decision.
- As a consequence he has been accused of misbehaviour.
- It is important to sort this out as this may not be the only time the situation occurs.
- The Mayor has limited his responsibility as an Elected Member to ask pertinent questions on the community's behalf.
- He would like the administration to advise the Mayor of the section of the Act that is being referred to.

7.39pm Councillor Pfeiffer re-entered the meeting

7.39pm Councillor Pfeiffer left the meeting

7.40pm Councillor Hull left the meeting

**Moved Councillor Westwood** that this matter be deferred to the General Council meeting to be held on 27 June 2017.

**Lost** for want of a Seconder

**Moved Councillor Crossland, Seconded Councillor Prior** that:

1. There was a breach of the meeting procedures by Councillor Hull and that no further action be taken.

**Carried**

7.47pm Councillor Hull re-entered the meeting

**Moved Councillor Telfer, Seconded Councillor Crossland** that Council

1. Notes the presentation by Vicinity Centres regarding the re-zoning of the former Hills Industry site.

**Carried Unanimously**

7.48pm Councillor Pfeiffer re-entered the meeting

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## COMMITTEE RECOMMENDATIONS

### **7.48pm Finance and Audit Committee - Confirmation of Minutes of Meeting held on 30 May 2017 Report Reference: GC130617R01**

**Moved Councillor Hutchinson, Seconded Councillor Telfer** that Council:

1. Receives and notes the minutes of the Finance and Audit Committee meeting of 30 May 2017 (Appendix 1).
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Finance and Audit Committee.

**Carried Unanimously**

### **7.48pm Confirmation of Minutes of the Urban Planning Committee meeting held on 6 June 2017 Report Reference: GC130617R02**

**Moved Councillor Hutchinson, Seconded Councillor Telfer** that Council:

1. Receives and notes the minutes of the Urban Planning Committee meeting held on 6 June 2017 (Appendix 1).
2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Urban Planning Committee.

**Carried Unanimously**

## CONFIDENTIAL ITEMS

Nil

## CORPORATE REPORTS FOR DECISION

### **7.51pm Morphetville Park Sporting Club - Light Towers Report Reference: GC130617R05**

**Moved Councillor Veliskou, Seconded Councillor Appleby** that Council:

1. Grants Landlord consent for the upgrade of 3 lighting towers and the installation of a fourth lighting unit to be installed on the Telstra Tower at the Morphetville Sporting Club, Denham Avenue.
2. Notes that as part of the lease agreement for the Telstra Tower installation Council has received permission for the installation of a lighting unit on the Telstra Tower.
3. Endorses an allocation of up to \$125,000 towards the lighting project being made from Council's Asset Sustainability Reserve – Community Facilities Partnering Program.

4. Endorses an allocation of \$8,400 per annum for operating and maintenance and an allocation of \$2,800 per annum for renewal/depreciation.
5. Advises that the Morphetville Sporting Club will be responsible for any project related cost overruns.
6. Notes that as per GC131015R01 Council will retain the revenue of \$18,000p.a from the Telstra Tower rental and hold in trust for the Morphetville Park Sporting Club.
7. That for a period of 5 years \$12,500p.a will be apportioned to Council's Asset Sustainability Reserve – Community Facilities Partnering Program for the cost of the towers from the income received from Telstra and will represent the \$62,500 contribution from the MPSC.

### Amendment

**Moved Councillor Hull Seconded Councillor Westwood that:**

1. Grants Landlord consent for the upgrade of 3 lighting towers and the installation of a fourth lighting unit to be installed.
2. Endorses an allocation of up to \$125,000 towards the lighting project being made from Council's Asset Sustainability Reserve.
3. Endorses an allocation of \$8,400 per annum for operating and maintenance and an allocation of \$2,800 per annum for renewal/depreciation.

That the amendment become the motion was **Lost**  
 The original motion was **Carried**

Councillor Hull called a Division:

The Mayor declared the vote set aside

**Those for:** Councillors Pfeiffer, Telfer, Hutchinson, Prior, Westwood, Byram, Veliskou, Appleby and Crossland

**Those against:** Councillor Hull

**Carried**

### **8.04pm Proposed Bunnings Warehouse, 1028-1042 South Road, Edwardstown Report Reference: GC130617R06**

Councillor Prior declared a perceived conflict of interest in the item *Proposed Bunnings Warehouse, 1028-1042 South Road, Edwardstown (Report Reference: GC130617R06)* as a member of his family is employed by Bunnings at a relatively senior level. Councillor Prior left the meeting.

8.04pm Councillor Prior left the meeting

**Moved Councillor Pfeiffer, Seconded Councillor Hutchinson that Council:**

1. Notes this report.
2. Endorses the correspondence outlined in Appendix 2 for the Mayor's signature, subject to the following changes:

- Last paragraph of Appendix 2 – the words “taken on board” being changed to “considered”
- 3. Notes the unique industrial architectural heritage associated with the site and requests that a photographer be allowed onto the premises to photograph the interior and exterior of the building prior to demolition, and that the photographic record be archived with the Marion Heritage Research Centre.

**Carried Unanimously**

8.10pm Councillor Prior re-entered the meeting

**8.10pm Annual Business Plan 2017/18 and Long Term Financial Plan  
 Report Reference: GC130617R07**

Councillor Appleby declared a perceived conflict of interest in the item *Annual Business Plan 2017/18 and Long Term Financial Plan (Report Reference: GC130617R07)* in relation to the Streetscape Program as his brother resides on Diagonal Road which is included in the Program. Councillor Appleby remained in the meeting.

Councillor Veliskou declared a conflict of interest in the item *Annual Business Plan 2017/18 and Long Term Financial Plan (Report Reference: GC130617R07)* in relation to the road re-seal program as it is in relative proximity to his residential property in Sheidow Park. Councillor Veliskou remained in the meeting.

**Moved Councillor Crossland, Seconded Councillor Telfer that:**

1. The Draft Annual Business Plan 2017/18 be prepared for final consideration at the 27 June 2017 General Council meeting with variations as approved by council on the basis of:
  - Average Rate increase of 2.2%
  - Minimum Rate of \$1,022
  - No Maximum Rate is applicable
  - Capping set at 12% with a \$20 minimum and \$200 maximum
  - Differential Rate by land use:
    - Commercial 85%
    - Industrial 70%
    - Vacant Land 100%
2. The Draft LTFP 2017/18 – 2026/27 (Appendix 2), with such variations as approved by Council, be referred to the General Council Meeting on 27 June 2017 for final adoption.
3. Council notes and endorses the items of Operating Expenditure (Table 1) and Capital Expenditure (Table 2) for inclusion in the 2017/18 ABP and LTFP.
4. The Draft Fees & Charges Schedule for 2017/18 (Appendix 3) be endorsed by Council, subject to the Fees & Charges policy being finalised in light of the final decisions to be made by Council as part of the ABP process.
5. The Grants Program for 2017/18 (Appendix 4) be endorsed by Council.

6. That any remaining draft budget funding surplus in 2017/18 is quarantined in the Asset Sustainability Reserve to support Council's long term asset management objectives.

### Amendment

#### Moved Councillor Hull, Seconded Councillor Prior that:

1. The Draft Annual Business Plan 2017/18 be prepared for final consideration at the 27 June 2017 General Council meeting with variations as approved by council on the basis of:
  - Average Rate increase of 2.2%
  - Minimum Rate of \$1,022
  - No Maximum Rate is applicable
  - Capping set at 12% with a \$20 minimum and \$200 maximum
  - Differential Rate by land use:
    - Commercial 85%
    - Industrial 70%
    - Vacant Land 100%
2. The Draft LTFP 2017/18 – 2026/27 (Appendix 2), with such variations as approved by Council, be referred to the General Council Meeting on 27 June 2017 for final adoption.
3. Council notes and endorses the items of Operating Expenditure (Table 1) and Capital Expenditure (Table 2) for inclusion in the 2017/18 ABP and LTFP.
4. The Draft Fees & Charges Schedule for 2017/18 (Appendix 3) be endorsed by Council, subject to the Fees & Charges policy being finalised in light of the final decisions to be made by Council as part of the ABP process In line with page 206 and 207 of the agenda that the proposed increases to the fees and charges schedule on those pages be halved.
5. The Grants Program for 2017/18 (Appendix 4) be endorsed by Council.
6. That any remaining draft budget funding surplus in 2017/18 is quarantined in the Asset Sustainability Reserve to support Council's long term asset management objectives.

Councillor Appleby declared a perceived conflict of interest in this item due to the Oaklands Crossing funding as his brother lives on Diagonal Road. Councillor Appleby remained in the meeting.

Councillor Byram declared a perceived conflict of interest when discussing the fees and charges schedule as a family member of hers receives assistance through the Home Support Program. Councillor Byram remained in the meeting.

That the amendment become the motion was **Carried**  
 The motion was **Carried**

**Councillor Veliskou voted For**  
**Councillor Byram voted For**  
**Councillor Appleby voted Against**

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**8.24pm City of Marion Strategic Plan 2017-2027**

**Report Reference: GC130617R08**

**Moved Councillor Pfeiffer, Seconded Councillor Byram** that Council:

1. Adopts the City of Marion Strategic Plan 2017-2027 as provided in Appendix 1.
2. Notes the final City of Marion Strategic Plan 2017-2027 will be published and communicated through a variety of forums including a small number of hard copy publications; the City of Marion's website, and social media forums.

**Carried**

**8.27pm Irrigation of Public Open Space Review**

**Reference No: GC130617R09**

8.28pm Councillor Pfeiffer left the meeting

**Moved Councillor Telfer, Seconded Councillor Westwood** that Council:

1. Notes the Report.

**Carried Unanimously**

**8.34pm Youth Development Model – 12-month review**

**Report Reference: GC130617R10**

8.34pm Councillor Pfeiffer re-entered the meeting

Councillor Byram declared a perceived conflict of interest in this item as she is a member of the Hallett cove Baptist Church and will remain for the item

**Moved Councillor Crossland, Seconded Councillor Veliskou** that Council:

1. Notes the report.

**Carried Unanimously  
Councillor Byram voted in favour**

**8.45pm Parking on Council Verges**

**Report Reference: GC130617R11**

**Moved Councillor Pfeiffer, Seconded Councillor Telfer** that Council:

1. Notes the proposal to change the Australian Road Rules to enable parking on verges.
2. Advises the LGA that Option 3 (retain the status quo) is preferred by the City of Marion

**Carried**

Councillor Westwood called for a division:

The Mayor declared the vote set aside

**Those for:** Councillor Pfeiffer, Telfer, Hutchinson, Prior, Hull and Crossland

**Those against:** Councillor Westwood, Byram, Veliskou and Appleby

**Carried**

### Questions with Notice

#### **Artworks on Display and in Storage and Public Artworks in City of Marion** **Reference No: GC130617Q01**

#### **QUESTION:**

How many works of art owned by the City of Marion are on display inside buildings owned and managed by the City of Marion? And how many works of art are in storage?

Please list, state the location and provide images of each item of public art throughout the City of Marion.

#### **COMMENTS: Marg Edgecombe, Unit Manager Community Cultural Development**

There are a total of 267 documented artworks in the City of Marion Art Collection consisting of paintings, drawings, prints, photographs, textile arts and small sculptures.

There are 178 artworks on display throughout the City of Marion buildings, primarily at the Administration building, Park Holme library, Marion Cultural Centre and Living Kurna Cultural Centre.

There are currently 89 artworks in storage consisting mainly of artworks by Suneden School students, produced as part of a previous art project, and some large landscape works purchased in the early 1980s that have been at Parkholme Library and have been swapped for more contemporary works. Some art works that were previously on show at the old City Services site are being held in storage.

The location of public art works throughout the City of Marion with images is listed in Attachment 1 to the report.



### Motions with Notice

Councillor Appleby declared a perceived conflict of interest in the item *Oaklands Crossing Project – Warracowie Ward Councillors (Report Reference: GC130617M02)* as his brother resides on Diagonal Road and remained in the meeting.

### 8.55pm Oaklands Crossing Project – Warracowie Ward Councillors Ref No: GC130617M02

**Moved Councillor Hull, Seconded Councillor Prior** that whilst Council acknowledges that the Oaklands Crossing project is of strategic interest and importance to the Corporation of the City of Marion, Council notes the particular importance of the planning and construction stage to the residents and businesses of the Warracowie Ward. That Council expects and requests that the Warracowie Ward Councillors are to be timely and appropriately briefed and engaged with by the Mayor and Staff during the planning and construction phase of this project.

### Amendment

**Moved Councillor Crossland, Seconded Councillor Byram** that whilst Council acknowledges that the Oaklands Crossing project is of strategic interest and importance to the Corporation of the City of Marion, Council notes the particular importance of the planning and construction stage to the residents and businesses of the Warracowie Ward. That Council expects and requests that the Councillors are to be timely and appropriately briefed and engaged with by the Mayor and Staff during the planning and construction phase of this project.

The vote on the amendment was **tied**  
**The Mayor made a casting vote and voted in favour of the amendment**  
 The amendment to become the motion was **Carried**  
 The motion was **Carried**  
**Councillor Appleby voted For**

### Questions without Notice

Nil

### Motions without Notice

Nil

### LATE ITEMS

Nil

**MEETING CLOSURE** - Meeting Declared Closed at 9.08pm

**CONFIRMED THIS 27 June 2017**

.....  
**CHAIRPERSON**

**Attachment 1****GC130617R03****Draft Annual Business Plan 2017-2018 Community Consultation Stats**

Social Media/Marion webpage Stats

Annual Business Plan and Strategic Plan community engagement: 10 May – 13 June:

- <https://www.facebook.com/CityofMarion/posts/1510095105698358:0> – **1,434** people reached, **2** shares, **7** reactions (5 likes and 2 loves), 3 comments, 67 post clicks.
- <http://www.marion.sa.gov.au/page.aspx?u=50&c=32958> – **95** page views between 10 May-13 June
- <http://www.marion.sa.gov.au/marions-strategic-directions> – **177** page views between 10 May-13 June
- <http://www.marion.sa.gov.au/annual-business-plan> - **89** page views between 10 May-13 June

Making Marion Stats –

Annual business Plan Quick poll

Total Responses	10
Strongly support	6
Support	2
So not Support	1
Strongly do no support	1

In summary, community consultation undertaken in relation to the Draft ABP 2017/18 since 10 May 2017 has resulted in:

- 98 page visits to the ABP Plan page on the City of Marion website
- 53 downloads of the Draft ABP from the Making Marion consultation page
- Facebook promotions reaching 1,434 people
- Ten contributions to a quick poll asking for the level of support for the Annual Business Plan from the public. There have been 6 contributions that strongly support the Draft ABP, 2 that support the plan, 1 that does not support the plan and 1 contribution that strongly does not support the plan. No contributors to the quick poll provided any commentary as to their position.
- There has been one formal submission of feedback regarding the draft Annual Business Plan 2017-2018

Community feedback statistics

As at 13 June 2017, the feedback received from the community on the draft Annual Business Plan 2017-2018 was:

- A total of **75** people visited the Making Marion website with **53** downloads of the document
- **One** written response was received; **Ten** people completed the online Poll indicating their level of support for the Plan.

### **Specific Community feedback**

The feedback received from the Community through the online submission forms is summarised in the table below.

Feedback received	
1.	<p>The Marino Residents Association has encouraged our community to engage in the process. But like council the response has not been overwhelming? Therefore either everyone is happy with the plans proposed by council or they are not prepared to engage because they feel they cannot influence outcomes? The MRA committee have reviewed the plans from a Marino centric perspective; however these comments apply generally. Overall the plans are consistent with the council's vision. The commitments and aspirations are to be applauded. Here are some comments and questions under the main headings:</p> <p><b>Liveable</b> The plan highlights an increase in population and housing diversity in the south, along with general increased urban density with its resultant demand on services and facilities- Has Council undertaken modelling of the potential increase and its impact over the next 10-15years, particularly with the planned DPA for smaller residential block sizes in Marino and Hallet Cove? The plan acknowledges the aging population in the City of Marion and the need for access to services and local facilities, how will the new planning amendment with an increased density encourage and support affordable housing options for younger and older people within the community. Specifically many older residents are in houses which are too big or inflexible for their needs and their options to stay in their community is very restricted under that current planning arrangements. Will the proposed DPA allow existing residents to downsize on their own property by subdividing? Will Marion provide some guidance on this approach including options for co-housing. The plan seeks to encourage Neighbourhoods that reflect local character and engender ownership. The impressive recent Streetscaping guidelines that have been adopted set a strong framework for decisions on civic enhancement for a consistent approach. However it does appear to imply a unified approach regardless of location. The local character of Marino and Hallet Cove, because of their topography are very different to the northern plains. Will the guidelines allow for local overlays to ensure the neighbourhoods are distinct?</p> <p><b>Nature</b> The plan notes that nature play spaces will be encouraged within a fair distance...what is a fair distance? and can this be attributed to informal nature play spaces such as gully's? With the planned increase in density within Marino and Hallet Cove; and given the current proposals to sell off "redundant" public space including green space. Has there been any analysis or modelling on the provision of accessible (level) open space within those suburbs. Will there be enough usable and green space for the future population. There is a section which talks about encouraging communities to reduce waste...the ABC program "war on waste", is very popular. Is it possible to run a pilot program in Marion for waste reduction starting with a street to get neighbours together on this important issue ?</p> <p><b>Engaged</b> The option to tap into skill sets within the community and encourage volunteering has been highlighted in the plan - we feel that there is capacity in the community to do things but there is often confusion about what they can do, in particular verge maintenance/ enhancement? High proportion of the community is not engaged - as per this consultation process. We would be interested to know how Council will address that challenge and how to address the lack of trust in engagement. The plan will focus on partnerships and co-creation - are there any examples of this approach?</p> <p><b>Innovation</b> The plan emphasises the use of technology to better engage with the community....note that the aging population may not all be captured via this method...more forums? Given the reduction in businesses are there any plans for small scale local maker spaces and shared enterprise spaces other than Tonsley? LED street lights are a feature; the community is very supportive of Councils initiative to take over the lighting of our City. There is still concern and reservations over the quality and impact of high temperature LED lights on people and animals. There is a hope that the light temperature and hence colour will be limited to 3000K or below. This could be achieved via careful lamp selection and smart technology to add timed lighting and dimmers outside of peak hours. Will council be consulting further with the community on this proposal?</p> <p><b>Prosperous</b> Not sure expanding Westfield Marion is a positive initiative for community prosperity or healthy lifestyles. Don't we need a decentralise facilities with a more community based model to have a lower carbon footprint, to reduce the reliance on cars?</p> <p><b>Connectivity</b> The plan encourages a short walk or bike ride to facilities. How might that apply to Marino with no real centre or hub and limited opportunity for social interactions? On the back of a very successful campaign for Oakland's crossing, could council work with state government to increase frequency of trains outside peak hours 1/hr is not conducive to connectivity via public transport. As a community we are willing to engage in the process and be part of the solution.</p>

**GC130617R08 - City of Marion Strategic Plan 2017-2027****Updated Community feedback statistics**

As at 1pm on 13 June 2017 the feedback received from the community on the draft Strategic Plan 2017-2027 was:

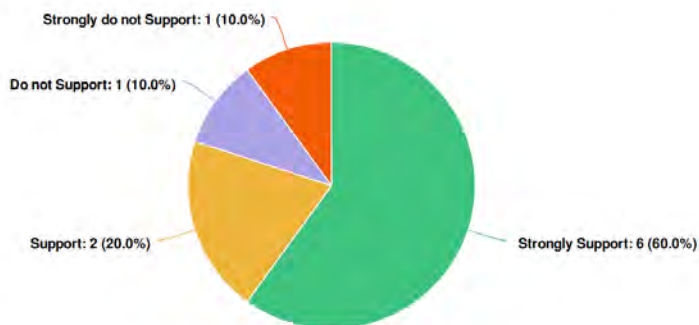
- A total of **118** people visited the Making Marion website with **56** downloads of the document
- **No** written responses were received; **eight** people completed the online Poll indicating their level of support for the Plan and **nine** people ranked the seven 10-year goals in order of importance.

**Updated short survey response**

Tool title/name: What is your level of support for the initiatives within the Annual Business Plan?

VISITORS	15	CONTRIBUTORS	10	CONTRIBUTIONS	10
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What is your level of support for the initiatives within the Annual Business Plan?



Please rank the below goals in order of importance. One being most important 7 being least important.

Theme	10-year Goal	Ranking
Engaged	Our community will feel engaged and empowered to influence the improvement of their own neighbourhood	2.78
Valuing Nature	We will improve stormwater management, increase energy efficiency, promote biodiversity and improve opportunities for people to play in open spaces and interact with nature	3.00
Liveable	We will have attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds.	3.11
Connected	It will be easier and safer to move around our city which will have accessible services and plenty of walking and cycling paths. New technology and community facilities will better connect our community	3.89
Good Governance	We will continue to strengthen the foundation of our business through excellent financial management and strong and transparent decision making whilst seeking to become nimbler, adaptive and less risk adverse.	5.00
Prosperous	Our city will see realisation of the full potential of the Tonsley Precinct and other key commercial – industrial – retail zones	5.00
Innovative	We will be constantly ready to adapt to technological advances. We will be better and quicker at sharing relevant information	5.22

The following feedback was received at 11:36am on Tuesday 13 June. Marino Residents Association will be making a public submission on the draft Annual Business Plan for GC130617R03

#### Feedback received

The Marino Residents Association has encouraged our community to engage in the process. But like council the response has not been overwhelming? Therefore either everyone is happy with the plans proposed by council or they are not prepared to engage because they feel they cannot influence outcomes? The MRA committee have reviewed the plans from a Marino centric perspective; however these comments apply generally. Overall the plans are consistent with the council's vision. The commitments and aspirations are to be applauded. Here are some comments and questions under the main headings:

**Liveable** The plan highlights an increase in population and housing diversity in the south, along with general increased urban density with its resultant demand on services and facilities- Has Council undertaken modelling of the potential increase and its impact over the next 10-15 years, particularly with the planned DPA for smaller residential block sizes in Marino and Hallett Cove? The plan acknowledges the aging population in the City of Marion and the need for access to services and local facilities, how will the new planning amendment with an increased density encourage and support affordable housing options for younger and older people within the community. Specifically many older residents are in houses which are too big or inflexible for their needs and their options to stay in their community is very restricted under that current planning arrangements. Will the proposed DPA allow existing residents to downsize on their own property by subdividing? Will Marion provide some guidance on this approach including options for co-housing. The plan seeks to encourage Neighbourhoods that reflect local character and engender ownership. The impressive recent Streetscaping guidelines that have been adopted set a strong framework for decisions on civic enhancement for a consistent approach. However it does appear to imply a unified approach regardless of location. The local character of Marino and Hallett Cove, because of their topography are very different to the northern plains. Will the guidelines allow for local overlays to ensure the neighbourhoods are distinct?

**Nature** The plan notes that nature play spaces will be encouraged within a fair distance...what is a fair distance? and can this be attributed to informal nature play spaces such as gully's? With the planned increase in density within Marino and Hallett Cove; and given the current proposals to sell off "redundant" public space including green space. Has there been any analysis or modelling on the provision of accessible (level) open space within those suburbs. Will there be enough usable and green space for the future population. There is a section which talks about encouraging communities to reduce waste....the ABC program "war on waste", is very popular. Is it possible to run a pilot program in Marion for waste reduction starting with a street to get neighbours together on this important issue?

**Engaged** The option to tap into skill sets within the community and encourage volunteering has been highlighted in the plan - we feel that there is capacity in the community to do things but there is often confusion about what they can do, in particular verge maintenance/ enhancement? High proportion of the community is not engaged - as per this consultation process. We would be interested to know how Council will address that challenge and how to address the lack of trust in engagement. The plan will focus on partnerships and co-creation - are there any examples of this approach?

**Innovation** The plan emphasises the use of technology to better engage with the community....note that the aging population may not all be captured via this method...more forums? Given the reduction in businesses are there any plans for small scale local maker spaces and shared enterprise spaces other than Tonsley? LED street lights are a feature; the community is very supportive of Councils initiative to take over the lighting of our City. There is still concern and reservations over the quality and impact of high temperature LED lights on people and animals. There is a hope that the light temperature and hence colour will be limited to 3000K or below. This could be achieved via careful lamp selection and smart technology to add timed lighting and dimmers outside of peak hours. Will council be consulting further with the community on this proposal?

**Prosperous** Not sure expanding Westfield Marion is a positive initiative for community prosperity or healthy lifestyles. Don't we need a decentralise facilities with a more community based model to have a lower carbon footprint, to reduce the reliance on cars?

**Connectivity** The plan encourages a short walk or bike ride to facilities. How might that apply to Marino with no real centre or hub and limited opportunity for social interactions? On the back of a very successful campaign for Oakland's crossing, could council work with state government to increase frequency of trains outside peak hours 1/hr is not conducive to connectivity via public transport. As a community we are willing to engage in the process and be part of the solution.

Feedback on specific issues will be forwarded to the relevant groups for noting and consideration.

# Mayoral Communication Report

Date of Council Meeting: 27 June 2017

Name of Elected Member: Mayor Kris Hanna

Date	Event	Comment
19 May 2017	The Cove FC Sponsors, Supporters and Life Members Evening	Guest speaker
20 May 2017	ANZAC Commemoration Documentary Film Launch	Guest speaker
23 May 2017	Mitchell Park Neighbourhood Centre 30 <sup>th</sup> Birthday	Guest speaker
28 May 2017	Woodend Primary School Markets	Attended
28 May 2017	Glenthorne History Event	Attended
28 May 2017	Bangladesh Club Australia – IFTAR Dinner	Mayor and Mayoress attended
29 May 2017	The Minister for Planning, the Hon John Rau MP, encouragement re planning regime reform	Attended
2 June 2017	IFTAR Celebration Dinner	Attended
3 June 2017	Citizenship Ceremony	Conducted 3 ceremonies to welcome more than 250 new Australians
14 June 2017	Church of Christ Brighton	Guest speaker
14 June 2017	SANFL IFTAR Dinner	Mayor and Mayoress attended
14 June 2017	Reception in honour of the Birthday of Queen Elizabeth II	Mayor and Mayoress attended
19 June 2017	Cheque presentation ceremony, City of Marion Community Grants Program, round two	Welcome speech
20 June 2017	The Governor, his excellency the Honourable Hieu Van Le AC, visit / tour of the City of Marion	Hosted
21 June 2017	Yoga Demonstration, Ganesha Temple	Attended
In addition, the Mayor has met with residents, MP's and also with the CEO and Council staff regarding various issues.		

# CEO and Executive Communications Report

**Date of Council Meeting: 27 June 2017**

<b>Date</b>	<b>Activity</b>	<b>Attended by</b>
4 May 2017	Australia Post Customer Event Briefing	Vincent Mifsud
16 May 2017	Renewal SA re Clovelly Park Community Open Space	Vincent Mifsud
23 May 2017	Mitchell Park Neighbourhood Centre 30 <sup>th</sup> Birthday High Tea	Kris Hanna Adrian Skull
25 May 2017	Meeting with General Manager Westfield	Adrian Skull Abby Dickson
26 May 2017	Marino Residents Association President	Tony Lines
29 May 2017	Minister for Planning – Launch of series of planning initiatives	Abby Dickson
3 June 2017	Citizenship Ceremonies	Adrian Skull Kris Hanna Tony Lines
5 June 2017	SRWRA quarterly board meeting	Vincent Mifsud
6 June 2017	Council Solutions Directorate	Vincent Mifsud
6 June 2017	Surf Lifesaving SA and South Australian Aquatic and Leisure Centre regarding Surf Lifesaving World Championships 2018	Abby Dickson
7 June 2017	City of Marion and City of Charles Sturt combined Executive Team meeting regarding Service Reviews	Adrian Skull Abby Dickson Vinnie Mifsud Tony Lines
13 June 2017	Meeting with Oliver Barry (Council Solutions) and FSE consulting	Adrian Skull Vincent Mifsud
15 June 2017	Deloitte Financial Reporting Update	Vincent Mifsud
16 June 2017	Council Solutions Directorate	Vincent Mifsud
23 June 2017	Marino Residents Association	Tony Lines

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

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

**Manager:** Jaimie Thwaites, Acting Manager Governance

**General Manager:** Vincent Mifsud, General Manager Corporate Services

**Subject:** Infrastructure and Strategy Committee -  
Confirmation of Minutes of Meeting held on 6 June 2017

**Report Reference:** GC270617R01

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**DISCUSSION**

The purpose of this report is to facilitate the receiving and noting of the minutes from the 6 June 2017 Infrastructure and Strategy Committee meeting. A summary of the items considered are noted below.

**Confirmation of Minutes**

Minutes of the Infrastructure and Strategy Committee Meeting held on 2 May 2017, be taken as read and confirmed.

**7.1 Edwardstown Oval Project**

The Committee reviewed a presentation outlining the Edwardstown Oval Project, which generated discussion, and resulted in a number of recommendations as outlined in the attached minutes.

**7.2 Community Facilities Strategy Review**

The Committee noted and discussed various components of the City of Marion's Community Facilities Strategy Review, particularly linkages with our other Strategic Plans as outlined in the attached minutes.

**7.3 Morphettville Sports Club Update**

The Committee noted and discussed the project status and various components of the Morphettville Sports Club with various feedback provided as outlined in the attached minutes.

**7.4 Customer Service Provision from Council Facilities**

A verbal update was provided to the Committee on the Customer Service Provision from Council Facilities, which generated discussion and feedback as outlined in the attached minutes.

**RECOMMENDATIONS**

**DUE DATES**

**That Council:**

- |   |                     |
|---|---------------------|
| <b>1. Receives and notes the minutes of the Infrastructure and Strategy Committee meeting of 6 June 2017 (Appendix 1).</b>                                | <b>27 June 2017</b> |
| <b>2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Infrastructure and Strategy Committee.</b> | <b>27 June 2017</b> |



**MINUTES OF THE INFRASTRUCTURE AND STRATEGY COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 6 JUNE 2017**



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**PRESENT**

**Elected Members**

Councillor Byram (Chair), Councillor Hull, Councillor Kerry, Councillor Pfeiffer and Councillor Westwood

Mayor Hanna (from 8:00pm to 9:31pm)

**Independent Member**

Mr Christian Reynolds

**In Attendance**

Councillor Crossland  
Councillor Telfer  
Councillor Hutchinson  
Mr Tony Lines  
Ms Abby Dickson  
Ms Sherie Walczak  
Ms Jaimie Thwaites  
Ms Carol Hampton  
Mr James O'Hanlon  
Ms Fiona Harvey  
Ms Liz Byrne  
Ms Birgit Stroehrer

General Manager City Services  
General Manager City Development  
Acting Unit Manager Governance and Records (minute taker)  
Acting Manager Corporate Governance  
Manager City Property  
Unit Manager Sport and Recreation Facilities  
Manager Innovation and Strategy  
Manager Community and Cultural Services  
Registered Architect, Strategic Projects

**1. OPEN MEETING**

The meeting commenced at 6:48pm.

**2. KAURNA ACKNOWLEDGEMENT**

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

**3. MEMBERS DECLARATION OF INTEREST**

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

Nil declarations were made

**4. 6:48pm CONFIRMATION OF MINUTES**

**Moved Councillor Pfeiffer, Seconded Councillor Westwood** that the minutes of the Infrastructure and Strategy Committee Meeting held on 2 May 2017 be taken as read and confirmed.

**Carried Unanimously**

**5. 6:49pm BUSINESS ARISING**

The business arising statement was noted.

- The Committee discussed the outcome of the Marion Outdoor Pool master plan and asked that when recommendations from the Committee are made to General Council that the outcome of the resolution is reported back to Committee.
- The Committee queried the status of the Project Management Office structure and asked that the final structure be brought to next Committee meeting.
- The Committee acknowledged that the Draft Works Program had changed slightly due to the 4 April 2017 meeting not being held. In particular, the Feature Project may not be in the correct month. They also advised that there may be another big project to consider in the coming months.
- The Committee queried the status of the energy efficient lighting project in relation to the Marion Leisure and Fitness Centre and noted that the report for which is due to be tabled at the General Council meeting schedule for 25 July 2017.
- The Committee discussed the Smart City projects and the availability of an online platform for councils to collaborate. It was queried if we have explored the \$50 million grants available for projects such as this and noted that a consultant is drafting Council's joint application with SA Power Network and City of Charles Sturt.

**6. PRESENTATION**

Nil

**7. REPORTS / WORKSHOPS**

**7.1 7:02pm Edwardstown Oval Project  
Report Reference: ISC020517R7.1**

The Edwardstown Oval Board's President, Darren Williams and Deputy Chair, Shaun Krutti were in attendance for this item.

General Manager City Development provided the Committee with a presentation on the Edwardstown Soldiers Memorial Recreation Ground.

The Committee discussed the item and the following points were raised / noted:

- Clarification in regards to the types of training opportunities which included:
  - Cert 1 and 2 in commercial cookery and Cert 4 in catering management.
  - Opportunity to explore the linkages with Registered Training Organisations regarding fitness certificates.

- Discussions are already underway with Flinders University and a partnership with Shape
- The governance model was discussed by the Committee and outlined as follows:
  - A new constitution was adopted approximately 18 months ago
  - An independent, community elected, skills-based Board was recruited and are performing well
  - A Manager is yet to be appointed and the employer/employee relationship is still to be determined however, the employment contract will include KPIs that are aligned to Council's objectives for the site. Council propose to subsidise the position initially.
- The Committee noted that staff should be congratulated on the design of the facilities The Committee provided feedback on the Vision and Objectives, which align to Council's strategy and the economic outcomes as required by Federal Government funding:
  - Objectives need to be more specific and measurable
  - The report being prepared for Council regarding the management model should include a financial forecast, community utilisation, governance framework/model relative to the objectives and KPIs that may include weighting/numeric values,
  - Deliverables need to sit alongside each of these objectives.
- Mr Reynolds made a number of recommendations including:
  - The first duty is to the community and the project's financial viability.
  - The plan should have compelling offerings to the community and the affiliate clubs and should include chartered behaviours.
  - The Board should act on Council's behalf and then the community (which includes the affiliate clubs).
  - If the board is to be fully responsible then the manager should report to the Board.
  - Timing of the employment of the facilities manager should be early enough to respond to the initial KPIs. This ensures the business continuity from inception stage, the oversight of project delivery to finalisation.
  - Memorandums of Understanding to secure partnership opportunities and extra affiliates or sub-lessees should be pursued, which will underpin the economic viability of the site.
- The Committee raised the need for contact to be made with Vicinity, who manage nearby Castle Plaza Shopping Centre to determine opportunities to be involved in the facility.

**Moved Councillor Pfeiffer, Seconded Councillor Kerry** that the Infrastructure and Strategy Committee:

1. Notes the report for the Edwardstown Oval redevelopment Project.
2. Recommend that Council review the employment strategy of the Facility Manager for project delivery and operations, which will be included in the Report being prepared for Council the General Council
3. Recommend that Council review the formulation of the facility's 1-3 year goals.
4. Consider the next round of deliverables that support each of the objectives.
5. Administration to supply the Committee with a copy of the economic benefit model contained in the Nation Stronger Regions Funding agreement.

**Carried Unanimously**

8:15pm Mayor Hanna and Councillor Pfeiffer left the meeting

**7.2 8:16pm Community Facilities Strategy Review**  
**Report Reference: ISC060617R7.2**

Manager City Property and Unit Manager Sport and Recreation Facilities provided the Committee with a presentation on the Community Facilities Strategy Review.

8:22pm Councillor Pfeiffer re-entered the meeting

8:23pm Mayor Hanna re-entered the meeting

The Committee discussed the item and the following points were raised / noted:

- The Community Facilities Strategy Review and the linkages to other Strategic Plans and Policies, specifically the need to ensure alignment to the Open Space Strategy and the Asset Management Plan.
- There is need for consistent terminology across the reports and plans to avoid confusion.
- Clarity is required around the meaning of the words 'sustainable' and 'resources' which should be expanded in the next iteration of the principles
- Consider reviewing the principle of Placemaking and Community Involvement, consider changing to pride and participation .
- Revision is required to clarify regional hierarchy catering to 20,000 people vs catering to a population of 20,000 people.
- Further clarity is required around the definitions of Regional, District and Local hierarchy.
- The plan requires reference to the 30-year, 10-year and 4 year strategies as well as the six success factor of CoM (wheel).
- Need to clarify the interpretation of local facilities of 5km is it intended to reduce facilities or guide decision making?
- A higher emphasis is required on 'equitable' allocation of facilities.
- The anomalies included on the maps, ie Meals on Wheels, need to be recognised due to the strong social justice component.
- Questions raised regarding the data source of the distances referred to from the LGA report on walking distances.
- Data sources need to be built into the unpinning document ie asset management, building audit, patronage numbers and financial viability.
- Large facilities like BMX track project need overarching motherhood statements included in the plan.

9:01pm Councillor Kerry left the meeting

9:05pm Councillor Kerry re-entered the meeting

9:06pm Councillor Westwood left the meeting

**Moved Christian Reynolds, Seconded Councillor Hull** that the Infrastructure and Strategy Committee:

1. Notes the draft report.
2. Notes the discussion and feedback of the workshop regarding the Community Facilities Strategy Review to be brought back to the 5 September meeting.

**7.3 9:08pm Morphetville Sports Club Update – Verbal Briefing**  
**Report Reference: ISC060617R7.3**

Manager City Property and Unit Manager Sport and Recreation Facilities provided a verbal update on the Morphetville Sports Club.

9:10pm Councillor Westwood re-entered the meeting

The Committee discussed the item and the following points were raised / noted:

- Office of Recreation and Sport grant was awarded on 25 April 2017, the funds are to be expended within 24 months
- Working with the committee to ensure female changes room will integrate into any future development of the building
- Confirmation that an architect has been contracted, through Birgit Stroehler, to work on concept plans.
- Concepts plans include single and 2-story floorplan options submitted to the Office of Sport and Recreation in response to their \$500,000 grant for provision of female change-rooms.
- Concept plans due in approximately three weeks and updates are to be provided to the next Committee meeting.

**9:13pm Moved Councillor Hull, Seconded Christian Reynolds** that the Infrastructure and Strategy Committee extend the meeting until 10:00pm

**Carried**

**7.4 9:16pm Customer Service Provision from Council Facilities**  
**Report Reference: ISC060617R7.4**

Manager Community and Cultural Facilities provided a verbal update on the Customer Service Provision from Council Facilities.

9:31 Mayor Hanna left the meeting and did not return

The Committee discussed the item and the following points were raised / noted:

- Discussion around resident asking why the Customer Service Centre is not open on Council meeting nights.
- Automation of transactional customer contact vs personalisation to improve efficiency and improve customer experience. Personalisation could be in the form of SMS to proactively remind customers about rates being due.
- There is a balancing act to be considered when rolling out technology improvements in regards to demographics and target audience and potential strategies should be benchmarked against industry counterparts.
- Current customer service data is limited which makes it difficult to compare to other councils.
- Customers should be given the option of selecting that their rates notices are provided either by mail or by email.
- Another opportunity is that a discount be provided for annual payment up-front instead of the default quarterly rate notices.

- Do we capture the customer service issues ie pain points when they present at CSC or via the call centre?
- IT Infrastructure /Information System strategy is missing from the report.

**7.5 9:56pm Key Infrastructure needs to support City Development over the next 5-10 years  
Report Reference: ISC060617R7.5**

This item was adjourned to the Committee meeting scheduled for 1 August 2017.

**9:58pm Moved Councillor Hull** that the Infrastructure and Strategy Committee extend the meeting until 10:30pm but lapsed for want of a seconder.

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

- **Question of Notice from Councillor Hull:**  
How have some of the Ward's tennis courts been rebadged to multi-purpose courts in order to retain them during the tennis court review which resulted in closure of other tennis courts and when were the terms of reference changed.
- Smart Cities series conference is being held in Adelaide on 5 September 2017.

**10. MEETING CLOSURE**

The meeting was declared closed at 10:01pm

**11. NEXT MEETING**

The next meeting of the Infrastructure and Strategy Committee will be held at 6.30pm on 4 July 2017 in the Council Chamber, 245 Sturt Road, Sturt.

**CONFIRMED**

.....

**CHAIRPERSON**

/ /

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 June 2017**

**CONFIDENTIAL REPORT**

**Originating Officer:** Colin Heath, Manager Contracts and Operational Support  
**Corporate Manager:** Colin Heath, Manager Contracts and Operational Support  
**General Manager:** Vincent Mifsud, General Manager Corporate Services  
**Subject:** Kerbside Waste Contract Extension  
**Reference No:** GC270617F01

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If the Council so determines, this matter may be considered in confidence under Section 90(2) and (3)(d) of the *Local Government Act 1999* on the grounds that the report contains information relating to commercial information of a confidential nature that could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party and would, on balance, be contrary to the public interest.



**Adrian Skull**  
Chief Executive Officer

**RECOMMENDATION:**

1. That pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Vincent Mifsud, Abby Dickson, Tony Lines, Jaimie Thwaites, Colin Heath, Victoria Moritz and Ray Barnwell, be excluded from the meeting as the Council receives and considers information relating to the Kerbside Waste Contract Extension, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information of a confidential nature that 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.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officers:** Rhiannon Hardy, Policy Planner  
David Melhuish, Senior Policy Planner

**Corporate Manager:** Robert Tokley, Acting Manager Development & Regulatory Services

**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Housing Diversity Development Plan Amendment - Statement of Intent - Amendment

**Report Reference:** GC270617R02

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**REPORT OBJECTIVES / EXECUTIVE SUMMARY**

Council is to undertake a Development Plan Amendment (DPA) proposing changes to housing density/diversity throughout a large proportion of the Residential Zone. The DPA also investigates the introduction of mixed-use areas in the Commercial Zone on Marion Road, Local and Neighbourhood Centre Zones, and along certain transit corridors.

A Statement of Intent (SOI) was forwarded to the Minister for Planning in June 2016. The Minister (via staff from the Department of Planning, Transport and Infrastructure (DPTI)) has advised that the SOI needs to be amended to reflect current thinking on a number of issues.

The purpose of this agenda item is to seek Council's approval to forward an amended version of the SOI for the Housing Diversity DPA to the Minister for Planning for his consideration.

**RECOMMENDATIONS**

**DUE DATES**

**That Council:**

- |  |                     |
|--|---------------------|
| <b>1. Endorses the amended version of the Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) – attached as Appendix 1 to this report.</b>    | <b>27 June 2017</b> |
| <b>2. Forwards the amended Statement of Intent (SOI) to the Minister for consideration, accompanied by the letter in Appendix 2.</b>                                   | <b>27 June 2017</b> |
| <b>3. Notes that a further report containing investigations and policy recommendations for the DPA will be presented to a General Council meeting for endorsement.</b> | <b>27 June 2017</b> |



## BACKGROUND

### Strategic Directions Report

Marion Council's Strategic Directions Report of 2013 identified a number of residential DPAs, including:

- Residential (Character) DPA Review of existing and new character policy areas
- Residential (Higher Density) Land around the periphery of the Marion Regional Centre (component of the Oaklands TOD)
- Residential/Mixed Use Along Transit Corridors and including Marion and Sturt Roads Residential areas adjacent the rail corridors (Noarlunga and Tonsley lines) and residential/mixed use along Marion/Sturt Roads.
- Residential (Southern Suburbs) DPA Hallett Cove, Marino, Seaview Downs, Seacombe Heights, Darlington
- Stormwater Master Plan DPA Flood plain mapping into the Development Plan as identified in the Holdfast Bay/Marion Stormwater Management Plan for the catchment west of the Sturt River
- Residential (Character Policy Area 17) Glengowrie, Glandore, Edwardstown, Plympton Park
- Residential (Character and Density Preservation) Various residential areas within the Council

Council has been pursuing a single DPA that covers the various strategic aims in one document - providing opportunity for a better managed, coordinated and balanced approach for growth in the Council area, known as the "Housing Diversity DPA".

The Housing Diversity DPA SOI was endorsed by Council and forwarded to the Minister in June 2016. However, a number of changes have recently been made to the SOI in order to reflect:

- a) the discussions of the Urban Planning Committee;
- b) the update to the 30 Year Plan for Greater Adelaide; and
- c) recommendations by DPTI staff in order to progress the DPA.

## DISCUSSION

### Urban Planning Committee

Since the SOI was forwarded to the Minister in June 2016, the Urban Planning Committee (UPC) has considered investigations and reached an opinion on the proposed policy changes of the DPA. Investigations and consideration of issues have been undertaken prior to agreement from the Minister in order to expedite the DPA process once agreement is received.

The discussions of the Urban Planning Committee have allowed the final policy recommendations to evolve from the original intentions of the SOI in the following manner:

SOI Objective	Recommended Policy Outcome
Facilitation of greater housing diversity and densities in appropriate locations along transit corridors and adjacent activity centres (reflecting the directions of the <i>30 Year Plan for Greater Adelaide</i> )	Suburban Activity Node Zone applied to properties: <ul style="list-style-type: none"> <li>• surrounding the Marion Regional Centre</li> <li>• along Sturt Road linking Marion Shopping Centre to the Tonsley Innovation District</li> <li>• Along parts of the Seaford and Tonsley train lines</li> <li>• Along parts of the Glenelg Tram line</li> </ul>

	Urban Corridor Zone applied along Marion Road (to be further refined to specific sites), including a Boulevard Policy Area north of Oaklands Road, and a Business Policy Area in the current Industry/Commerce Policy Area 4.
Enabling opportunities for increased housing diversity and higher densities in appropriate areas in the southern portion of the Council area	Southern Policy Area 18 expanded to incorporate certain areas of the current Hills Policy Area 11, including: <ul style="list-style-type: none"> <li>• south of Seacombe Road,</li> <li>• surrounding the Marino Rocks and Marino train stations,</li> <li>• surrounding the Hallett Cove and Hallett Cove Beach train stations, and</li> <li>• the southern part of Hallett Cove where new development has occurred.</li> </ul>
	Minimum site dimensions in the Southern Policy Area 18 and Hills Policy Area 11 amended to facilitate greater housing diversity
Investigation of areas for mixed use development along higher order roads and within existing local and neighbourhood centres	The Local and Neighbourhood Centre Zones amended to encourage residential development above non-residential ground floor uses.
	The Neighbourhood Centre Zone in Park Holme expanded to include properties on Chambers Street, Marion.
Introduction of new or expanded character areas in Glandore, Edwardstown & Plympton Park	As per SOI, but including a new character area in South Plympton.
Creation of lower density policy area in the northern parts of the council with a streetscape character worthy of retention, which are not deemed suitable for higher densities (e.g. not located adjacent transit corridors or higher order activity centres).	Northern Policy Area 13 amended to: <ul style="list-style-type: none"> <li>• Increase minimum site area criteria for semi-detached, row, residential flat and group dwellings;</li> <li>• Increase minimum frontage width criteria for row dwellings, increasing opportunities for on-street car parking;</li> <li>• Increase minimum battle-axe driveway width and landscaping strip width;</li> <li>• Increase car parking required for group and residential flat building developments;</li> <li>• Emphasise design treatments and compatibility with existing dwellings;</li> <li>• Emphasise the importance of landscaping and re-vegetation in new developments; and</li> <li>• be renamed “Marion Plains Policy Area 13”.</li> </ul>
	Investigate expanding the new Marion Plains Policy Area 13 to include parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16.

### Liaison with DPTI

DPTI has, on a couple of occasions, requested and been provided with additional details on the intent of certain components of the proposed DPA from Council.

Council staff have recently met with DPTI staff to discuss the nature of investigations and analysis undertaken for the DPA and the policy amendments proposed as a result. DPTI advised that they were generally supportive of the DPA and commend the strategic work that has been undertaken by Council.

Two concerns were raised regarding the proposed DPA:

1. Urban Corridor Zone along Marion Road

- The Urban Corridor Zone has been in place in a number of Inner Ring Councils for some years, but there has been little uptake for high-density development. Prospect Council has experienced mid-rise development along Churchill Road and to a small extent on Prospect Road. This is potentially due to the higher price point in those particular suburbs, whereas the financial feasibility is less in other areas.
- There have been a number of design issues associated with the types of mid-rise developments constructed so far, particularly relating to the interface with adjoining residential areas. These design issues have been reviewed and amendments are to be made to the planning policy that relates to this form of development within the Development Plans of the Inner Ring Councils.
- DPTI and the Inner Ring Councils are now reducing the scope of their corridor zones to concentrate on targeting large sites in strategic locations that would better interface with lower density residential areas.
- DPTI has suggested that Council consider whether there is a market demand for the types of mixed-use apartments envisaged by the Urban Corridor Zone along Marion Road.
- Targeting strategic sites along Marion Road may be a better option.

2. Proposed Character Areas – Interface with the Suburban Activity Node Zone (SANZ)

- The 30 Year Plan seeks potential uplift adjacent transit corridors
- Will the proposed additional Character Areas constrain future development opportunities?
- How will they interface with the proposed SANZ along the tramline?
- Can the desired outcomes of the Character Policy Area be achieved with medium density allotment areas?

The above issues require further investigation, which is noted in the amended SOI (*Appendix 1*) and a covering letter to the Minister for Planning (*Appendix 2*).

Staff are currently undertaking the required investigations and will present any resulting changes in the draft DPA to Council for endorsement before the DPA is finalised for public consultation.

### **30 Year Plan for Greater Adelaide: 2017 Update**

An update to the *30 Year Plan for Greater Adelaide* was released in late May 2017. The SOI has been updated to reference the relevant targets and principles of the updated *30 Year Plan*.

### **Consultation**

If the SOI receives the Minister's approval, a draft version of the DPA for public consultation purposes is to be created and presented to Council for consideration. Once endorsed, the DPA will be sent to the public, interested parties and government agencies for consultation.

### **CONCLUSION**

DPTI require Council to consider amending the current SOI to include investigations into the issues raised. The SOI has been further amended to reflect the recommendations of Council's

Urban Planning Committee over the past year, and to reflect the targets and policies of the amended 30 Year Plan for Greater Adelaide.

The SOI has been amended for the consideration of Council, and if endorsed, will be forwarded to the Minister for approval.

## **APPENDICES**

Appendix 1: Housing Diversity Development Plan Amendment - Statement of Intent (amended)

*Appendix 1a: Opportunities and Constraints Analysis*

Appendix 2: Letter to the Minister for Planning

Appendix 3: Map of Areas Identified for Policy/Zone Change

Appendix 4: Map of proposed Zones/Policy Areas

# Statement of Intent

By the Council

## Housing Diversity Development Plan Amendment

### Statement of Intent

by the

Marion Council

Amended June 2017

Pursuant to section 25 (1) of the *Development Act 1993* this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.

**Adrian Skull**  
CHIEF EXECUTIVE OFFICER

Date:

**John Rau**  
MINISTER FOR PLANNING

Date:



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## 1. Introduction

### 1.1 Statement of Intent

Pursuant to section 25(1) of the Development Act 1993 (the Act) the **Marion Council** (the Council) has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations). The SOI details the scope, relevant strategic / policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the DPA.

### 1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

#### 1.2.1 Council Contact Persons

The key Council contact persons who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA are:

- **David Melhuish, Senior Policy Planner**
- **Rhiannon Hardy, Policy Planner**

## 2. Scope of the Proposed DPA

### 2.1 Need for the Amendment

#### 2.1.1 Rationale

In recent years, the Marion Council has experienced a high number of infill housing redevelopments in the northern portion of the Council area. Such development has typically taken the form of 1-to-2 storey low-to-medium density dwellings dispersed throughout the northern suburbs of the local government area (LGA). This ad hoc dispersion of small-scale residential developments has resulted in lost opportunities for high density and diverse housing types adjacent to activity centres and transit corridors. At the same time, certain types of medium density development in inner-suburb areas have resulted in detrimental impacts such as traffic congestion, excessive on-street car parking and incompatibility with existing streetscape character.

## Statement of Intent

**3. Strategic and Policy Considerations**

By contrast, the southern parts of the Council area provide some opportunities for housing diversity. The current policies in the southern parts of the Council area, specifically the Hills Policy Area 11, provide for very low density housing only. The growing range of household types in the southern parts of the Council would benefit from greater housing choice and smaller dwelling options.

The lack of housing diversity within certain parts of the Council area and examples of disorderly and inappropriate infill development have been identified as a catalyst for change. The proposed DPA aims to amend the Marion Council Development Plan to support the development of a range of housing types throughout the Council area and promote mixed use development in key strategic locations.

Council understands the value of high density development and the vital role it can play in the activation and vibrancy of activity centres and transit corridors. More vibrant activity centres will boost the local economy and create employment. For this reason, the proposed DPA also anticipates the introduction of mixed use areas within and adjacent to activity centres and along certain transit corridors.

These overarching goals of the DPA will contribute to the creation of employment opportunities and economic stimulation in the local and wider localities, as it will facilitate opportunities for businesses in key locations near activity centres and mass transit. Furthermore, the encouragement of increased housing diversity will offer stimulus to the development industry (whilst also providing greater housing choice to the varied needs of the population).

This DPA will investigate the opportunities for improved residential and mixed-use growth within the City of Marion, taking into consideration:

- Job creation arising from activation of current activity centres, and creative adaptation of older commercial premises to mixed use (commercial and residential).
- Facilitation of residential development to meet the demographic, life cycle and socio-economic needs and expectations of existing and future residents
- Delivery of a high quality urban environment with a focus on design
- Desirability of diversification of housing types and densities in appropriate locations
- Directing the location of higher residential densities within close proximity of transport corridors and activity centres/employment hubs
- Opportunities for mixed use development within activity centres, transport corridors and appropriate higher order roads
- Protection of Character Areas (which demonstrate a cohesive built form/streetscape character reflecting early urban development in the City of Marion)
- Enhancement of the character and amenity of existing residential areas, ensuring that infill development is appropriately designed and sited.
- The appropriateness of existing residential zoning/policy area locations and whether policy reflects current and future intentions/aspirations for the Council area.

### 2.1.2 Affected Area

The area affected by the proposed DPA can be generally described as follows:

- A significant proportion of the Residential Zone (including the Hills Policy Area 11, Medium Density Policy Area 12, Northern Policy Area 13, Regeneration Policy Area 16, Residential Character Policy Area 17 and Southern Policy Area 18) and in particular, residential areas adjacent to activity centres, transit corridors and higher order roads.

- Local and Neighbourhood Centre Zones
- The Commercial Zone along Marion Road

The proposed DPA will encompass policy changes in the following areas to deliver increased housing diversity throughout the Council area:

- Explore opportunities for mixed use development in **local and neighbourhood centres** by expressly encouraging residential development in the form of apartments located above ground level retail/commercial uses.
- Expand the **Neighbourhood Centre Zone in Park Holme/Marion** to encompass residential properties on Chambers Street.
- Encourage higher densities and increased housing diversity in appropriate parts of the **Hills Policy Area 11** by including those areas within the Southern Policy Area 18. Localities for investigation include:
  - along the southern side of Seacombe Road (within Seacombe Heights, Seaview Downs and Darlington) where land is less undulating and located within convenient walking distance of activity centres.
  - areas within convenient walking distance of the Hallett Cove and Hallett Cove Beach railway stations, having regard to land gradient.
  - in Marino where located within convenient walking distance to Marino and Marino Rocks Railway Stations, having regard to land gradient and the higher density provisions in the suburb of Kingston Park of Holdfast Bay Council to the north.
- Review minimum site dimensions provisions in the **Southern Policy Area 18** to facilitate opportunities for increased housing diversity.
- Review minimum site areas in the **Hills Policy Area 11** to facilitate opportunities for higher densities, whilst ensuring development sites are appropriate for the land gradient.
- Review the **Northern Policy Area 13** to address common adverse impacts arising from infill development. Review minimum allotment dimensions and density criteria while encouraging better design outcomes through increased landscaping, appropriate visitor car parking and building detail/articulation.
- Investigate the potential for higher density mixed use development on key sites along **Marion Road**. Explore the suitability of implementing an Urban Corridor Zone or similar.
- Explore the suitability of a **Suburban Activity Node Zone** to encourage higher density development and increased housing diversity in the following locations:
  - Core Area surrounding the Marion Regional Centre Zone and Oaklands Railway Station (with appropriate Transition Areas surrounding)
  - Along the Seaford Railway Line in Edwardstown, Ascot Park, Marion, Oaklands Park and Warradale.
  - Along the Glenelg Tram Line in Plympton Park, Glandore and South Plympton.
  - Along Sturt Road to provide linkage between the Marion Regional Centre Zone and Tonsley Innovation District.
- Investigate additions to the **Residential Character Policy Area** based on those areas identified in Council's Residential Character DPA from 2013 (which currently remains on hold awaiting further investigations of the Southern Growth Corridor structure

## Statement of Intent

## 3. Strategic and Policy Considerations

planning). The areas proposed for inclusion in the Residential Character Policy Area include:

- Glandore (Naldera Street/northern side of View Road);
  - Edwardstown (North) (comprising a portion of Pine Street, Lindfield Avenue, Christina Street, Theodore Street, Castle Street, Macklin Street);
  - Edwardstown (South) (area comprising Wright Street, Johnson Street, Stanton Street);
  - Plympton Park (area comprising a portion of Herbert Street, Arthur Street, Clement Street, Acacia Street, Peckham Road, South Terrace); and
  - South Plympton (area comprising Kerr Grant, Brinkworth and Kent streets).
- Review housing diversity within the existing Residential Character Policy Area in the suburb of Marion known as **“Oaklands Estate”**.
  - Investigate the introduction of a mixed use “high street” area along the northern end of **Finniss Street** in Marion (i.e. shop-top development).
  - Investigate expanding the **Northern Policy Area 13** (renamed Marion Plains Policy Area) to include parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16 in order to focus future redevelopment into key strategic locations (in the Suburban Activity Node Zone and Urban Corridor Zone).

## 2.1.3 Potential Issues

The underlying intent of the DPA is to encourage high quality infill development in appropriate locations that delivers housing choice and affordability. The DPA would address the following potential issues:

- The need to ensure that infill development continues to be undertaken in appropriate locations to support affordable housing, convenient access to services and facilities, and contribute to the activation and economic prosperity of activity centres through increased local populations.
- Balancing the provision of appropriate infill development while seeking to address common issues experienced by the existing community such as poor housing design, traffic and other amenity impacts.
- Retention of residential/streetscape character in appropriate locations whilst ensuring that strategic dwelling yield targets within the council area are met or exceeded.
- A high proportion of allotments adjacent centre zones and public transport (in particular, properties adjacent the Regional Centre Zone) have been redeveloped in recent years with low-to-medium density development. These areas are targeted for high density mixed used development as part of this DPA, but the high capital to site value ratios created by the small allotment sizes and significant value of new dwellings reduces the suitability for redevelopment.
- The implementation of appropriate incentives to encourage allotment amalgamation to provide for appropriately designed medium-to-high density developments which minimise impacts to adjacent low-to-medium residential areas. Most allotments in the desired locations are in separate private ownership, resulting in fragmented land holdings, which creates an impediment to allotment amalgamation.
- Council has received feedback from members of the community regarding the adverse impacts of medium density infill development in inner-suburb areas, particularly in the

northern portion of the Council area (north of Seacombe Road). The DPA will investigate this aspect of community concern.

- The desirability of intensification near public transport and activity centres which are located within convenient walking distance from the destination. Catchment areas should be determined based on ease of access (i.e. “walkability”) should consider land topography, movement barriers (main roads, rail lines), street pattern (cul de sacs), etc.
- An appropriate increase in housing diversity in the southern part of the Council area (south of Seacombe Road) with minimal amenity impacts in areas with steep land gradient (i.e. privacy, views, overshadowing, earthworks).
- Plan for a variety of housing types within appropriate areas which reflects the varied needs of the community (life cycle, economic, life style choices, etc.).
- Areas targeted for higher density need nearby sufficient quality public open space.
- Adequate infrastructure (sewerage, stormwater, electricity, roads) to cater for proposed higher density areas.
- Whether existing roads can cater for increased residential density and mixed use development.
- Traffic impacts of increased residential densities needs to be adequately managed (i.e. back street access, sufficient on-site car parking).

## 3. Strategic and Policy Considerations

### 3.1 The Planning Strategy

#### 3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets:

Target	How the target will be implemented:
<b><i>The 30 Year Plan for Greater Adelaide: 2017 Update</i></b>	
<b>Target 1: Containing our urban footprint and protecting our resources</b>	
85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045  <i>Baseline: 75%</i>	This DPA facilitates the opportunity for an increased diversity in housing types and densities within the established urban areas of the council, which will contribute to attainment of the strategic vision to concentrate future housing deliver within established urban areas.  This DPA aims to focus future brownfield housing growth primarily in areas immediately adjacent to higher order activity centres and transit corridors, whilst still allowing for appropriately designed infill development in other urban areas.
<b>Target 2: More ways to get around</b>	
60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045  <i>Baseline: 40.2%</i>	This DPA seeks to focus medium density mid-rise development along key transit corridors identified in the 30 Year Plan: the Seaford and Tonsley railway lines, Glenelg tramline, and Marion Road (which contains high frequency bus routes).
<b>Target 3: Getting active</b>	
Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045  <i>Baseline: Middle Metro: 14.4%</i>	By focussing higher density residential development near activity centres and along transit routes, the DPA should actively encourage the uptake of active transport modes – providing dwellings in convenient proximity to places of work and public transport should encourage walking/cycling/public transport uptake.
<b>Target 4: Walkable neighbourhoods</b>	
Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.	The Housing Diversity DPA seeks to promote the highest density/diversity of housing in close proximity to activity centres, transit routes and public open

Target	How the target will be implemented:
<i>Baseline: Middle Metro: 53%</i>	spaces, which will assist in increasing the proportion of walkable neighbourhoods in the council area.
<b>Target 5: A green liveable city</b>	
Urban green cover is increased by 20% in metropolitan Adelaide by 2045 <i>Baseline: 27.28%</i>	By concentrating development in established urban corridors, the DPA should allow for retention of vegetated/landscaped areas in inner-suburb locations, while reducing demand for greenfield development. Furthermore, policies in the Development Plan will be enhanced to promote appropriate landscaping in new developments sites.
<b>Target 6: Greater housing choice</b>	
Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045 <i>Baseline: Metropolitan Adelaide: 75% of new dwellings are detached houses</i>	This DPA facilitates the opportunity for increased housing growth and diversity in housing types within the Marion Council area. Currently, the Council's Residential Zone prescribes maximum site dimensions for detached, semi-detached, row, group and residential flat dwellings. The proposed Urban Corridor and Suburban Activity Node zones will instead prescribe minimum densities to enable appropriate utilisation of key development sites, while encouraging a wider range of housing types and sizes.  Amendments to the Residential Zone in the southern part of the Council area will provide smaller housing options in appropriate locations to cater for a changing demographic profile.

### 3.3.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

Policy	How the policy will be implemented:
<b><i>The 30 Year Plan for Greater Adelaide: 2017 Update</i></b>	
<b>Transit corridors, growth areas and activity centres</b>	

## Statement of Intent

## 3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
<p>P1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> <p>P2. Increase residential and mixed use development in the walking catchment of:</p> <ul style="list-style-type: none"> <li>• strategic activity centres*</li> <li>• appropriate transit corridors</li> <li>• strategic railway stations.</li> </ul> <p>* In Inner and Middle Metropolitan Adelaide this could include all activity centres well serviced by frequent public transport.</p>	<p>This DPA will investigate opportunities for increased housing diversity/density along the Seaford/Tonsley rail corridors and the Glenelg tram line. The DPA also contemplates the establishment of a high-density mixed-use corridor zone along the Marion Road transit corridor. Each of these three corridors are identified as major transit corridors in the <i>30 Year Plan</i>.</p> <p>This DPA also facilitates the opportunity for increased diversity in housing types and densities within existing built-up areas that are located within convenient proximity of strategic activity centres (Marion Regional Centre and Castle Plaza District Centre).</p>
<p>P3. Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.</p>	<p>The DPA proposes to focus new higher density development and a greater range of housing types within areas adjacent transit corridors and activity centres.</p>
<p>P4. Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.</p>	<p>The DPA seeks to amend the current Northern Policy Area 13 to encourage low-scale infill development of a high design standard. In doing so, medium-to-high density development will be focussed into Marion's significant urban boulevards and key strategic locations.</p>
<p>P5. Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.</p>	<p>This DPA will encourage mixed-use development within existing activity centres. The DPA anticipates the introduction of an Urban Corridor Zone and Suburban Activity Node Zone around key transit corridors and interchanges, which will encourage integrated mixed-use developments.</p>
<p>P8. Provide retail and other services outside designated activity centres where they will contribute to the principles of accessibility, a transit-focused and connected city, high quality urban design, and economic growth and competitiveness.</p>	<p>The proposed Urban Corridor Zone and Suburban Activity Node Zone will encourage the development of retail and other services outside designated activity centres, along major transit routes, in a manner that integrates with higher density housing to promote urban activation and walkable neighbourhoods. Retail analysis will ensure that the size of non-residential uses outside of centre zones are appropriately restricted to ensure the future viability of activity centres.</p>
<p>P9. Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public</p>	<p>Existing local and neighbourhood activity centres will be targeted for revitalisation in the</p>



Policy	How the policy will be implemented:
realm improvements.	DPA by encouraging residential uses above ground level shops/offices/community uses.
P10. Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.	Small/scale shops, offices and restaurants will be encouraged in appropriate locations in new mixed-use zones, with consideration provided to interface with residential uses.
<b>Design quality</b>	
P26. Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.	The DPA seeks to promote a greater variety of dwellings by encouraging above-ground dwellings in mixed use areas. This broader policy context should allow the market to deliver appropriate dwelling options which are not constrained by minimum site areas for specific dwelling types.
P27. Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors and existing detached housing precincts.	All higher density areas will incorporate appropriate interface provisions to ensure that higher density development does not unreasonably detract from the character and amenity of existing low-scale residential areas.
<p>P29. Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</p> <p>P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p>	The DPA seeks to enhance policies relating to streetscaping and design to improve residential amenity and streetscape activation.
P32. Encourage higher density housing to include plantable space for trees and other vegetation where possible.	New higher density zones will encourage high quality landscaping to complement built form and improve the amenity interface with established streetscapes.
<b>Heritage</b>	
<p>P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.</p> <p>P35. Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.</p>	The identification of areas of heritage value were identified in the City of Marion Local Heritage DPA – Consolidated 19 March 2015. The current DPA will acknowledge existing heritage places, and seek to build on heritage value, particularly in the Marion Historic Village where a mixed use high street may be appropriate.
<b>Health, wellbeing and inclusion</b>	

## Statement of Intent

## 3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
<p>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> <li>• diverse housing options that support affordability</li> <li>• access to local shops, community services and facilities</li> <li>• access to fresh food and a range of food services</li> <li>• safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity</li> <li>• diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> <li>• sporting and recreation facilities</li> <li>• walkable connections to public transport and community infrastructure.</li> </ul>	<p>This DPA facilitates the opportunity for an increased diversity in housing types and densities to meet the varying needs of the community. A higher density of housing will be encouraged in locations with convenient access to shops, community services, facilities, open space and public transport.</p>
<p>P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p>	<p>Landscaping will be encouraged as an important element of new developments.</p>
<p>P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p> <p>P54. Prioritise Planning and Development Fund grants for improved access to quality public realm (such as playgrounds, linear paths and new open space purchases) at strategic locations.</p>	<p>As dwelling growth occurs in strategic locations, the provision of new areas of open space will be considered relative to the future growth and demands of the City.</p>
<p><b>Housing mix, affordability and competitiveness</b></p>	
<p>P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p>	<p>The DPA seeks to increase housing supply near Marion's key strategic centres, which will provide residents with direct access to jobs, services and public transport.</p>

Policy	How the policy will be implemented:
<p>P37. Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> <li>• ancillary dwellings such as granny flats, laneway and mews housing</li> <li>• dependent accommodation such as nursing homes</li> <li>• assisted living accommodation</li> <li>• aged-specific accommodation such as retirement villages</li> <li>• small lot housing types</li> <li>• in-fill housing and renewal opportunities.</li> </ul>	<p>This DPA seeks to introduce and encourage a greater mixture of housing styles, types, sizes and densities. At present, the prevalent dwelling type constructed as infill development comprises medium density low-rise dwellings. This dwelling form will be retained in appropriate locations, but this DPA will encourage greater housing diversity such as medium-rise high density development in strategic locations, and well as retention of low-density character in appropriate localities. This diversification in dwelling types should assist in meeting the varying needs of the community.</p>
<p>P40. Use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms.</p>	<p>Mixed use areas along transit corridors will be carefully considered to capture key sites which are prime for redevelopment and can be developed in an innovative manner that is reflective of the local area's context.</p>
<p><b>The economy and jobs</b></p>	
<p>P56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</p>	<p>The DPA will open up opportunities for small-scale retail and commercial opportunities in mixed use corridor/node zones.</p>
<p>P63. Provide for sustainable tourism development across Greater Adelaide by:</p> <ul style="list-style-type: none"> <li>• protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community</li> <li>• providing appropriate support infrastructure for tourism</li> <li>• facilitating sustainably designed tourism accommodation in suitable locations</li> </ul> <p>facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.</p>	<p>The DPA proposes to increase opportunities for tourism development in key strategic locations, as well as tourism-related activities.</p>
<p><b>Transport</b></p>	
<p>P76. Improve the amenity and safety of public transport stops, stations and interchanges by improving their connections to adjacent development and encouraging mixed-use development and housing diversity in close proximity.</p>	<p>The DPA proposes to encourage mixed-use development and housing diversity in close proximity to public transport stops along the train and tram line, and bus stops along Marion Road, Sturt Road and those parts of Diagonal Road and Morphett Road adjacent the Marion Regional Centre.</p>
<p><b>Infrastructure</b></p>	
<p>P86. Ensure that new urban infill and fringe and township development are aligned with</p>	<p>The DPA proposes to implement the recommendations of recent flood management</p>

## Statement of Intent

## 3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
<p>the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> <li>• walking and cycling paths and facilities</li> <li>• local stormwater and flood management including water sensitive urban design</li> <li>• public open space</li> <li>• sports facilities</li> <li>• street trees</li> <li>• community facilities, such as child care centres, schools, community hubs and libraries.</li> </ul>	<p>plans, whilst encouraging water sensitive urban design in new developments.</p> <p>Higher density housing will be located near walking and cycling paths (particularly those along train/tram lines and links from Tonsley to Marion Regional Centre to Oaklands Crossing). The increase in medium-rise housing choices along these corridors should increase security and surveillance, whilst providing further activation. The increased uptake of walking/cycling paths should contribute to their future viability and maintenance.</p> <p>The DPA will align with Council's Streetscape Policy.</p>
<b>Climate change</b>	
<p>P107. Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p> <p>P108. Promote green infrastructure (including green roofs, vertical gardens and water sensitive design) in higher density and mixed-use developments to assist with urban cooling, reduce building energy use and improve biodiversity.</p> <p>P110. Encourage the adoption of best practice waste management design and systems in high density residential and mixed use developments.</p> <p>P111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.</p>	<p>The DPA proposes to encourage low-rise development in inner-suburb areas which are not located adjacent to key activity centres or transit routes. Conversely, medium density apartments are encouraged in those key locations to support carbon-efficient living.</p> <p>Green infrastructure and best practice waste management systems will be encouraged in higher density and mixed use developments.</p> <p>A higher density of development along boulevards and greenways will fund the future improvement of greenway networks and open spaces.</p>
<b>Water</b>	
<p>P115. Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>The DPA proposes to implement the recommendations of recent flood management plans (which consider run-off from infill development), whilst encouraging water sensitive urban design in new developments.</p>

Policy	How the policy will be implemented:
<p>P117. Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none"> <li>• run-off from infill development</li> <li>• urban flooding from increased short-duration intense rainfall events associated with climate change</li> <li>• pollution from roads and other developed areas.</li> </ul>	

## 3.2 Council Policies

### 3.2.1 Council's Strategic Directions (Section 30) Report

Recommendations from the City of Marion's Strategic Directions (Section 30) Report (2013) supporting the proposed DPA are as follows:

#### Development Plan Amendment Program/Action Plan

Project/Development Plan Amendment + associated Strategy from the 10 Year Council Plan	Scope
<p>2     <b>Residential (Higher Density)</b> Land around the periphery of the Marion Regional Centre (component of the Oaklands TOD) <i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> <li>– <i>“Population Growth and increased diversity in the residential community</i></li> <li>– <i>Increased diversity and affordability in housing to meet the needs of people at all life stages</i></li> <li>– <i>Sustainable development and built form</i></li> <li>– <i>An urban environment that is more conducive to and supportive of walking and cycling</i></li> <li>– <i>Better integration of nature and built form</i></li> <li>– <i>Urban infill &amp; Renewal to accommodate population growth, improve amenity and connectivity.</i></li> </ul>	<p>To examine the suitability of higher density residential and mixed use development in areas in close proximity of the Marion Regional Centre, the Warradale Neighbourhood Centre and the Oaklands Railway station; taking into consideration the need for suitable transitions between existing lower density residential areas and proposed high density development.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas.</p>
<p>3     <b>Residential/Mixed Use (along Transit Corridors and including Marion and Sturt Roads)</b></p>	<p>To examine the suitability of higher density residential and mixed use development within established lower density residential areas within appropriate proximity to rail stations, centres and</p>

## Statement of Intent

## 3. Strategic and Policy Considerations

Project/Development Plan Amendment + associated Strategy from the 10 Year Council Plan	Scope
<p>Residential areas adjacent the rail corridors (Noarlunga and Tonsley lines) and residential/mixed use along Marion/Sturt Roads.</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> <li>– <i>“Population Growth and increased diversity in the residential community</i></li> <li>– <i>Increased diversity and affordability in housing to meet the needs of people at all life stages</i></li> <li>– <i>Sustainable development and built form</i></li> <li>– <i>An urban environment that is more conducive to and supportive of walking and cycling</i></li> <li>– <i>Better integration of nature and built form</i></li> <li>– <i>Urban infill &amp; Renewal to accommodate population growth, improve amenity and connectivity.</i></li> </ul>	<p>community facilities; taking into consideration the need for suitable transitions between existing lower density residential areas and proposed higher density development.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas. Investment in public realm to be considered (infrastructure, landscaping) and consideration of a “transportation” strategy” connecting Flinders, Marion Regional Centre and possibly Glenelg, that will help facilitate higher density development (residential and commercial/retail)</p>
<p>4     <b>Residential (Southern Suburbs) DPA</b> Hallett Cove, Marino, Seaview Downs, Seacombe Heights, Darlington</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> <li>– <i>“Population Growth and increased diversity in the residential community</i></li> <li>– <i>Increased diversity and affordability in housing to meet the needs of people at all life stages</i></li> <li>– <i>Sustainable development and built form</i></li> <li>– <i>An urban environment that is more conducive to and supportive of walking and cycling</i></li> <li>– <i>Better integration of nature and built form</i></li> <li>– <i>Urban infill &amp; Renewal to accommodate population growth, improve amenity and connectivity.</i></li> </ul>	<p>Examine the potential to provide greater housing choice (dwelling variety and densities) in appropriate sections of Hallett Cove, Marino, Seaview Downs, Seacombe Heights, &amp; Darlington currently within the Hills Policy Area 11, Southern Policy Area 18 and District Centre Zone.</p> <p>Consideration given to slope of land, impact on existing residential development and proximity to services, facilities and public transport. Facilitate the opportunity for ageing in place.</p> <p>The DPA would involve the undertaking of comparisons with the residential policy of adjacent areas within the Holdfast Bay Council to provide greater consistency of built form and character. During the public consultation process, Council has been asked to look at the rezoning of a small Neighbourhood Centre Zone (NCe) (at 1 Greenfield Road Seaview Downs) to Residential. As the NCe zone is located adjacent residential development in Hills Policy Area 11 the NCe zone could be given consideration during the “investigations” for the Residential (Hills Policy Area 11) DPA.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas.</p>
<p>7     <b>Stormwater Master Plan DPA</b> <i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> <li>– <i>A climate resilient urban environment</i></li> </ul>	<p>This DPA will incorporate flood plain mapping into the Development Plan as identified in the Holdfast</p>

<b>Project/Development Plan Amendment</b> + associated Strategy from the 10 Year Council Plan	<b>Scope</b>
<ul style="list-style-type: none"> <li>– Sustainable development and built form</li> <li>– Conservation of natural resources and responsible management of waste</li> </ul>	<p>Bay/Marion Stormwater Management Plan for the catchment west of the Sturt River.</p> <p>The DPA will also explore on-site retention and water sensitive urban design solutions for residential development within the catchment that address the requirements of the stormwater management plan.</p>
<p>8</p> <p><b>Residential (Character Policy Area 17)</b></p> <ul style="list-style-type: none"> <li>– Glengowrie, Glandore, Edwardstown, Plympton Park</li> <li>– 10 Year Council Plan</li> <li>– People friendly neighbourhoods that reflect local character and heritage</li> </ul>	<p>Continue to pursue the Residential Character Area DPA Statement of Intent which seeks to introduce new or expand existing character areas in Glandore, Edwardstown &amp; Plympton Park. Council to undertake an investigative study providing strategic justification for conserving the proposed areas in Edwardstown given its strategic location within the Southern Growth Corridor and proximity to the proposed TOD at Castle Plaza where higher residential densities are contemplated.</p>
<p>10</p> <p><b>Residential (Character and Density Preservation)</b></p> <p>Various residential areas within the Council 10 Year Council Plan</p> <ul style="list-style-type: none"> <li>– People friendly neighbourhoods that reflect local character and heritage</li> </ul>	<p>To review existing residential areas within the Council area and nominate for preservation those areas with an existing character that is worthy of retention. These areas are distinct from those with predominantly pre 1940s housing stock that are currently located within the existing Residential “Character Policy Area 17” and may comprise conventional housing stock from other more recent eras. The intent being to prevent the continuation of ‘ad-hoc’ infill development in those parts of the Council area with a character and housing density worthy of retention which are not deemed suitable for higher densities (e.g. area outside the growth corridor or otherwise not identified as suitable for up-zoning).</p>

### 3.2.2 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) identified in council’s strategic directions report, by the Minister and/or by a relevant government agency.

In particular, this DPA will support the following infrastructure projects:

- The City of Holdfast Bay and City of Marion Glenelg to Marino Coastal Catchment Flood Inundation Stormwater Management Plans (2013)
- The City of Mitcham and City of Marion Stormwater Management Plan (2016+)
- Investigate appropriate stormwater management infrastructure for residential infill areas.
- Support activity centres by encouraging a “critical mass” of population through infill development in appropriate locations.

## Statement of Intent

## 3. Strategic and Policy Considerations

- Encourage the utilisation of open space areas and public realm investments through infill development in appropriate locations.
- As part of a wider review, investigate mechanisms that can supplement planning policy to assist with the funding and delivery of appropriate infrastructure.

## 3.2.3 Other Policies or Local Issues

The policies of this DPA will complement policies in:

- Council's Current DPAs
  - Castle Plaza Activity Centre DPA
  - Seacliff Park Residential and Centre DPA
  - Recreation/Community DPA
- The Development Plans of adjoining areas
  - Holdfast Bay Council Development Plan
  - Mitcham (City) Development Plan
  - West Torrens Council Development Plan
  - Unley (City) Development Plan
  - Onkaparinga Council Development Plan

This DPA should have no impact on the policy and/or zoning of the above Development Plans

- Schedule 4 of the Regulations

This DPA will affect most of the residentially zoned land within the Council area, which in turn, comprises predominantly designated areas for the purposes of Schedule 4 clause 2B. The DPA will investigate whether there is a need for the Minister to amend the existing determined areas for the purposes of Schedule 4—Complying development, clause 2B—New dwellings.

## 3.3 Minister's Policies

### 3.3.1 Planning Policy Library

The DPA will draw on the following SA Planning Policy Library modules:

- General Section
  - Centres and Retail Development
  - Community Facilities
  - Crime Prevention
  - Design and Appearance
  - Energy Efficiency
  - Hazards
  - Interface between Land Uses
  - Land Division
  - Landscaping, Fences & Walls
  - Medium and High Rise Development (3 or More Storeys)
  - Natural Resources
  - Orderly and Sustainable Development
  - Residential Development
  - Siting and Visibility
  - Sloping Land
  - Supported Accommodation, Housing for Aged Persons and People with Disabilities



- Transportation and Access
- Zone Section
  - Local Centre Zone
  - Neighbourhood Centre Zone
  - Residential Zone (including the Medium Density Policy Area)
  - Residential Character Zone
  - Suburban Activity Node Zone
  - Urban Corridor Zone

While the DPA is unlikely to propose substantial changes to these policies, there may be the inclusion of local additions to provide clarity, improve development outcomes and support the broader gains of the DPA. Should the investigations identify that this form of policy amendment is necessary, justification will be provided in the DPA.

### 3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

No Ministerial policies introduced through section 25(5), 26 or 29 of the Act are intended to be amended by this DPA. Should any amendment be proposed to these policies, they will be justified in the DPA. Council confirms that the policies will only be changed in a way that ensures consistency with the Planning Strategy.

### 3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

- Southern Innovation Area DPA

## 4. Investigations and Consultation

### 4.1 Investigations

#### 4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA include the following:

- *Urban Form and Neighbourhood Character Study (2007)* prepared by Jensen Planning and Design
- *Marion Road Urban Design Study (2009)* prepared by Oxigen and Connor Holmes
- *Open Space and Recreation Strategy (2006 – 2016)*
- Demographic profile and projections undertaken by ID Consulting (2011)
- The City of Marion's proposed Residential Character DPA (2013), which included an analysis of residential character dwellings/areas within the Council area based on subdivision patterns, building era and style, allotment size, frontage, setbacks, site coverage, and private open space. This study was undertaken by Council as part of the process determined by the [then] Department of Planning and Local Government (DPLG) for identifying areas for which exemption from the SA Residential Development Code (a modified full Code) should apply. It also included site analyses based on the criteria outlined in the Residential Neighbourhood Character submission forms developed by the DPLG.
- *The City of Holdfast Bay and City of Marion Glenelg to Marino Coastal Catchment Flood Inundation Stormwater Management Plans (2013)*
- Preliminary discussions/workshops with DPTI (2015), resulting in the creation of spatial maps showing strategic directions and issues relating to the relevant *30 Year Plan for Greater Adelaide - Primary Renewal Areas* within the Marion Council area
- Workshops with the City of Marion Elected Members (2015) to discuss and work through the *30 Year Plan for Greater Adelaide* urban growth directions for Marion Council and Council's intention to:
  - a) Facilitate opportunities for increased housing diversity/density in areas within convenient proximity of transit corridors and centres; and
  - b) Protect areas with a desirable established residential character that are not in close proximity to transit corridors or activity centres
- *The City of Mitcham and City of Marion Stormwater Management Plan (current)*

#### 4.1.2 Investigations Initiated to Inform this DPA

Additional investigations (including those arising from issues not addressed in the Planning Policy Modules) to inform this DPA will include the following:

- A detailed analysis of each suburb within the City of Marion (except Clovelly Park, Mitchell Park and Bedford Park, which are the subject of the Southern Innovation Area Ministerial DPA). The analyses consider each suburb's characteristics (including proximity to public transport stations, activity centres, public open space, age of dwelling stock, capital/site values, key demographics, current density, recent development activity, topography and streetscape characteristics) to assess suitability for increased housing density/diversity.

- An investigation of the streetscape and built form character of inner suburban areas in the northern part of the Council area in order to identify common issues with infill development and how to preserve the character and amenity of existing streetscapes.
- Qualitative analysis of preferred development outcomes for inner suburb areas. Compare with established development plan policy to identify required policy improvements to address concerns and issues as they relate to:
  - Dwelling density
  - Articulation and material finishes
  - On-site and on-street car parking
  - Vehicle access and driveways
  - Energy efficiency
  - Buffering and greening through landscaping
  - Residential noise and amenity
  - Building height and scale
  - Relationship to the streetscape
  - Battle-axe development
- Identification of current and projected future demographics in comparison to current and future housing type demands.
- Identification of the appropriate zoning and policy for the areas affected, ensuring that zoning is reasonably consistent with adjoining zones of different Councils.
- Investigate appropriate locations for higher densities and mixed use development along targeted transit corridors (i.e. Urban Corridor Zone), considering short term economic development potential and potential to appropriately manage interface issues through significant allotment width or depth.
- Investigate how to achieve appropriate transitions/interface between character areas and higher density zones, particularly those areas adjacent train/tram corridors where an original character of housing exists, but which are located in strategic locations suitable for higher densities.
- Investigate policy mechanisms and incentives for amalgamation of allotments to facilitate integrated medium density residential infill development (e.g. density bonuses for larger sites) while supporting good quality urban design and liveable neighbourhoods.
- Undertake a Residential Yield Analysis, which includes yield scenario modelling and associated analysis to ensure that proposed policy changes will deliver housing growth in appropriate locations in a manner which satisfies the *30 Year Plan for Greater Adelaide*.
- Assess general stormwater capacity within existing infill areas to identify future capacity constraints. Consider mechanisms available to improve the quality of water run-off entering the stormwater systems and best practice on-site stormwater management and WSUD implements. Review the need for additional policy to support updated stormwater mapping, considering other South Australian approaches.

## 4.2 Consultation

The following key stakeholders will be consulted during the investigations stage for input into the proposed DPA:

- Department of Planning, Transport and Infrastructure (DPTI) (Planning Division)

**Statement of Intent****4. Investigations and Consultation**

The following agencies, State Members of Parliament, interested parties, individuals and Councils will be consulted during the consultation stage of the DPA:

**Department/Agency**

- Department of Planning, Transport and Infrastructure
  - Planning and Assessment Division
  - Policy and Planning Division
  - Transport Services Division
  - Land Services Group
  - Public Transport Division, including
    - Trans-Adelaide
  - Office of Major Projects and Infrastructure
  - Office for Recreation and Sport
- Department for Aboriginal Affairs and Reconciliation
- Department of Trade and Economic Development
- Department of State Development
- Environment Protection Authority
- Department of Environment, Water and Natural Resources
- Department of Education and Child Development
- Department for Communities and Social Inclusion
  - Housing SA
  - Office of the Southern Suburbs
- Department for Health and Ageing
- SA Power Networks
- Renewal SA
- SA Water

**State Members of Parliament**

- Mr David Speirs, Member for Bright
- Mrs Annabel Digance, Member for Elder
- Dr Duncan McFetridge, Member for Morphett
- Mr Corey Wingard, Member for Mitchell

**Interested Parties**

- Adelaide Airport Limited

**Councils**

- City of Holdfast Bay
- City of Mitcham
- City of Onkaparinga
- City of Unley
- City of West Torrens

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette.
- A notice in Messenger Newspaper (Guardian).
- The scheduling of a Public Meeting at which any interested person may appear to make representations on the proposed amendment.

- Notices to the owners or occupiers of any land that is subject to or adjacent to the affected area of the proposed amendment.
- A notice in the City of Marion's publication 'City Limits'
- On-line consultation methods, to be defined
- Information brochures posted on the City of Marion website and distributed via council's civic and community centres and libraries
- The DPA document is to be made available to the community during the consultation period in the following manner and locations:
  - Council's website:  
<http://www.marion.sa.gov.au>
  - Council's main Administration Centre at:  
City of Marion  
245 Sturt Road  
STURT SA 5047
  - Council's Libraries at:  
Cultural Centre Library  
287 Diagonal Road, Oaklands Park SA 5046  
Cove Civic Centre  
1 Ragamuffin Drive, Hallett Cove SA 5158  
Park Holme Library  
1 Duncan Avenue, Park Holme SA 5043

## 5. Proposed DPA Process

### 5.1 DPA Process

Council intends to **undertake the following DPA process:**

Process A

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

Process B1 (with consultation approval)

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process B2 (consultation approval not required)

A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process C

A copy of the DPA will be released for concurrent agency and public consultation (not more than 4 weeks for agency comment and not less than 4 weeks for public comment). Landowners and occupiers identified in the SOI will receive direct notification of the DPA.

#### 5.1.1 Rationale

Process B2 has been selected because council does not anticipate that the DPA will be subject to fundamental concerns from external agencies and associations.

### 5.2 Interim Operation

Interim Operation is **not** being considered for this DPA.

## 6. Professional Advice and Document Production

### 6.1 Professional Advice

The professional advice required will be provided by:

- David Melhuish, Senior Policy Planner - City of Marion

This person satisfies the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. This person is not considered to have a conflict of interest or perceived conflict of interest in the DPA.

### 6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

### 6.3 Mapping

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- Mike Georg – Hills Mapping and Design

## 7. Proposed DPA Timetable

### Process B2 (consultation approval not required) Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

Steps	Responsibility	Agreed Timeframe from Minister's Approval
<b>Development Plan Amendment (DPA)</b>		
Investigations conducted; DPA prepared	Council	4 weeks SOI agreement – DPA lodged with the Department for consultation approval
Public and agency consultation concludes	Council	8 weeks
<b>Summary of Consultation and Proposed Amendment (SCPA)</b>		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with Department	Council	12 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.

## Appendices

**Appendix A:**  
SOI Opportunity and Constraints Analysis



## Appendix A: Opportunity and Constraints Analysis

	<b>Identified Areas</b>	<b>Opportunities</b>	<b>Constraints</b>	<b>Intended directions and outcomes</b>
<i>Priority areas for increased housing diversity</i>	Adjacent the Seaford Railway Line and the Glenelg Tram Line	Encourage higher density development in proximity of tram/train stations.	Ensure suitable transitions to adjacent inner-suburb residential areas to minimise amenity impacts from higher density development.	Create a high density transit corridor along the railway lines to intensify and activate public transit uptake, whilst enabling the provision of high quality residential developments.
	Hills Policy Area 11	Review minimum site areas to encourage medium density development in appropriate locations adjacent activity centres and public transport (currently very low density permitted only).	Steep land gradient in most areas of the Hills Policy Area 11 requires appropriate design policy to minimise amenity impacts (overlooking, overshadowing, earthworks).	Diversify the housing stock in the southern part of the Council area to provide a variety of affordable dwelling options for an increasingly diverse population.
	Southern Policy Area 18	Review frontage widths in the Southern Policy Area 18 to facilitate opportunities for higher densities and a variety of dwelling types.	The current frontage width provisions constrain infill development. Policies should be reviewed to facilitate appropriately designed infill development.	Deliver a range of housing options within the southern parts of the Council area, with a focus on higher densities in areas that are conveniently located in proximity of transport, open space and activity centres.
<i>Priority areas for mixed-use infill</i>	Adjacent Marion Road	Activate Marion Road as a destination transit corridor, by intensifying residential and commercial offerings to create a vibrant community with access to sustainable transport options, open space, and destinations (shops, schools, leisure, retail, commercial, office).	Amenity impacts from siting dwellings in close proximity to Marion Road, which is classified as a freight route. The need to upgrade road infrastructure to support an increased local population and visitors (cycle lanes, landscaping, footpaths, street furniture, etc.). Plan for suitable interface with nearby low density residential areas.	Consolidate current Commercial, Centre, Residential and Industry Zones to an integrated Mixed Use Zone. Adapt policy to encourage high quality residential developments that are designed to minimise adverse impacts from Marion Road. Focus development to take advantage of existing opportunities such as access to shopping facilities (Park Holme and Ascot Park Shopping Centres), schools (Hamilton Secondary, Ascot Park Primary, Forbes Primary), open space (Sturt River) and rail stations.

<b>Identified Areas</b>	<b>Opportunities</b>	<b>Constraints</b>	<b>Intended directions and outcomes</b>
Adjacent the Regional Centre Zone (and along Sturt Road)	Encourage higher density housing surrounding the Regional Centre Zone to provide a range of dwelling options for a diverse population, and establish a higher population density within walking distance of centre facilities (retail, commercial, community, major bus interchange) to achieve sustainable intensification and utilisation of existing infrastructure.	Most allotments surrounding the Regional Centre zone are in separate private ownership, and many have been redeveloped with low-to-medium housing in recent years. Devise appropriate policy to encourage allotment amalgamation to provide for appropriately designed medium-to-high density developments which minimise impacts to adjacent low-to-medium residential areas. Retail analysis required to ensure that mixed use development will not detract from the viability of retail offerings within the Regional Centre Zone.	Focus new residential development around this key strategic centre to properly utilise the range of facilities and transport options available. In doing so, enhance the vibrancy of the regional centre.
Within the “Marion Historic Village” (along Finnis Street)	There is a unique historic character and meaning to this locality. The historic past could be promoted and enhanced through a high street/village character along the northern end of Finnis Street. This area may be suitable for low rise residential infill, which will enhance key local streets and improve open space network to support active travel and amenity for diverse housing close to the train and the regional centre.	Policy should recognise and protect the historic past of the area while encouraging appropriately designed mixed-use development to create a “high street”. Plan for suitable interface with nearby low density residential areas.	Establish “Marion Historical Village” as “Finniss St Local High Street”, which includes sensitive low rise mixed use to strengthen this local community hub and emphasise its historic past. Create employment opportunities and enhance the local economy.

	<b>Identified Areas</b>	<b>Opportunities</b>	<b>Constraints</b>	<b>Intended directions and outcomes</b>
	Within Activity Centres	Explore opportunities for mixed use development in local and neighbourhood centres by expressly encouraging residential development in the form of apartments located above ground level retail/commercial uses.	Ensure that residential development does not prejudice the operation of existing or future retail activity within the zones. Plan for suitable interface with nearby low density residential areas.	Activate lower order centres by specifically encouraging residential development above non-residential uses. Increase uptake in use of centre facilities and thereby improve employment opportunities for local businesses whilst enhancing the vibrancy of centres.
<i>Sensitive infill development</i>	Northern Policy Area 13	Amend policies to encourage low scale development and thereby redirect infill development toward key strategic locations (adjacent transit routes and centres) instead of inner-suburb areas, which, in turn, will support the economic sustainability of activity centres and increase the uptake of environmentally sustainable transit.	New development should be sensitive to existing residential amenity whilst ensuring that strategic dwelling yield targets within the council area are met or exceeded.	Resolve amenity issues associated with infill development currently experienced by the existing community (overshadowing, traffic, car parking and incongruity in the streetscape). In doing so, establish the viability of higher density infill development in appropriate locations (adjacent activity centres and public transport) to support the economic growth of activity centres and increase the uptake of environmentally sustainable transit.
<i>Residential Character Areas</i>	Those areas identified in Council's Residential Character DPA from 2013, including localities in Glandore, Edwardstown, South Plympton and Plympton Park	Reinforce the attractive established character of predominantly single-storey, detached houses constructed prior to 1940.	Retention of residential/streetscape character in appropriate locations while ensuring that strategic dwelling yield targets within the council area are met or exceeded.	Expand the existing Residential Character Policy Area to preserve the identity of original dwelling stock within the City of Marion, whilst creating high amenity streetscapes which appeal to a large proportion of the community and wider population.

27 June 2017

The Hon. John Rau  
Minister for Planning  
C/- DPA Coordinator, Statutory Planning / Planning Division  
Department of Planning, Transport and Infrastructure  
GPO Box 1815  
ADELAIDE SA 5001

Dear Minister

**RE: HOUSING DIVERSITY DEVELOPMENT PLAN AMENDMENT –  
STATEMENT OF INTENT – REVISED JUNE 2017**

Pursuant to Section 25(1) of the *Development Act 1993*, please find enclosed a copy of a revised Statement of Intent adopted by Council at its meeting held on 27 June 2017 and signed by the Chief Executive Officer.

Council now seeks the agreement of the Minister to progress the Development Plan Amendment.

The intention of the Development Plan Amendment is to review housing density/diversity throughout a large proportion of the Residential Zone. The DPA also investigates the introduction of mixed-use areas along certain transit corridors and within certain Local and Neighbourhood Centre Zones.

Following discussion with DPTI staff Council has reviewed the scope of the SOI with regard to:

- Urban Corridor Zone along Marion Road - Investigating whether site specific rezoning at key locations along Marion Road may be a more suitable approach (in line with the State Government approach taken in the Ministerial Inner Metro (Sites) DPA); and
- Proposed additional Character Policy Areas – Reviewing whether future development opportunities in adjoining areas seeking higher density housing would be constrained and whether desired outcomes for the Character Policy Area can be achieved through means other than character zoning.

Council has already undertaken considerable investigations into the various components highlighted in the Statement of Intent and is committed to making

rapid progress with the DPA, with the aim to having it completed by the end of 2017.

In order to expedite the process to meet the relevant time frames, Council seeks to undertake the DPA as Process B2 rather the previously requested B1 to allow public and agency consultation to commence as soon as possible.

Council's current DPA programme is as follows:

<b>Name DPA</b>	<b>Stage</b>	<b>Due Date</b>
Castle Plaza Activity Centre	Amended DPA created for Ministerial approval	Early August 2017
Seacliff Park Residential & Activity Centre	Pending public consultation - currently on hold awaiting agreement between Boral and developer on quarry access road	Late 2017
Recreation/Community Use	Final draft for Ministerial approval to be created	Early August 2017

Existing Council staff will resource this new DPA.

Please contact David Melhuish on 8375 6721 or Rhiannon Hardy on 8375 6653 for further information.

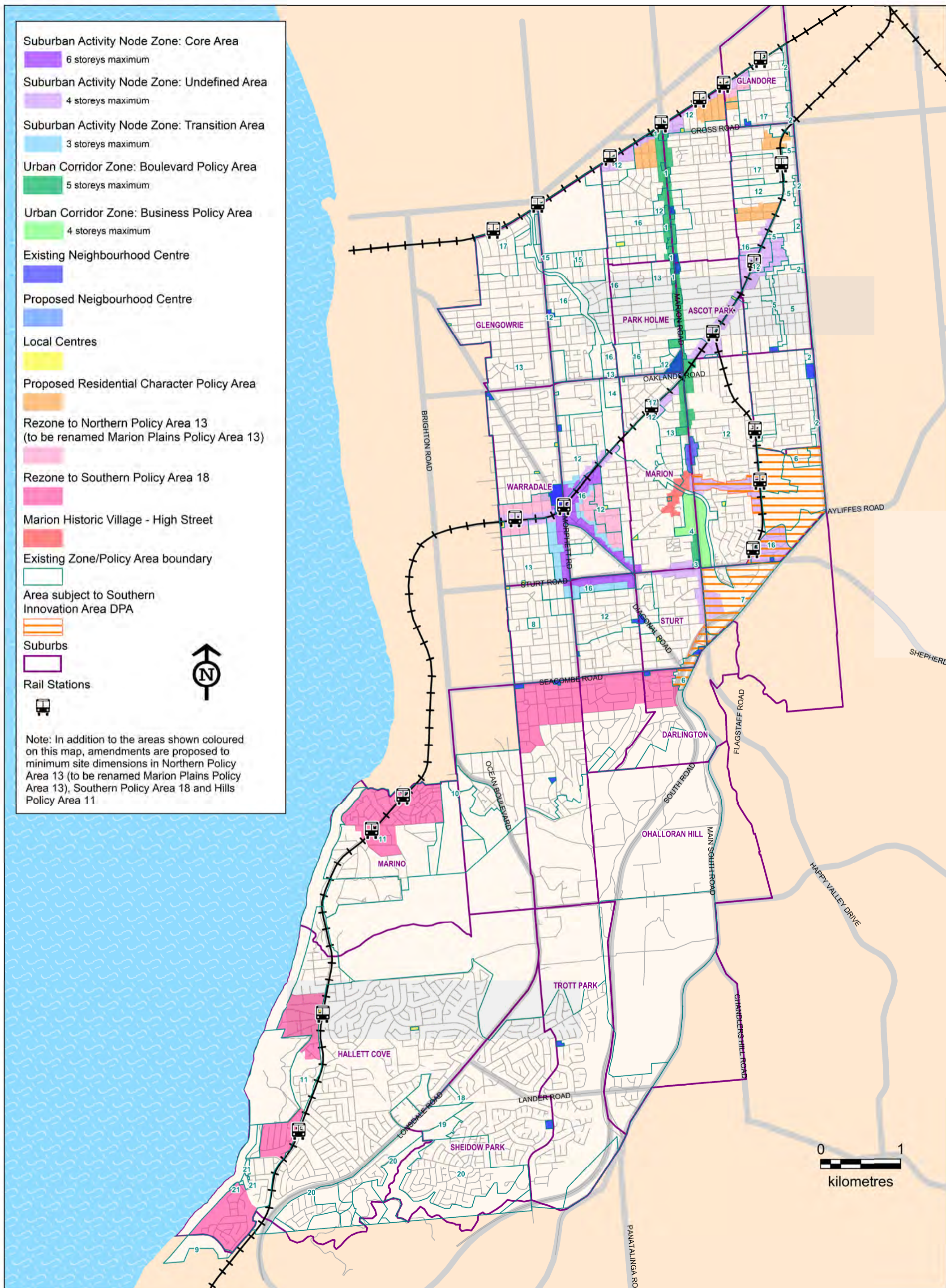
Yours faithfully

Kris Hanna  
**Mayor**  
**City of Marion**

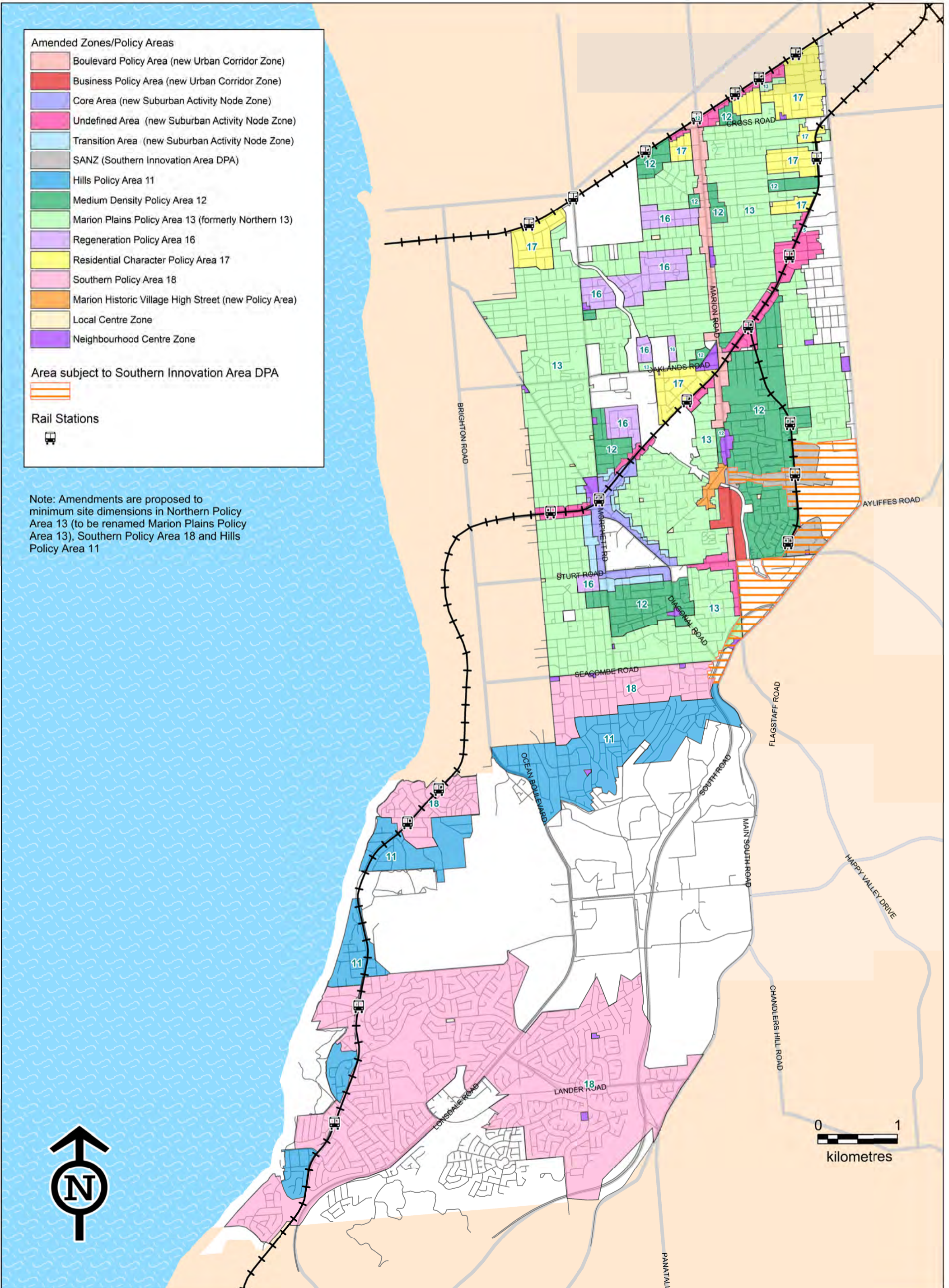
Adrian Skull  
**CEO**  
**City of Marion**

Encl: Word and PDF copy of Statement of Intent

## Areas Identified for Policy Change



Proposed Zones and Policy Areas



**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Rachel Read, Unit Manager Human Resources Partnering  
**General Manager:** Tony Lines, General Manager City Services  
**Subject:** Supporting the financially challenged and socially isolated to learn to drive  
**Report Reference:** GC270617R03

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**REPORT OBJECTIVES**

To provide Council with three options to support the external delivery of a volunteer program that will assist the financially challenged and socially isolated to attain their 'provisional' C Class drivers licence, reduce social isolation, and increase their ability to gain employment.

**EXECUTIVE SUMMARY**

Some in our community, including the financially challenged and socially isolated of all ages, may find it difficult to obtain the required 75 hours of driving for learner plates. Three options are presented to assist with this.

The options involve the engagement of an external agency experienced in delivering a volunteer driving program called Geared2Drive. A partnership model is suggested to reduce financial and human resource costs as well as a significant reduction in risks.

Geared2drive has been successfully running as a partnership with three additional local government authorities in SA.

Council currently runs an Adult Community Education (ACE) course from the Mitchell Park Community Centre that enables new migrants to gain their learners permit via on line learning.

**RECOMMENDATIONS**

**DUE DATES**

**That Council:**

- |  |                     |
|--|---------------------|
| <b>1. Council notes this report</b>  | <b>27 June 2017</b> |
| <b>2. Council adopts option X for a driving program for new migrants and the socially isolated, including an allocation of \$10,000 in the 2017/18 budget with the remaining costs sought from Grants.</b> | <b>27 June 2017</b> |

**BACKGROUND**

Council is involved in supporting residents to attain their C Class Learner plates through an Adult Community Education (ACE) program run through Mitchell Park Community Centre. Through the learner's program individuals learn about driver's responsibilities, road rules and signs and have the opportunity to undertake practice tests. The written test and obtaining the



learner's permit is at the individual's own cost. Having the Geared2Drive program integrated with this program will provide a more holistic approach to enabling more people to attain their licences, reducing social barriers, and enabling their involvement with employment and the additional associated benefits.

HYPAs are a Youth Agency division of SYC. SYC is a community organisation centred on employment, training and youth services. Their core purpose is to positively affect the lives of young people in Australia and each year SYC helps 40,000 people in the areas of Home, Wellbeing, Learning and Working.

The Geared2Drive program to date has been successful through helping young people learning to drive through the following local government areas:

- District Council of Grant
- City of Mount Barker
- City of Charles Sturt
- City of Onkaparinga (to commence late 2017)

Achievements to date include:

- 79 young people have completed their hours through the program
- 64 now have their P's
- These young people have been supported by 47 volunteers (community members) who have given 4,761 hours of their time.

Conversations with SYC have confirmed their willingness to partner, and collaboratively we would develop an application process that includes an assessment of people's disadvantage to ensure support is provided to the most at need / have the greatest impact.

## **ANALYSIS**

### **The Geared2Drive Program**

The Geared2Drive Program is a HYPAs initiative designed to support young people to gain their provisional driver's licence. HYPAs pair approximately 10 people and volunteers in their vehicle to complete the 75 required supervised driving hours.

A number of discussions have taken place with HYPAs to see how we can implement this program within Council.

HYPAs would provide the following support:

- Recruit volunteers, including providing advertising material, interviews, relevant training such as Child Safe Environments Training and obtain all relevant clearances.
- Recruit participants and provide advertising material and workshops.
- Provide a Geared2Drive vehicle with full signage and servicing, fuel, insurance and registration.
- Facilitate the program through scheduling appointments, tracking program participation, reporting and liaising with external stakeholders.

City of Marion would:

- Promote the program with the supplied advertising material to both potential volunteers and participants.
- Provide location for running the Geared2Drive program in the council area with a lock up car park and staff to administer the program.
- Alcohol breath-test volunteers and participants and take funds.
- Provide relevant information to HYPAs head office for reporting and scheduling purposes.

The program offers a supervised driving service only and does not provide professional driving lessons. HYPAs are not part of a licenced driving school.

This program would not be available to everyone and we would collaborate to develop eligibility criteria that will include but is not limited to:

- People of all ages (the program is normally open to 16 to 25 years old, but HYPAs has stated they would open it up to all ages to enable Council to participate)
- Hold an Australian Learner's Permit
- Be financially challenged, assessed through means testing
- Have no other means of access to a supervising driver
- Have completed 5 professional driving lessons (one within the last 3 months)
- Have a Driving Checklist completed by a professional driving school.

The normal cost for HYPAs to facilitate the program would be \$39,016 for a full program for one year. However, HYPAs has tailored the program to ensure success at Marion through reducing the number of volunteers and participants and the access to the vehicle.

HYPAs has offered access to a vehicle for 9 months (October 2017 to June 2018) and advise limiting the number of volunteers to 5 with the ability to support 7–12 participants. This reduces the cost to \$15,243 (ex GST). This amount takes into consideration an in-kind support of \$3,270 from HYPAs.

The costs for participants include \$10 per supervised driving lesson.

Three options based on 10 participants are presented below. Each option has varying levels of financial contribution from participants. External grant funding could be sought, however, grants will require a 50/50 contribution from Council.

### Options

#### Option A\* - minimal cost to Council

Council to participate in the Geared2Drive program, with the individual bearing the cost of the supervised driving. All other associated costs with obtaining a Provisional Driver's licence to be at the individuals own cost.

**Cost to Council: \$15,243**

#### Option B\* - shared cost with Council / participant

Council to participate in the Geared2Drive program and financially support certain elements to help the individual achieve their provisional driver's licence.

ACE learner's permit program	Funded by ACE
Learner's permit	\$59 per person
5 driving lessons @ 50%	\$35 per hour per person (full cost \$70 indicative cost)
Geared2drive program	\$15,243
2 driving lessons prior to driving test @50%	\$35 per hour per person (full cost \$70 indicative cost)

**Cost to Council: \$18,283**

Option C\* - Council waive costs for participants

Council to participate in the Geared2Drive program and provide a fully comprehensive driving program.

ACE learner's permit program	Funded by ACE
Learner's permit	\$59 per person
5 driving lessons	\$70 per hour per person (indicative cost)
Geared2drive program	\$15,243
Supervised driving with HYPA	\$10 per supervised driving per person (75 hours)
2 driving lessons prior to driving test	\$70 per hour (indicative cost) per person
Driving test	\$245 per person
Provisional driver's license	\$143 per person

**Cost to Council: \$32,113**

\*For options A, B and C, it is recommended that Council cover \$10,000 in 2017/18, with the remainder sought through external funding arrangements.

**CONCLUSION**

Removing barriers for residents to gain their licences will have positive impacts on our local economy and society broadly with a reduction in social isolation, greater community connections and achievement towards our community vision – Towards 2040.

Geared2Drive is a vital program that connects people who do not have access to a supervisor driver or vehicle, with the volunteers to complete their driving hours, it enables them to be independent, feel part of our community and a valuable contributor to our workforce.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** David Harman, Financial Accountant

**Corporate Manager:** Ray Barnwell, Manager Finance

**General Manager:** Vincent Mifsud, General Manager Corporate Services

**Subject:** Annual Business Plan 2017/18 and Long Term Financial Plan

**Report Reference:** GC270617R04

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**REPORT OBJECTIVES & EXECUTIVE SUMMARY:**

Council's 2017/18 Annual Business Planning process is set to conclude with Council's final consideration and adoption of the Annual Business Plan 2017/18 (ABP 2017/18) and Long Term Financial Plan for 2017/18 to 2026/27 (LTFP).

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 ABP 2017/18 and LTFP are prepared. (Rating Policy included in Appendix 1 with the remaining policies included in Appendix 2)
2. Council's final consideration and adoption of the ABP 2017/18 (Appendix 1) and LTFP (Appendix 3), following its consideration of the final Draft ABP 2017/18 and Draft LTFP at the General Council meeting on 13 June 2017 (GC130617R07).

The ABP 2017/18 has been prepared on the basis of an average rate increase of 2.2% (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 13th June Council resolved (GC130617R07) that the Draft ABP 2017/18 be prepared for final consideration at the 27 June 2017 General Council meeting on the basis of an average rate increase of 2.2%. Council also resolved that the Draft LTFP 2017/18 – 2026/27 be referred to the 27 June 2017 General Council meeting for adoption.

It has been necessary to make a final adjustment to budgeted operating grant income as presented in the Draft ABP 2017/18 on 13 June 2017 (GC130617R07). This is due to receiving, in advance, 50% of the Commonwealth 'Financial Assistance Grants' for 2017/18. This has had the impact of reducing the budgeted operating grant income in 2017/18 by \$1.3m. There is however, no funding impact on the 2017/18 budget, as the funding now received, in advance, will be carried over to the 2017/18 year to which it relates.

Other than this adjustment there have been no other changes to the Draft ABP 2017/18 and Draft LTFP 2017/18 – 2026/27 that Council resolved to be referred to this 27 June 2017 General Council meeting for adoption.

**RECOMMENDATIONS:**

**DUE DATE**

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

- |   |                     |
|---|---------------------|
| <b>1. Financial Policies:</b>   | <b>27 June 2017</b> |
| a) Rating Policy (Appendix 1 – [appendix 7])  |                     |
| b) Treasury Management Policy (Appendix 2)  |                     |
| c) Asset Management Policy (Appendix 2)   |                     |
| d) Fees and Charges Policy (Appendix 2)   |                     |
| e) Reserve Funds Policy (Appendix 2)  |                     |
| f) Asset Accounting Policy (Appendix 2)   |                     |
| g) Budget Policy (Appendix 2)   |                     |
| <br>  |                     |
| <b>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 2017/18 (Appendix 1).</b>                      | <b>27 June 2017</b> |
| <br>  |                     |
| <b>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 2017/18 (Appendix 1).</b>                            | <b>27 June 2017</b> |
| <br>  |                     |
| <b>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 2017/18 to 2026/27 (Appendix 3).</b> | <b>27 June 2016</b> |

## **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.

There have been no changes to the framework and assumptions that the ABP and LTFP have been prepared under since those presented to Council at the 9 May 2017 General Council Meeting (GC090517R07).

This ABP 2017/18 (Appendix 1) describes the services, programs and projects that Council plans to deliver in the 2017/18 financial year, and further describes how it plans to resource and fund this work.

The ABP supports the delivery of the second year of the 2016 – 2019 Business Plan, along with a number of new strategic projects and service improvements.

## **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 [Appendix 8 of the ABP] |
| • Treasury Management | Refer Appendix 2                         |
| • Asset Management    | Refer Appendix 2                         |
| • Fees and Charges    | Refer Appendix 2                         |
| • Reserve Funds       | Refer Appendix 2                         |
| • Asset Accounting    | Refer Appendix 2                         |
| • Budget              | Refer Appendix 2                         |

A number of changes have been made to the Treasury Management, Reserve Funds and Budget policy as detailed in the Finance and Audit Committee report (FAC280217R8.10).

Changes to the Treasury Management Policy focus on being more prescriptive around the types of institutions that investments can be held with, considerations required when making an investment and criteria for ensuring competitive rates are received.

Amendments to the Reserve Funds Policy have been made to provide further clarity around how Council's reserves should be funded, when it is appropriate to transfer funds to reserves, contribution levels for partnership funded projects and reference to Council's Strategic Framework to assist with the determination of allocating funds to specific projects.

Finally, the change in council's Annual Business Planning and Budget process has required a number of minor amendments to Council's Budget Policy to ensure these are reflected accurately.

## The Annual Business Plan

The ABP 2017/18 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 Uniform Presentation of Finances, Income Statement, Statement of Financial Position, 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 2017/18, 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 2017/18 has been updated to include the following information which was not available/finalised at the time of preparing the report to Council on 13 June 2017:

- Rating schedule comparisons have been prepared based on the final Valuer General update received on the 26 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 2017/18 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 2017/18 will be prepared and distributed with Council's first rates notice to ratepayers in the last week of July 2017.

## **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 4).

## **Fees and Charges Schedule**

A final copy of the Fees and Charges Schedule is attached to this report for Council's information (Appendix 5). It should be noted that the proposed increases to the fees and charges schedule in relation to the Commonwealth Home Support Programme 2017/18 and Community Transport has now been halved as resolved by Council on 13 June (GC130617R07).

## **Grants Program**

The Grants Program presented at the General Council Meeting on 13 June (GC130617R07 - Appendix 4) identified that for 2017/18 Council was forecasting \$8.529m in grants. This report identified the forecast on-going (recurrent) grants and proposed new grants of an operating and capital nature.

An adjustment to this schedule is now necessary as Council has now received, in advance, 50% of the Commonwealth 'Financial Assistance Grants' for 2017/18. This has had the impact of reducing the budgeted operating grant income in 2017/18 due to this grant income being received and recognised as income in the 2016/17 year. There is however, no funding impact on the 2017/18 budget as the funding now received, in advance, will be carried over to the 2017/18 year to which it relates.

## **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 2017/18 and LTFP 2017/18 to 2026/27 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 2017/18. The ABP 2017/18 has been prepared on the basis of an average rate increase of 2.2% (excluding new developments and capital improvements).

This report seeks Council's adoption of the ABP 2017/18 and Rating Policy (Appendix 1), other financial policies (Appendix 2) and LTFP 2017/18 to 2026/27 (Appendix 3).

The Rate Impact Analysis (Appendix 4) and Fees and Charges Schedule (Appendix 5) are included for information purposes only.

**APPENDIX 1: Annual Business Plan 2017/18**

**APPENDIX 2: Financial Policies**

**APPENDIX 3: Long Term Financial Plan for 2017/18 – 2026/27**

**APPENDIX 4: Rate Impact Analysis 2017/18**

**APPENDIX 5: Fees and Charges Schedule 2017/18**



# City of Marion Annual Business Plan 2017-2018



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## 1. Introduction

This Annual Business Plan 2017/18 describes the services and projects that council will deliver over the next 12 months and the financial decisions that underpin them, so that we can progress the community's aspirations in the City of Marion Community Vision - 'Towards 2040'.

This plan supports the delivery of the second year of the 2016-2019 Business Plan, along with a number of new strategic projects and service improvements.

Council is committed to delivering value to our ratepayers. We continue to focus on identifying on-going savings that can be passed on to ratepayers. This strong efficiency focus has enabled a further reduction in the average rate increase down to 2.2% while maintaining current service levels.

During 2017/18, the City and Community will continue to be improved through investment in projects including:

- LED Streetlight Replacement across the City
  - Council is working towards replacing all of its streetlights with energy efficient LED fittings over the next three years. Key benefits include reducing energy use by over 75%, which reduces our carbon footprint. LED lighting makes objects clearer to see, minimises glare, reduces environmental impact, decreases operating and maintenance costs and improves amenity. It has an estimated payback period of less than six years.
- The Edwardstown Soldiers Memorial Oval redevelopment
  - Council will commence the \$8.0m redevelopment of the Edwardstown Soldiers Memorial Oval with \$4.0m in grant funding from the federal government's National Stronger Regions Fund. This redevelopment will particularly improve social connectedness, active and healthy lifestyles, developing neighbourhoods that are activated, attractive and safe, and empowering communities to work in partnership with Council.
- The Oaklands Crossing redevelopment
  - The State and Federal Governments together with the City of Marion have committed \$174.3 million to fixing the road and rail intersection on the corner of Morphett and Diagonal Roads at Oaklands Park. Design work is underway and construction is expected to start in the first half of 2018. The announcement follows a major community campaign led by the City of Marion to end more than 40 years of daily traffic jams.
- The Hallett Cove Foreshore redevelopment
  - Staged works at Hallett Cove Foreshore on Heron Way will continue with an amphitheatre and events space to be developed plus plans for the playground and reserve.

- Development of the Sam Willoughby UCI BMX Track
  - In partnership with the State Government and the neighbouring City of Onkaparinga, work will start on an international standard BMX Facility on Majors Road.
  
- Improvements in our Streetscapes
  - Guided by our Streetscape Policy, we will improve the attractiveness, amenity, character and functionality of streetscapes in the City of Marion to improve the environment and add value to people's experience in the City.
  
- Refurbishment of our Sports Courts
  - Following on from the Tennis and Netball review, Council is delivering a three year program for the refurbishment of its sports courts and associated facilities to significantly improve the service provision of courts across the city.

## 2. Our Purpose, Vision and Values

<p><b>OUR PURPOSE</b> (Why we exist)</p>	<p>To improve our residents' quality of life; continuously, smartly and efficiently</p>
<p><b>OUR COMMUNITY VISION</b> (What we want to become)</p>	<p>A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected</p>
<p><b>OUR VALUES</b></p>	<p>With the community and safety at the forefront of everything we do, we value:</p> <p><b>Respect</b> - Treating everyone as we want to be treated, where all contributions are valued</p> <p><b>Integrity</b> - Fostering trust and honesty in all of our interactions</p> <p><b>Achievement</b> - Enhancing our knowledge and performance to reach our shared goals, while being dedicated to supporting one another</p> <p><b>Innovation</b> - Encouraging new ideas, and learning from our experience to do things better</p>

The six themes of our community vision represent the shared values and aspirations that guide how our city develops, towards 2040'. These outcomes 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 neighborhoods.

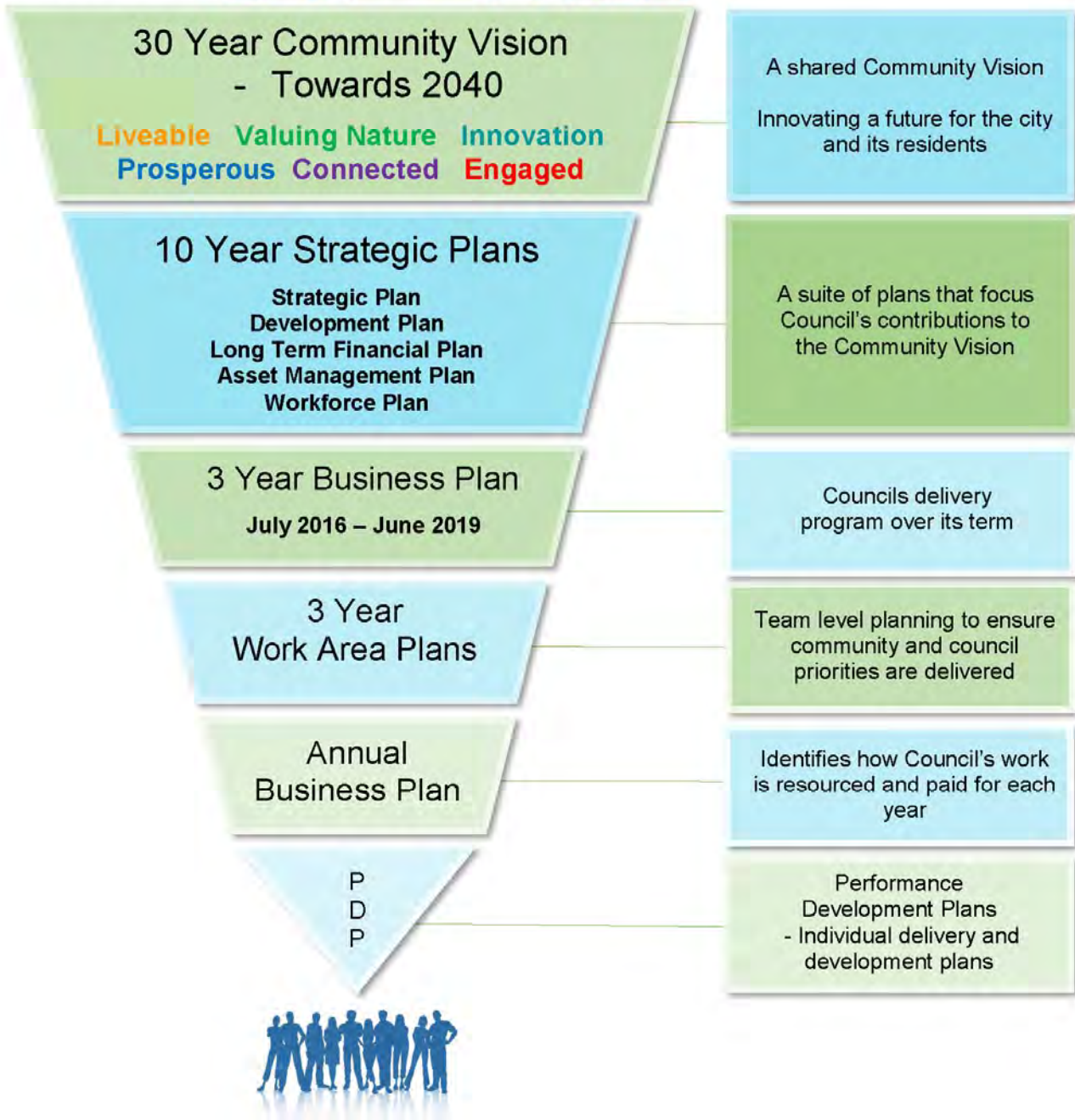
**Liveable**  
By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated.

**Valuing Nature**  
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 2017/18 is an integral part of council's strategic management framework (SMF). The SMF ensures that strategic and operational plans, management systems and processes work together. This enables Council to effectively deliver its strategic goals and the Community Vision.

### 3. Significant influences and priorities

A comprehensive environmental scan of internal and external political, economic, environmental, social and technological issues was conducted, providing a context for the development of this plan, the 2016-2019 Business Plan and the review of the 10 year Strategic Plan. A summary of the latest environmental scan is provided in the tables below.

<b>External issues and opportunities</b>	
<p><b>Political</b></p> <ul style="list-style-type: none"> <li>• Maximising ratepayer/community value</li> <li>• Maximising opportunities in the lead up to the next state election, noting changes in electoral boundaries and candidates</li> <li>• Implications of introduction of rate capping through potential change in Government at state level</li> <li>• Ongoing changes to Federal, State and Local Government policies and funding programs</li> </ul>	<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>• Compromised financial capacity of ratepayers in economic climate</li> <li>• The number of GST registered businesses in Marion is falling</li> <li>• The number of jobs in Marion remains static although our population is increasing</li> <li>• Maximising opportunities to support small business</li> <li>• Development of the Tonsley site</li> </ul>
<p><b>Technological</b></p> <ul style="list-style-type: none"> <li>• Rapid technological change, specifically the rollout of NBN in some City of Marion areas</li> <li>• Digital divide</li> <li>• Access to data and information</li> <li>• Opportunities through the transition to 'smart' LED lighting across the City</li> </ul>	<p><b>Social and Cultural</b></p> <ul style="list-style-type: none"> <li>• Concerning public health demographics</li> <li>• HACC transitioning to national and regional customer led wellbeing and home support programs</li> <li>• Population growth and changing demographics</li> <li>• Increasing community interest in volunteerism is providing a varied skill base</li> <li>• Potential health issues around noise and air pollution around major traffic routes &amp; building work</li> </ul>
<p><b>Transport &amp; Connectivity</b></p> <ul style="list-style-type: none"> <li>• South Road &amp; Darlington Interchange upgrades</li> <li>• Poor transport linkages to public places and spaces, goods and services, local business and industry</li> <li>• Potential risk of isolation to residents that are ageing and mobility impaired</li> <li>• Opportunity to expand and integrate walking &amp; cycling networks with major transport infrastructure upgrades</li> <li>• Commitment to Flinders Link Rail extension</li> <li>• Connections in and around Tonsley, Darlington and Flinders developments, with impacts on traffic, parking, pedestrian/cycling movements</li> <li>• Opportunities to progress an Oaklands Hub development through the redesign of the Oaklands Rail Crossing</li> <li>• Opportunities to improve East-West connectivity through Sturt Rd, in conjunction with the Darlington, Tonsley and Flinders Link project</li> </ul>	<p><b>Urban environment</b></p> <ul style="list-style-type: none"> <li>• Limited housing choice to meet the needs of everyone in the community</li> <li>• Population growth and urban infill cause increased traffic and limited on-street parking with increasing demands on public places and spaces and public services</li> <li>• Opportunities in integrating nature into the urban environment, WSUD, energy efficiency and green infrastructure</li> <li>• Opportunities to lift vibrancy of commercial/retail areas through infrastructure upgrades and activation</li> <li>• Increased implementation of planning reforms</li> </ul>
<p><b>Natural environment</b></p> <ul style="list-style-type: none"> <li>• Impacts of climate change</li> <li>• Growth of localism</li> <li>• Emergence of Nature Play</li> </ul>	

<b>Internal issues and opportunities</b>	
<p><b>Long Term Financial sustainability</b></p> <ul style="list-style-type: none"> <li>• Need for greater collaboration, partnering and innovative funding solutions to achieve community outcomes in a challenging fiscal environment</li> </ul>	<p><b>Service provision</b></p> <p>Limited funding capacity for competing strategic projects or incremental service improvements given current rates assumptions and funding position. Could be exacerbated if change in Government at next State Election and rate capping introduced</p>
<p><b>Workforce</b></p> <ul style="list-style-type: none"> <li>• Embedding Work Health &amp; Safety system improvements throughout the organisation</li> <li>• Need to provide the appropriate technology tools and information resources for staff to connect, collaborate and do their jobs efficiently and effectively</li> <li>• Continued building leadership and workforce capability and skills, particularly in the areas of project management, partnership models and industry experience</li> <li>• Managing an ageing workforce, with provision of opportunities for transition programs, mentoring and training</li> </ul>	<p><b>Asset reliability and sustainability</b></p> <p>Reviewing our existing asset base:</p> <ul style="list-style-type: none"> <li>• In light of increasing costs and customer service requests to maintain and renew our existing asset base</li> <li>• Understanding which assets could be repurposed, reused or disposed of in order to enhance other assets to better meet community needs</li> <li>• Investigating innovative asset management models e.g. share community use, public private partnerships and related business and retail opportunities</li> <li>• Increased unreliability of power supply, with impacts to businesses (including council) and residents</li> </ul>
<p><b>Risk and strategic alignment</b></p> <ul style="list-style-type: none"> <li>• Alignment of the organisation to deliver the aspirations of the Strategic and Council/Business Plans</li> <li>• Transition to an agile &amp; responsive delivery model whilst maintaining prudent financial management</li> <li>• Alignment of risk management throughout the organisation</li> <li>• Changes to regional emergency management planning</li> </ul>	



## 4 Framework of the Annual Business Plan

The Annual Business Plan 2017/18 has been prepared on the basis of a framework that aims to inform the community and hold the City of Marion accountable to its stakeholders. The key items in this framework are as follows.

### **Support the achievement of the City of Marion's Strategic Directions.**

This Annual Business Plan has been reviewed against the Community Vision and Strategic Plans 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.

### **Address issues arising and opportunities identified from internal audit reviews, service reviews and business excellence 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.

### **Maintain, on average, a break-even or positive funding (cash) position over the Long Term Financial Plan**

With a primary focus on cash flow and ensuring Council's asset renewal and upgrades are fully funded, this target is currently being met. To ensure ongoing financial sustainability Council monitors and reviews all its financial indicators together.

### **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**

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.

### **Review existing services and assets to ensure they meet prioritised community needs**

The council continues its rolling process of Service Reviews, aimed at maximising community 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 approve new Major Projects where it has the identified funding capacity to do so**

Council debt is forecast to decrease from \$9.1m to \$7.9m between 30 June 2017 and 30 June 2018. 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.

### **Maintain Council's position for an average residential rate which remains among the lower rating metropolitan councils**

Comparative 2016/17 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.

## 5. 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:

<b>Ongoing Services</b>	
Land use and development planning	Reserves, parks and gardens management
Development and building assessments	Arts and cultural promotion and support
Facilitation of urban developments	Library services
Local Government searches	Sports & recreation promotion and support
Economic planning and leadership	Community capacity building and development
Environmental planning & leadership	Inspection, regulation and control
Biodiversity management	Emergency planning & response
Waste services	Community care
Water management	Immunisation services
Infrastructure management	Public health planning
Community facilities management	

<b>Enabling Services</b>	
Strategic management	Communications & marketing
Organisational excellence	Human resources & workforce planning
Strategic asset management	ICT & knowledge management
Financial management	Operational support
Governance support	

## 6. Project priorities

Council plans to commence or continue working on the following strategic initiatives, as set out in our 2016-2019 Business Plan:

<b>Liveable</b>	
<b>Strategies</b>	<b>2017/18 Initiatives</b>
<b>An inclusive Community embracing diverse cultures, active living, and healthy lifestyles</b>	Amend the zoning of key sporting areas/hubs to support revitalised, modern sports facilities
	Deliver excellent Sport and Recreational Facilities across the City: <ul style="list-style-type: none"> <li>• Community Club and indoor sports stadium at Mitchell Park</li> <li>• Sports and community complex at the Edwardstown Soldiers Memorial Oval</li> <li>• A new regional soccer facility in the South in partnership with Football SA</li> <li>• An International standard BMX complex in the South, led by BMX SA</li> <li>• Capella Reserve redevelopment in partnership with the Cove Football Club to pursue funding opportunities</li> <li>• Modern sustainable tennis and netball facilities across the City to meet the needs of the Community now and into the future</li> </ul>
	Complete the detailed design of the Marion Outdoor Pool update and seek grant/partnership funding
	Deliver Open Spaces and Playgrounds across the city <ul style="list-style-type: none"> <li>• South Australia's first inclusive Playground at Hendrie St Reserve</li> <li>• Hallett Cove Foreshore precinct redevelopment</li> <li>• Location and design for a second dedicated dog park</li> <li>• 8 local/neighbourhood scale playgrounds and plans for a further 4 playgrounds</li> <li>• High quality public toilets in our priority reserves and parks</li> </ul>
<b>Access to housing choice and services for a growing and diverse population</b>	Review housing zones to preserve the character of areas in the north of our city and create housing choice in the south
	In partnership with State Government, the SA Jockey Club and adjoining councils, support the housing development at Morphettville Racecourse
	Support our community to 'age well' through participation in the Adelaide Living Laboratory
	Continue implementation of priorities from the review of reserves and facilities
	Undertake an evaluation and review of at least a further 12 council services to ensure they continue to provide maximum value to our community, now and into the future
<b>Neighbourhoods that reflect local character, heritage and enable a sense of belonging</b>	Celebrate and recognise our Kurna heritage through committed delivery of the 2016-2019 Reconciliation Action Plan (RAP)
	Build strong relationships with the Elders of the Kurna community, facilitated by the RAP Committee
	Deliver youth partnership programs focussed on providing diverse and exciting opportunities for youth leadership, engagement and services Deliverer youth partnerships

Valuing Nature	
Strategies	2017/18 Initiatives
<b>A healthy and climate resilient urban environment</b>	Significantly increase energy efficiency across our council facilities
	Deliver sustainable lighting program priorities
	Implement the Climate Change Policy and Plan ( Resilient South Program)
	Ensure all elements of the Oaklands Reserve redevelopment project are in place to support construction
	Expand the Oakland's Wetland water distribution network to maximise sustainable irrigation of our parks and reserves
	Investigate the potential to establish a water supply business using the Oakland's Wetlands water distribution network
	Advocate for residents across our city on toxic contamination mitigation measures
	Manage stormwater in close partnership with our neighbours
	Target an allocation of 5% of drainage and traffic capital works budgets to Water Sensitive Urban Design outcomes
	Continue to transform the Glade Crescent Wetlands scheme
	Develop and deliver a Regional Coastal Management Plan to support sustainable coastal management
<b>A City that reflects a deep value of the natural world</b>	Plan and deliver a program for the protection of precious remnant native vegetation in our reserves
<b>Improved condition, diversity and connectivity of ecosystems</b>	Working closely with key partners to maximise Glenthorne Farm community benefits

Engaged	
Strategies	2017/18 Initiatives
<b>Communities that embrace volunteering and social interaction</b>	Strive to become renowned for volunteers through targeted growth and diversity, and harnessing the skills and experience of our volunteers
	Launch a Marketing Plan to enhance community engagement and partnering in council's services
<b>Meaningful opportunities for community engagement, partnerships and co-creation</b>	Support our lease and license holders to develop their club management capacity
	Work in partnership with the Edwardstown Region Business Association and the Hallett Cove Business Association to grow membership and sustainability
	Maximise community benefits through community led initiatives
	Implement our reformed Community Grants programs with emphasis on diversity and community capacity building
	Expand our network of community gardens in partnership with community groups
	Subject to the outcomes of a pilot on place activation projects expand the place activation program
	Develop and deliver a Business Engagement Plan in consultation with the local business community to provide valuable business information to support small business growth
Grow the Community Leadership Program to support and harness the ideas and skills of emerging leaders within our community	

Innovative	
Strategies	2017/18 Initiatives
A Community that harnesses creativity, research and collaboration to pursue innovative ideas	Establish partnerships with innovation mentors, including hosting university students to work on innovation projects
	Maximise community feedback through a range of surveys, tools and campaigns to support our ongoing focus on innovation and improvement
A City that provides infrastructure and support that enables innovation to flourish	Expand the solar panel network to maximise the use of renewable energy at council facilities
	Continue to promote and provide valuable programs at the Cove Enterprise Hub to support start-ups and small businesses in the southern region
	Investigate 'Smart City' technology and infrastructure opportunities

Prosperous	
Strategies	2017/18 Initiatives
An exciting urban environment that attracts business investment and economic activation	Work in partnership to progress the Tonsley Redevelopment as a state of the art advanced manufacturing and urban environment
	Work with key partners on the Darlington project and the Flinders Link rail project to maximise business and employment opportunities
	Advocate for the future development of the North-South Corridor to improve east-west connectivity, which maximises community access and connection with the valuable adjacent areas
	Review Edwardstown Industry/Commerce Planning framework to support future business needs
	Facilitate the development of priority precincts that cater for a range of residential and business needs, and services that are aligned with the 30 Year Plan for Greater Adelaide
A City that promotes and supports business growth and offers increased local employment and skills development opportunities	Develop, in close cooperation with other councils and State Government, a business attraction plan that support jobs growth
	Implement the priority actions of the Southern Adelaide Economic Development Board
	Work with key partners in the region and State Government to extend the Tonsley Small Business Advisory Services beyond June 2017
	Reduce red-tape to support and promote business growth and employment opportunities
	Deliver digital economy education programs for businesses to capitalise on the NBN roll-out
A welcoming City offering both residents and visitors a wide range of leisure and cultural experiences	In partnership with local businesses, grow visitation and increase spending in the region to secure additional economic benefit and increased jobs through the delivery of a Visitor Economy Strategy

<b>Connected</b>	
<b>Strategies</b>	<b>2017/18 Initiatives</b>
<b>A road network that connects neighbourhoods and supports safe walking, cycling and vehicle travel</b>	Subject to funding, deliver key extensions to the shared use path along the Adelaide to Marino Rocks Greenway
	Complete Glandore Laneways project to finalise council ownership of the laneways and improve safety and traffic flow
	Deliver a Policy and Program to enhance streetscapes across the City
<b>A City that advocates improved public transport systems, linkages and networks that connect people to destinations</b>	Progress, in partnership with State and Federal Governments, the development of key rail infrastructure including the grade separation at the Oaklands Rail crossing
	Support the rail expansion from Tonsley to Flinders Medical and University Precinct
<b>A City that supports equitable access to diverse information sources and reliable digital technologies</b>	Expand our communication and engagement network through our website and social media platforms
	Deliver valuable digital literacy programs in our libraries and neighbourhood centres
	Subject to funding, deliver the 'Maker Space' and a range of programs to harness technologies and equipment

## 7. 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.

Asset management planning ensures delivery of services from infrastructure assets in the most cost effective manner. Council's Asset Management Plans detail information about our assets and define the services to be provided, how the services are provided, and what funds are required to provide the services.

Council's Asset Management Policy sets the principles that govern the provision and management of assets. The Policy includes a Strategic Asset Management Framework, made up of an assessment of asset criticality (based on priority 1-critical, priority 2-important, and priority 3-aspirational/discretionary) and asset priority (based on asset maintenance before renewal and renewal before new/upgrade, where it is cost effective to do so).

Principle 7 within the Policy specifies that *“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.”*

The process for developing capital works infrastructure projects is determined by criteria including condition, risk, technical, environmental and budgetary considerations. These criteria are assessed to prioritise a list of projects across the Council area that informs the capital works program, meaning that poorest condition and highest risk assets are responded to first.

Key asset management initiatives 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 \$14.766m, including:
  - Capital renewal of council's roads and kerbs with a forecast spend of approximately \$4.3m.
  - Improving Marion's existing footpath network at a cost of \$1.5m.
- Preparation of building renewal plans for all council buildings.
- Actively exploring and investing in technology solutions that will deliver enhanced outcomes and services for the community.

## 8. Measuring our success

Monitoring performance is a critical element of strategic 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 2017/18 (provided in the table below) takes account of Council's objectives over the next three years.

Key Performance Indicator	Core Target	Stretch Target
Financial Sustainability	Council maintains a break even or positive cash funding position in delivering its annual budget	
Delivery of agreed projects identified in the Annual Business Plan and the second year targets in the 3 year Plan	Greater than or equal to 95%	
Lost Time Injury Frequency Rate	Greater than or equal to 25% reduction from the previous year's result	Greater than or equal to 30% reduction from the previous year's result
Total employee costs (including agency staff)	Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs	Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs
Retention of key staff	Greater than or equal to 80% key staff retained	Greater than or equal to 90% key staff retained
Overall satisfaction with Council's performance	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above
Asset Sustainability	Asset Sustainability Ratio greater than or equal to 80%	Asset Sustainability Ratio greater than or equal to 90%
Delivery of Council's capital works program	Greater than or equal to 80% delivery of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)

We will report on our progress against our 2017/18 KPI dashboard quarterly at Council meetings and in our 2017/18 Annual Report.



## 9. Funding the Annual Business Plan

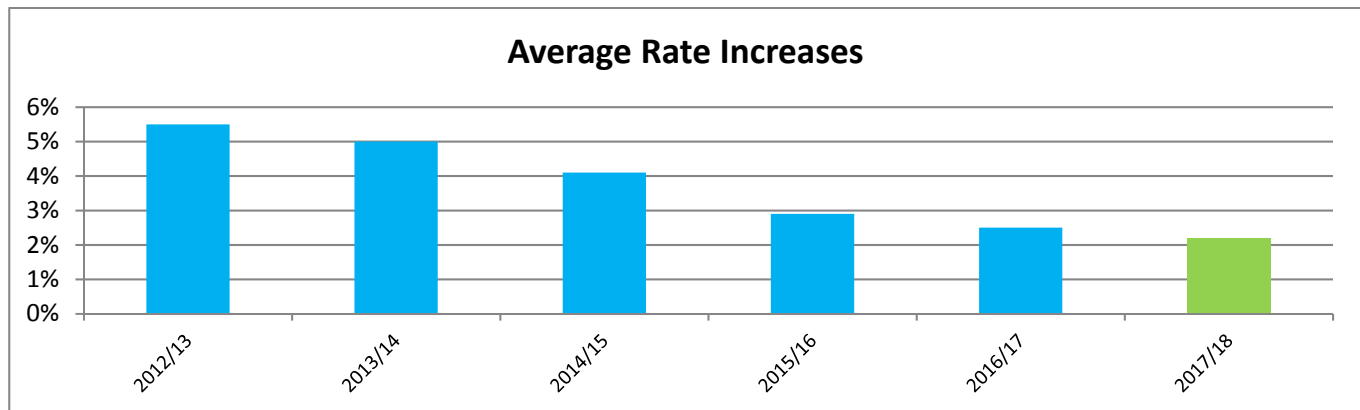
### 9.1 Your rates in 2017/18

The Annual Business Plan is based on an average rate increase of 2.2%. In setting rates for 2017/18, council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2017/18.

Rates account for 86% percent of council's operating revenue with others sources including fees, charges and grants. These revenues contribute to the necessary funding for planned capital renewal programs in 2017/18.

While the average rate increase is 2.2%, it is to be noted that actual rates payable by a rate payer will vary according to individual property valuations, the attributed land use, and whether there has been any new development or capital improvement at the land.

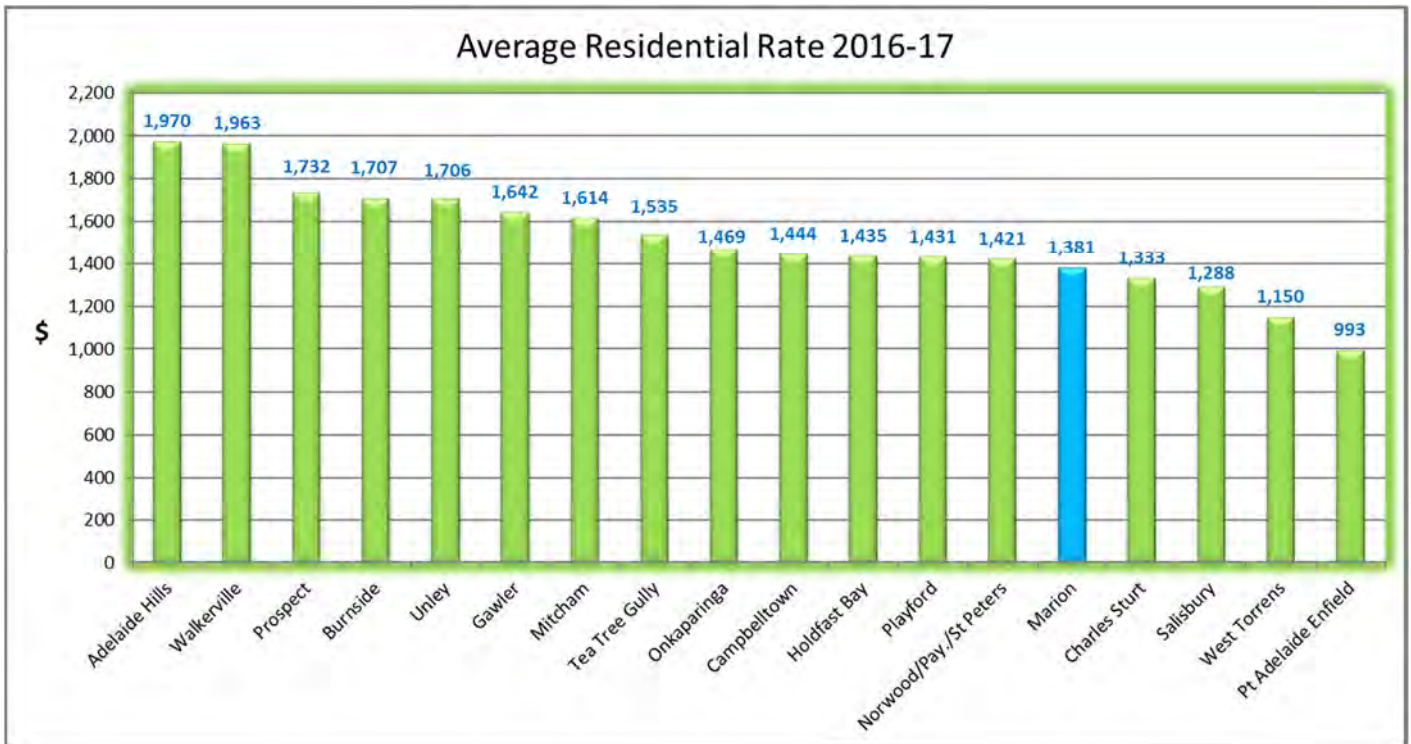
Over the past years, we have listened to your feedback and Council is aware of the impact of rate increases on the community. We are continually looking for opportunities that allow this burden to be reduced and as a result our rate increases have been decreasing steadily over the past five years. The 2017/18 rate increase is the lowest in over 10 years, and continues to head in the desired downward direction.



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 sufficient capital expenditure program is planned to maintain council's assets.

The outcomes of the 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 for the Annual Business Plan.

The graph presented below illustrates council’s relative rating effort compared to other Adelaide metropolitan councils. Marion was ranked 5<sup>th</sup> lowest average residential rate in 2016/17.



Note: Comparative data for the 2017/18 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.

### 9.2 Differential Rating

Council currently derives 18% (2016/17: 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%	(2016/17: 85%)
Industrial	70%	(2016/17: 70%)
Vacant Land	100%	(2016/17: 100%)

### 9.3 Budgeted Income Statement

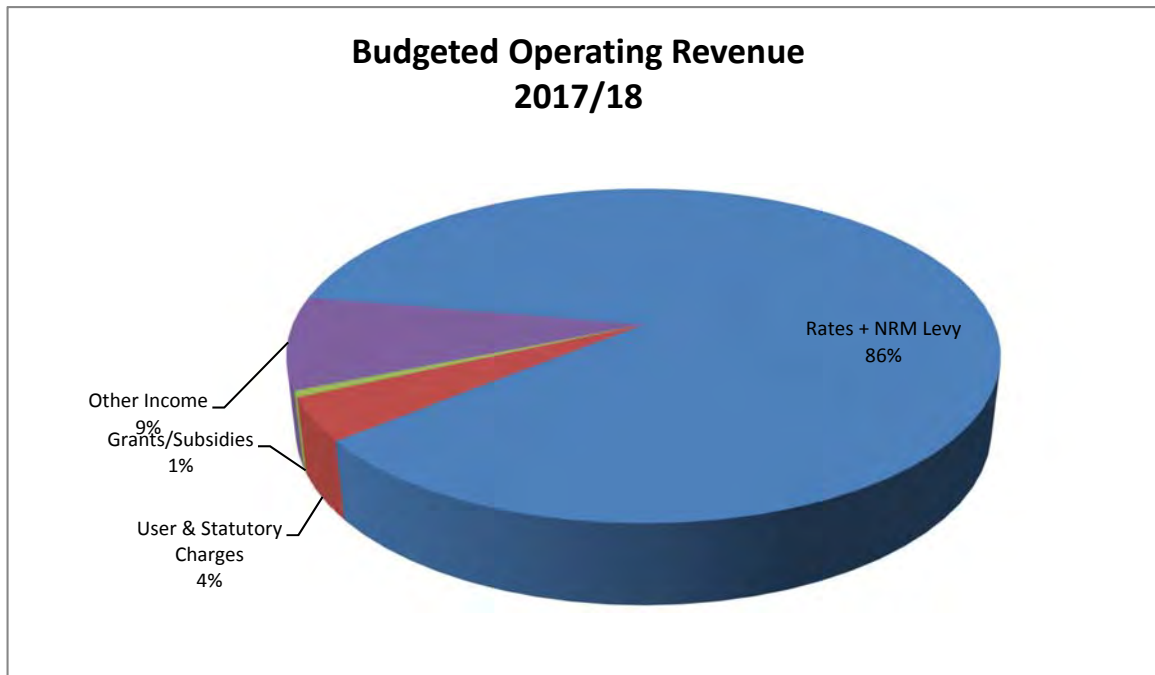
An operating surplus of \$6.318m before capital revenues is forecast for 2017/18. An operating surplus is required to fund the renewal of existing infrastructure in accordance with council's asset management plans.

Budgeted Income Statement	3rd Review 2016/17 \$'000	Budget 2017/18 \$'000	Variance \$'000
<b>Operating Revenue</b>			
Rates - General	70,858	73,130	2,272
Rates - NRM Levy *	1,683	1,767	84
Statutory Charges	1,750	1,812	62
User Charges	1,795	1,752	(43)
Grants/Subsidies	7,587	5,509	(2,078)
Investment Income	854	754	(100)
Reimbursements	788	681	(107)
Other Revenue	763	1,233	470
Share of Profit/(Loss) Regional Subsidiaries	324	334	10
<b>Total Operating Revenue</b>	<b>86,402</b>	<b>86,972</b>	<b>570</b>
<b>Operating Expenditure</b>			
Employee Costs	32,928	34,013	1,086
Contractor Services	18,053	17,326	(726)
Materials	4,632	5,044	412
Finance Charges	613	545	(68)
Depreciation	17,104	17,030	(74)
Other Expenses	6,476	8,005	1,529
<b>Total Operating Expenditure</b>	<b>79,805</b>	<b>81,964</b>	<b>2,159</b>
<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>6,597</b>	<b>5,008</b>	<b>(1,589)</b>
Capital Grants and Contributions	2,114	1,710	(404)
Physical resources received free of charge	1,500	1,500	-
<b>Net Surplus/(Deficit) resulting from Operations</b>	<b>10,211</b>	<b>8,218</b>	<b>(1,993)</b>

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

## 9.4 Operating Revenue

The main source of income for council is rate revenue; making up 86% of total council revenue in 2017/18, 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 2017/18 includes \$73.1m to be raised in general rates. The budget has been developed on the basis of an average rate increase of 2.2% (excluding new developments and capital improvements). In setting rates for 2017/18, council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2017/18.

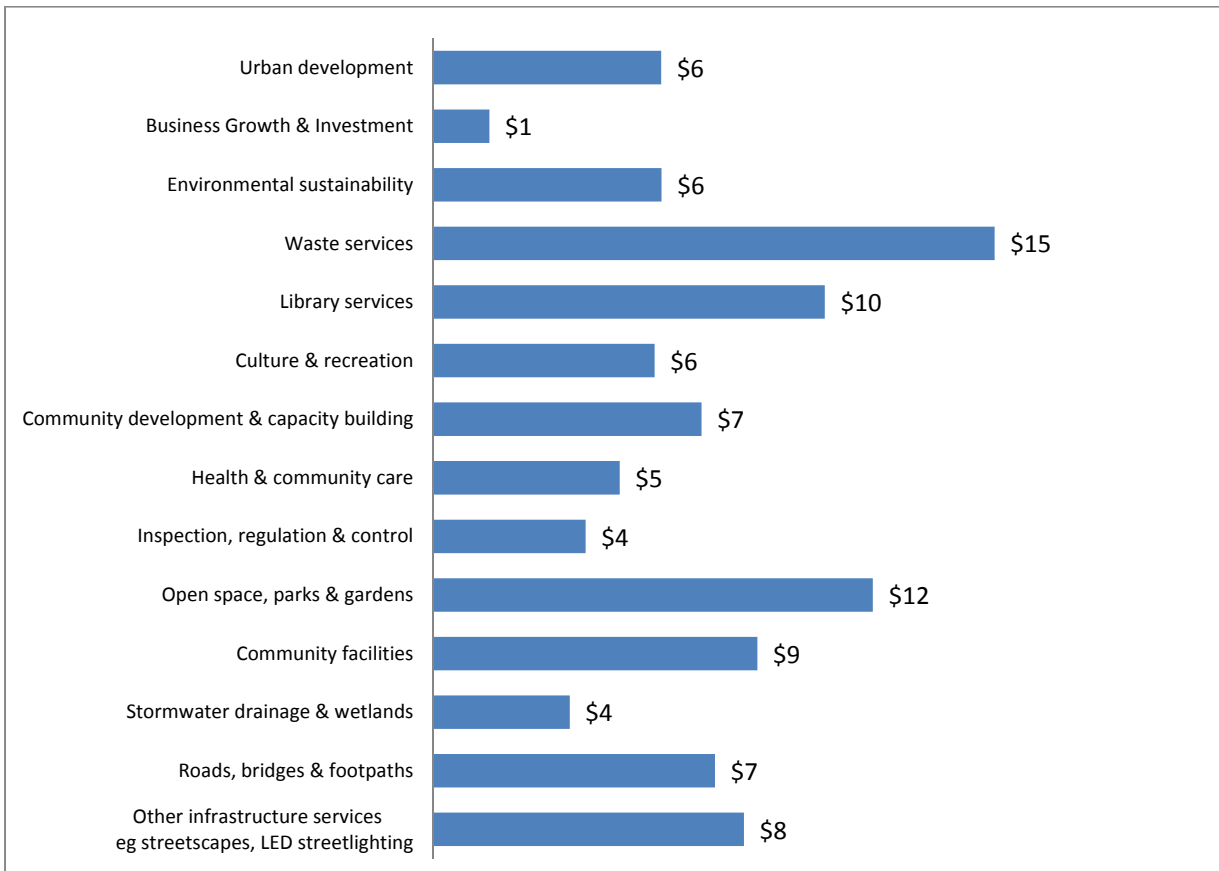
Growth for new developments and capital improvements is forecast at 1% for 2017/18. This predominantly is the result of new housing in Marion and property improvements as reported by the Valuer General. The revenue created by this growth will cover the increased costs of servicing a growing community 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. Due to the receipt of 50% the Commonwealth 'Financial Assistance Grants' for 2017/18 in June 2017, this has had the impact of reducing grant revenue by \$1.3m in 2017/18.

## 9.5 Operating Expenditure

Council's operating expenses are forecast to increase to \$81.964m in 2017/18. The following graph shows a breakdown of operating expenditure across council services for every \$100 spent:



### Employee Costs

Employees are responsible for the provision of Council's key services, including the ongoing maintenance of open space areas, libraries, neighbourhood centres, the Marion Outdoor Pool, urban development, health and community care. Employees are either directly employed by council, or indirectly through an employment agency (i.e. agency staff) where temporary workforce requirements have arisen through seasonal demand or short-term vacancies of existing positions.

Employee costs are forecast to increase by \$1.08m primarily because of increases in existing staff Enterprise Agreements (currently 2.0%, in line with the March 2017 CPI).

There are two Enterprise Agreements (EA's) covering our indoor and outdoor staff. The indoor (clerical) staff EA is negotiated with the Australian Services Union and staff last year agreed to a 2% per annum increase, or CPI if greater, for the 3 years to 30 June 2019 (the previous 3-year agreement gave average annual increases of 3.43%). The outdoor staff EA is negotiated with the Australian Workers Union. The current EA expires on 30 June 2017 and is currently being renegotiated (the existing 3 year EA has given average annual increases of 3.41%).

### Contractor Services

Contractor services relate mainly to the provision of council services by external providers. Council uses contractors to assist in the provision of major services such as waste collection, and also where specialist services or advice is required where it is not warranted for Council to have permanent in-house resources. A decrease of \$726k is forecast in the 2017/18 budget.

## Materials

Council's Materials budget includes utilities, products utilised in the delivery of community services and maintenance of council's infrastructure, open space, and other assets, as well as fuel for the fleet of vehicles used to deliver services.

Despite significant projected price increases in 2017/18 for electricity and gas, an increase of \$412k in materials is forecast in the 2017/18 budget.

## Other Expenses

The key increases in Council's Other Expense category, include a \$1.0m contribution towards its LED Streetlight replacement program, and a one-off contribution towards drainage works of \$600k which has been redirected from its Capital Works program.

## 9.6 Capital Revenue

### Capital Grants and Contributions

Council has forecast \$1.7m in capital grants and contributions towards works planned in 2017/18. The contributions are made up of \$1.6m towards the Edwardstown Oval Redevelopment and \$0.1m towards South Australia's first inclusive playground – a playground that will take into account the needs of children with disabilities.

## 9.7 Budgeted Capital Expenditure

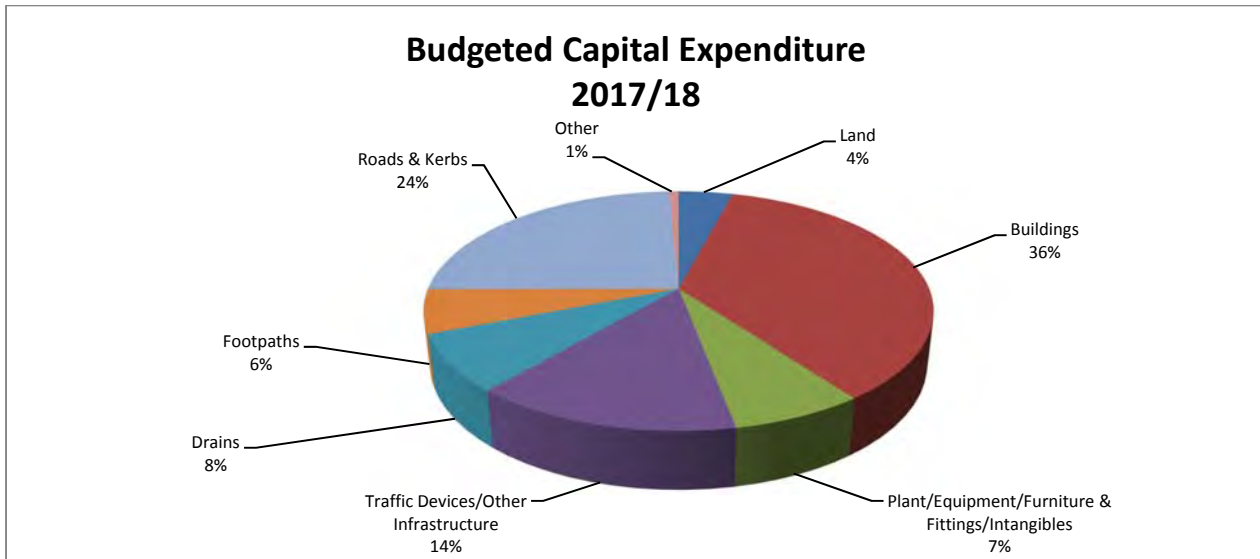
The 2017/18 Budgeted Statement of Capital Expenditure forecasts total capital expenditure of \$25.327m including \$14.766m renewal and \$10.561m new and upgrade.

The following table summarises council's planned Capital Works Program for 2017/18.

	3rd Review 2016/17 \$'000	Budget 2017/18 \$'000
<b>Capital Expenditure</b>		
Land	3,261	1,041
Buildings	4,016	9,049
Infrastructure:		
Roads & Kerbs	6,691	6,160
Drains	2,900	1,933
Footpaths	1,755	1,500
Traffic Control Devices	185	378
Other Infrastructure	3,715	3,269
Plant and Equipment	3,293	1,759
Furniture and Fittings	100	50
Other	311	188
<b>Total Capital expenditure</b>	<b>26,227</b>	<b>25,327</b>
Represented By:		
Capital Expenditure		
Assets - New	10,362	10,561
Assets - Renewal	15,865	14,766
	<b>26,227</b>	<b>25,327</b>

Key capital projects included in the budget are the commencement of construction of the Edwardstown Soldiers Memorial Oval redevelopment (\$3.7m), the development of an international standard BMX Track (\$0.8m) in partnership with the City of Onkaparinga and the State Government and improvements in the amenity of our Streetscapes (\$1.8m).

A detailed listing of other projects is included at Appendix 2.



## 9.8 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.

	3rd Review 2016/17 \$'000	Budget 2017/18 \$'000
<b>Net Lending/(Borrowing)</b>		
Operating Surplus/Deficit before Capital Amounts	6,597	5,008
<u>less: Net Outlay on Existing Assets</u>		
Capital expenditure on asset renewal/replacement	15,865	14,766
less Depreciation/Ammortisation	(17,104)	(17,030)
	<b>(1,239)</b>	<b>(2,265)</b>
<u>less: Net Outlay on New/Upgrade Assets</u>		
Capital expenditure on New & Upgrade Assets	10,362	10,561
less Capital Grants	(2,114)	(1,710)
	<b>8,248</b>	<b>8,851</b>
Adjustments		
Proceeds from Sale of Surplus Land	1,572	0
Share of Equity - Regional Subsidiaries	(324)	(334)
	<b>1,248</b>	<b>(334)</b>
<b>Net funding increase/(decrease)</b>	<b>836</b>	<b>(1,912)</b>

The table above identifies the council's net funding result. Council's budget for 2017/18 is expected to result in a net decrease in funding of \$1.912m.

Financing transactions associated with accommodating the expected net lending result in 2017/18 are as follows:

	<b>3rd Review 2016/17 \$'000</b>	<b>Budget 2017/18 \$'000</b>
<b>Financing Transactions</b>		
New Borrowings	0	0
less: Repayment of Principal on Borrowings	(1,126)	(1,197)
less: Increase/(Decrease) in Cash & Investments		
Transfers from/(to) Reserves	2,252	3,109
Cash Drawdowns/(Investment)	(1,962)	0
<b>Equals: Financing Transactions</b>	<b>(836)</b>	<b>1,912</b>

No additional borrowings are forecast in 2017/18, and as such principal repayments of existing loans will result in a forecast balance outstanding as at 30 June 2018 of \$7.905m.

## 9.9 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 2017/18.

<b>Ratio</b>	<b>Council Target</b>	<b>2017/18 Budget</b>	<b>5 Year Average</b>
Operating Surplus	0% - 5%	5.76%	8.32%
Asset Sustainability	95% - 100%	86.70%	88.52%
Asset Consumption	80% - 100%	76.87%	75.48%
Net Financial Liabilities	0% - 50%	1.37%	N/A
Debt Servicing	0% - 5%	2.0%	N/A

The Operating Surplus Ratio is forecast to exceed the currently adopted target of 0–5%. The forecast surplus is required to provide the funding necessary to meet the costs of delivering services and projects to the community in 2017/18 including the renewal and upgrade of existing community assets over time to maintain community service standards and expectations.

Council's Asset Sustainability and Asset Consumption ratios both fall outside of their targets. This indicates that Council's asset base requires further renewal, with continuing work on its Asset Management Plans and strategies relating to specific asset classes in progress to set a good foundation for improving this in future.

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



## APPENDICES

### Budget 2017/18

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## Appendix 1. Budgeted Income Statement

<b>CITY OF MARION</b>			
<b>Budgeted Income Statement</b>			
<b>Budget 2016/17 \$'000</b>	<b>3rd Review 2016/17 \$'000</b>		<b>Budget 2017/18 \$'000</b>
		<b>Operating Revenue</b>	
70,829	70,858	Rates - General	73,130
1,628	1,683	Rates - NRM Levy	1,767
1,751	1,750	Statutory Charges	1,812
1,599	1,795	User Charges	1,752
7,211	7,587	Grants/Subsidies	5,509
265	854	Investment Income	754
619	788	Reimbursements	681
384	763	Other Revenue	1,233
324	324	Share of Profit/(Loss) SRWRA	334
<b>84,610</b>	<b>86,402</b>	<b>Total Operating Revenue</b>	<b>86,972</b>
		<b>Operating Expenditure</b>	
33,021	32,928	Employee Costs	34,013
16,886	18,052	Contractor Services	17,326
5,193	4,633	Materials	5,044
948	613	Finance Charges	545
14,020	17,104	Depreciation	17,030
6,889	6,476	Other Expenses	8,005
<b>76,957</b>	<b>79,805</b>	<b>Total Operating Expenditure</b>	<b>81,964</b>
<b>7,653</b>	<b>6,597</b>	<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>5,008</b>
-	2,114	Capital Grants and Contributions	1,710
1,500	1,500	Physical resources received free of charge	1,500
<b>9,153</b>	<b>10,211</b>	<b>Net Surplus/(Deficit) resulting from Operations</b>	<b>8,218</b>

## Appendix 2. Budgeted Statement of Financial Position

<b>CITY OF MARION</b>			
<b>Budgeted Statement of Financial Position</b>			
<b>Budget 2016/17 \$'000</b>	<b>3rd Review 2016/17 \$'000</b>		<b>Budget 2017/18 \$'000</b>
		<b><u>Current Assets</u></b>	
21,747	19,899	Cash	15,358
4,036	3,929	Receivables	5,290
166	226	Inventory	236
<b>25,949</b>	<b>24,054</b>	<b>Total Current Assets</b>	<b>20,884</b>
		<b><u>Current Liabilities</u></b>	
10,142	7,696	Creditors	7,999
2,291	5,140	Provisions	5,140
1,444	1,197	Loans	1,100
<b>13,877</b>	<b>14,033</b>	<b>Total Current Liabilities</b>	<b>14,239</b>
<b>12,072</b>	<b>10,021</b>	<b>Net Current Assets/(Liabilities)</b>	<b>6,645</b>
		<b><u>Non-Current Assets</u></b>	
5,759	5,983	Investment in Regional Subsidiaries	6,317
1,133,420	1,129,721	Infrastructure, Property, Plant & Equipment	1,139,881
<b>1,139,179</b>	<b>1,135,704</b>	<b>Total Non-Current Assets</b>	<b>1,146,198</b>
		<b><u>Non-Current Liabilities</u></b>	
857	796	Provisions	796
12,645	7,905	Loans	6,805
<b>13,502</b>	<b>8,701</b>	<b>Total Non-Current Liabilities</b>	<b>7,601</b>
<b>1,137,749</b>	<b>1,137,024</b>	<b>Net Assets</b>	<b>1,145,242</b>
		<b><u>Equity</u></b>	
379,196	381,674	Accumulated Surplus	393,001
758,553	755,350	Reserves	752,241
<b>1,137,749</b>	<b>1,137,024</b>	<b>Total Equity</b>	<b>1,145,242</b>

### Appendix 3. Budgeted Statement of Changes in Equity

<b>CITY OF MARION</b>			
<b>Budgeted Statement of Changes in Equity</b>			
<b>Budget 2016/17 \$'000</b>	<b>3rd Review 2016/17 \$'000</b>		<b>Budget 2017/18 \$'000</b>
		<b>Accumulated Surplus</b>	
372,074	369,211	Balance at beginning of period	<b>381,674</b>
9,153	10,211	Net Surplus/(Deficit)	8,218
127	7,517	Transfers from Reserves	7,651
(2,158)	(5,265)	Transfers to Reserves	(4,543)
<b>379,196</b>	<b>381,674</b>	<b>Balance at end of period</b>	<b>393,001</b>
		<b>Asset Revaluation Reserve</b>	
740,335	735,835	Balance at beginning of period	735,835
<b>740,335</b>	<b>735,835</b>	<b>Balance at end of period</b>	<b>735,835</b>
		<b>Open Space Reserve</b>	
867	1,014	Balance at beginning of period	1,164
18	150	Net change	22
<b>885</b>	<b>1,164</b>	<b>Balance at end of period</b>	<b>1,186</b>
		<b>Other Reserves</b>	
15,320	20,753	Balance at beginning of period	18,351
2,013	(2,402)	Net change	(3,131)
<b>17,333</b>	<b>18,351</b>	<b>Balance at end of period</b>	<b>15,220</b>
<b>758,553</b>	<b>755,350</b>	<b>Total Reserves</b>	<b>752,241</b>
<b>1,137,749</b>	<b>1,137,024</b>	<b>Total Equity</b>	<b>1,145,242</b>

## Appendix 4. Budgeted Statement of Cash Flows

<b>CITY OF MARION</b>			
<b>Budgeted Statement of Cash Flows</b>			
<b>Budget 2016/17 \$'000</b>	<b>3rd Review 2016/17 \$'000</b>		<b>Budget 2017/18 \$'000</b>
		<b>Cash Flows from Operating Activities</b>	
84,286	87,140	<i>Receipts</i>	85,308
(62,937)	(68,045)	<i>Payments</i>	(65,035)
<b>21,349</b>	<b>19,095</b>	<b>Net Cash Provided by Operating Activities</b>	<b>20,273</b>
		<b>Cash Flows from Financing Activities</b>	
		<i>Receipts</i>	
0	0	Loans Received	0
		<i>Payments</i>	
(1,400)	(1,126)	Principal	(1,197)
<b>(1,400)</b>	<b>(1,126)</b>	<b>Net Cash (Used In) Financing Activities</b>	<b>(1,197)</b>
		<b>Cash Flows from Investing Activities</b>	
		<i>Receipts</i>	
0	2,114	Capital Grants/Subsidies & Contributions/Investments	1,710
		<i>Payments</i>	
(18,599)	(24,655)	Purchase of IPP&E	(25,327)
<b>(18,599)</b>	<b>(22,541)</b>	<b>Net Cash (Used In) Investing Activities</b>	<b>(23,617)</b>
1,350	(4,572)	<b>Net Increase/(Decrease) in Cash Held</b>	<b>(4,541)</b>
20,397	24,471	<b>Cash at Beginning of Reporting Period</b>	<b>19,899</b>
<b>21,747</b>	<b>19,899</b>	<b>Cash at End of Reporting Period</b>	<b>15,358</b>

## Appendix 5. Budgeted Funding Statement

<b>CITY OF MARION</b>			
<b>Budgeted Funding Statement</b>			
<b>Budget</b>			
<b>Budget 2016/17 \$'000</b>	<b>3rd Review 2016/17 \$'000</b>		<b>Budget 2017/18 \$'000</b>
		<b>Operating Revenue</b>	
72,457	72,541	<b>Rates</b>	74,897
1,751	1,750	<b>Statutory Charges</b>	1,812
1,599	1,795	<b>User Charges</b>	1,752
7,211	7,587	<b>Operating Grants &amp; Subsidies</b>	5,509
265	854	<b>Investment Income</b>	754
619	788	<b>Reimbursements</b>	681
384	763	<b>Other</b>	1,233
324	324	<b>Net gain - SRWRA</b>	334
<b>84,610</b>	<b>86,402</b>		<b>86,972</b>
		<b>Operating Expenses</b>	
33,021	32,928	<b>Employee Costs</b>	34,013
16,886	18,052	<b>Contractual Services</b>	17,326
5,193	4,633	<b>Materials</b>	5,044
948	613	<b>Finance Charges</b>	545
14,020	17,104	<b>Depreciation</b>	17,030
6,889	6,476	<b>Other</b>	8,005
<b>76,957</b>	<b>79,805</b>		<b>81,964</b>
<b>7,653</b>	<b>6,597</b>	<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>5,008</b>
		<b>Capital Revenue</b>	
-	2,114	<b>Capital Grants &amp; Subsidies</b>	1,710
1,500	1,500	<b>Contributed Assets</b>	1,500
-	-	<b>Gain/(Loss) on Asset Disposal</b>	-
<b>1,500</b>	<b>3,614</b>		<b>3,210</b>
<b>9,153</b>	<b>10,211</b>	<b>Net Surplus/(Deficit) resulting from operations</b>	<b>8,218</b>
<b>14,020</b>	17,104	<b>add Depreciation</b>	<b>17,030</b>
324	324	<b>less Share of Profit SRWRA (excluding dividend)</b>	334
<b>22,849</b>	<b>26,991</b>	<b>Funding available for Capital Investment</b>	<b>24,915</b>
		<b>Capital</b>	
13,673	15,865	<b>less Capital Expenditure - Renewal</b>	14,766
4,925	10,362	<b>less Capital Expenditure - New</b>	10,561
1,500	1,500	<b>less Capital - contributed assets</b>	1,500
-	(1,572)	<b>add Proceeds from Sale of Surplus Land</b>	-
<b>2,751</b>	<b>836</b>	<b>Net funding increase/(decrease)</b>	<b>(1,912)</b>

<b>Budgeted Funding Statement</b>		
<b>Budget 2016/17 \$'000</b>	<b>3rd Review 2016/17 \$'000</b>	<b>Budget 2017/18 \$'000</b>
		<b>Funded by;</b>
		<b>Loans</b>
-	-	Loan Principal Receipts (Net) -
-	-	Loan Receipts/(Payments) from Sporting Clubs (Net) -
1,400	1,126	less Loan Principal Repayments 1,197
<b>(1,400)</b>	<b>(1,126)</b>	<b>Loan Funding (Net) (1,197)</b>
		<b>Movement in level of cash, investments and accruals</b>
(680)	1,962	Cash Surplus/(Deficit) funding requirements -
2,031	(2,252)	Reserves Net transfer to/(transfer from) (3,109)
<b>1,351</b>	<b>(290)</b>	<b>Cash/Investments/Accruals Funding (3,109)</b>
<b>(2,751)</b>	<b>(836)</b>	<b>Funding Transactions 1,912</b>

## Appendix 6. Capital Works Program

ROAD RESEAL PROGRAM 2017/18				
Road Name	Suburb	Ward	From	To
Allambee Avenue	Edwardstown	Woodlands	Daws Road	Conmurra Avenue
Allison Street	Ascot Park	Woodlands	John Street	Robert Street
Ballara Avenue	Warradale	Warracowie	Ormonde Avenue	Astrid Avenue
Barclay Avenue	Glengowrie	Mullawirra	Gowrie Avenue	Fisk Avenue
Barham Avenue	Morphettville	Mullawirra	Nilpena Avenue	Nunyah Avenue
Barham Cds	Morphettville	Mullawirra	Barham Avenue	Barham Avenue
Barramundi/Capella Roundabout	Hallett Cove	Coastal		
Bay Street	Seacombe Gardens	Warracowie	Morphett Road	Russell Avenue
Beaconsfield Terrace	Ascot Park	Woodlands	Marion Road	Linda Street
Beaumont Street	Clovelly Park	Woodlands	Norrie Street	English Avenue
Boyd Court	Trott Park	Southern Hills	Meldrum Street	Cul-De-Sac
Bradman Street	Sturt	Warriparinga	Travers Street	Ralph Street
Browning Avenue	Plympton Park	Mullawirra	South Terrace	Acacia Street
Butler Crescent	Glengowrie	Mullawirra	Maxwell Terrace	Fisk Avenue
Cameron Court	Mitchell Park	Warriparinga	Bruce Avenue	Cul-De-Sac
Carlow Street	Sturt	Warriparinga	Diagonal Road	Duncan Street
Chalfont Way	Glengowrie	Mullawirra	Oaklands Road	St Peters Way
Charles Street	Ascot Park	Woodlands	Daws Road	Adelaide Terrace
Clare Avenue	Sheidow Park	Southern Hills	Clare Court	Westall Way
Cummings Crescent	Mitchell Park	Warriparinga	Lutana Crescent	Mary Street
Darling Street	Sturt	Warriparinga	Diagonal Road	Bradman Street
David Avenue	Mitchell Park	Warriparinga	Daws Road	Bruce Avenue
Davidson Avenue	Park Holme	Mullawirra	Sandison Avenue	O'Halloran Terrace
De Laine Avenue	Edwardstown	Woodlands	Macklin Street	Towers Terrace
Dunbar Avenue	Morphettville	Mullawirra	Denham Avenue	Claines Avenue
Dunorlan Road	Edwardstown	Woodlands	House #80	Calstock Avenue
Edgeworth Street	South Plympton	Woodlands	Raglan Avenue	Wood Street
Egmont Avenue	Warradale	Warracowie	Diagonal Road	Jeffrey Avenue
Elder Terrace	Glengowrie	Mullawirra	Maxwell Terrace	Fisk Avenue
Embert Street	Sturt	Warriparinga	Melbourne Street	Ralph Street
Emma Close	Mitchell Park	Warriparinga	Bradley Grove	Dead End
English Avenue	Clovelly Park	Woodlands	Beaumont Street	Hendon Avenue
Erudina Avenue	Edwardstown	Woodlands	Conmurra Avenue	Konando Terrace
Esplanade	Marino	Coastal	Cul-De-Sac	Road Widening O/S #2
Everest Street	Morphettville	Mullawirra	Tensing Street	Hunt Avenue
Fetlar Avenue	Marion	Warriparinga	Rathlin Avenue	Stroma Road
Franklin Street	Sturt	Warriparinga	Melbourne Street	Day Street
French Crescent	Trott Park	Southern Hills	Bovard Court	Heysen Drive
Furner Road	Mitchell Park	Warriparinga	Bradley Grove North	#15/17 (At Station)
Garden Street	South Plympton	Woodlands	Thomas Street	Vincent Street
Greenock Drive	Sturt	Warriparinga	Parkmore Avenue	Grandview Road
Gretel Crescent	Hallett Cove	Coastal	Grand Central Avenue	Aurora Street
Gulfview Road	Seaview Downs	Southern Hills	Morphett Road	Fowler Street
Hamilton Avenue	Warradale	Warracowie	Hamilton Court	Sienna Avenue
Harkin Avenue	Mitchell Park	Warriparinga	Trowbridge Avenue	Kelly Grove
Harlow Street	Mitchell Park	Warriparinga	Quick Road	Thorne Crescent
Harris Street	Edwardstown	Woodlands	De Laine Avenue	Angus Avenue
Harrow Street	Dover Gardens	Warracowie	Crown Street	Clacton Road
Helmsdale Avenue	Glengowrie	Mullawirra	Francis Avenue	Kersely Avenue
Hessing Crescent	Trott Park	Southern Hills	Brack Court	Insley Court
Hester Avenue	Mitchell Park	Warriparinga	Bradley Grove	Kelly Grove
Jervois Terrace	Marino	Coastal	Spinks Road	Short Street
Johnstone Road	Oaklands Park	Warracowie	Crozier Terrace	Perrin Street
Joyner Street	Dover Gardens	Warracowie	Morphett Rd	Branksome Terrace



ROAD RESEAL PROGRAM 2017/18 (continued)				
Road Name	Suburb	Ward	From	To
Kathleen Street	Dover Gardens	Warracowie	Ella Street	Laurence Street
Kelly Grove	Mitchell Park	Warriparinga	Harkin Avenue	Cul-De-Sac
Kingston Avenue	Seacombe Gardens	Warracowie	Glamis Avenue	Alderman Avenue
Konando Terrace	Edwardstown	Woodlands	Yanyarrie Avenue	Allambee Avenue
Kooraweera Street	Hallett Cove	Coastal	Nungamoorra Street	Pindee Street
Kurrajong Place	Seacombe Gardens	Warracowie	Pitt Street	Kent Avenue
Lagunta Avenue	Edwardstown	Woodlands	Konando Terrace	Daws Road
Laurence Street	South Plympton	Woodlands	Thomas Street	Vincent Street
Letcher Road	Oaklands Park	Warracowie	Crozier Terrace	Dwyer Road
Macklin Street	Sturt	Warriparinga	Service Lane	Bradman Street
Maldon Avenue	Mitchell Park	Warriparinga	Alawoona Avenue	Barkuna Avenue
Maxwell Avenue	Edwardstown	Woodlands	Towers Terrace	Railway Terrace
Mikasa Court	Trott Park	Southern Hills	Doulton Drive	End
Milton Avenue	Plympton Park	Mullawirra	Swinburne Avenue	Ferry Avenue
New Street	South Plympton	Woodlands	Cross Road	Pleasant Avenue
Nilpena Avenue	Morphettville	Mullawirra	Hendrie Street	Appleby Road
Nottingham Crescent	Glandore	Woodlands	Maud Street	South Road
Oakbank Crescent	Sheidow Park	Southern Hills	Bathbank Crescent	Cul-De-Sac
Omar Avenue	Warradale	Warracowie	Macarthur Avenue	Virgo Avenue
Parkmore Avenue	Sturt	Warriparinga	Rosefield Lane	Travers Street
Penrith Court	Mitchell Park	Warriparinga	Bradley Grove	Cul-De-Sac
Pildappa Avenue	Park Holme	Mullawirra	Bowaka Street	Rotorua Avenue
Portland Avenue	Sturt	Warriparinga	Diagonal Road	Torquay Road
Price Street	Plympton Park	Mullawirra	Taranna Road	Cul-De-Sac
Princes Parade	Clovelly Park	Woodlands	South Road	York Avenue
Ralph Street	Sturt	Warriparinga	Bradman Street	Day Street
Ramsay Avenue	Seacombe Gardens	Warracowie	Morphett Road	Miller Street
Ranford Crescent	Mitchell Park	Warriparinga	Byard Terrace	Egan Crescent
Richard Avenue	Mitchell Park	Warriparinga	Daws Road	The End
Rider Street	Seacombe Gardens	Warracowie	Sutton Avenue	Limbert Avenue
Rogana Crescent	Hallett Cove	Coastal	Coorabie Crescent	Goroke Street
Rotorua Avenue	Park Holme	Mullawirra	Tarranna Avenue	Weroona Avenue
Rotorua Avenue	Park Holme	Mullawirra	Nilpena Avenue	Tiparra Avenue
Rotorua Avenue	Park Holme	Mullawirra	Condada Avenue	Pildappa Avenue
Scott Street	Plympton Park	Mullawirra	Arthur Street	Clement Street
Seacombe Crescent	Seacombe Heights	Warriparinga	Waite Avenue	Grandview Drive
Service Lane	Edwardstown	Woodlands	South Road	Gumbowie Avenue
Shearing Street	Oaklands Park	Warracowie	Morphett Road	Barry Road
Stanton Street	Edwardstown	Woodlands	Wright Street	Fuller Street
Sunshine Avenue	Warradale	Warracowie	Morphett Road	Lincoln Avenue
Sunshine Avenue	Warradale	Warracowie	Struan Avenue	Council Boundary
Tarnham Road	Seacombe Heights	Warriparinga	Morphett Road	Calum Grove
Taylor Court	South Plympton	Woodlands	Thomas Street	Cul-De-Sac
Terra Avenue	Mitchell Park	Warriparinga	Percy Avenue	Cul-De-Sac
Waverley Avenue	Edwardstown	Woodlands	Conmurra Avenue	Deloraine Road
Wentworth Street	Seacombe Gardens	Warracowie	Miller Street	Kent Avenue
Western Avenue	Park Holme	Mullawirra	Copley Street	Duncan Avenue
Whiteley Drive	Trott Park	Southern Hills	Counihan Court	Olsen Court
Wooton Road	Edwardstown	Woodlands	Cross Road	Castle Street

RESIDENTIAL FOOTPATH PROGRAM 2017/18				
Road Name	Suburb	Ward	From	To
Proactive Footpath Works	Various	Various		
Argyll Street (east)	Marino	Coastal	Frank St	Jervois Terrace
Ocean Boulevard (east)	Seacliff Park	Southern Hills	Gardenia	No 54
Mulga Street (east)	Seacombe Gardens	Warracowie	Ramsay Ave	Syme Street
Doreen St - Laneway	Oaklands Park	Warracowie	Doreen St	Bombay Street
River Parade	Hallett Cove	Coastal	Osprey Ct	River Parade
Nottingham Terrace	Glandore	Woodlands	Tram Stop 7	Hall
Maldon Avenue	Mitchell Park	Warriraringa	Karu Cres	No 25
Young Street	Trott Park	Southern Hills	School	Fisher Avenue
Brooklyn Laneway	Hallett Cove	Southern Hills	Brooklyn Drive	Lonsdale Road

TRAFFIC DEVICES PROGRAM 2017/18			
Road Name	Suburb	Ward	Description
Sixth Avenue	Ascot Park	Woodlands	Bike crossing
Parson Grove	Park Holme	Mullawirra	Median parking
Boonga Street	Hallett Cove	Coastal	Installation of bollards
Hazelmere Road	Glengowrie	Mullawirra	Parking bay
The Cove Road	Hallett Cove	Coastal	Car park
Trott Grove	Oaklands Park	Warracowie	Median car park
Various	Various	Various	Street signs
Various minor works	Various	Various	signs, equipment, traffic islands

STORMWATER DRAINAGE PROGRAM 2017/18		
Road Name	Suburb	Ward
Mitchell Street	Glengowrie	Mullawirra
Barramundi Drive	Hallett Cove	Coastal
Crozier/Johnstone	Oaklands Park	Warracowie
Glade Crescent	Hallett Cove	Coastal
Grey Road	Hallett Cove	Coastal
Coolah Terrace	Marion	Warracowie

IRRIGATION & WETLANDS PROGRAM 2017/18		
Location	Suburb	Ward
Oakland's distribution network	Various	Various
Plympton Oval	Plympton Park	Mullawirra
Capella Drive Oval	Hallett Cove	Coastal
Glade Crescent Reserve	Hallett Cove	Coastal
Marion Swim Centre Reserve	Park Holme	Mullawirra
Bandon Terrace Reserve	Marino	Coastal
Scarborough Terrace Reserve	Dover Gardens	Warracowie
Aroona Road Reserve	Hallett Cove	Coastal
Sixth Avenue Reserve	Ascot Park	Woodlands
Various small Reserves	Various	Various

OTHER INFRASTRUCTURE PROGRAM 2017/18		
Details	Suburb	Ward
Streetscapes	Various	Various
Sturt Linear Path	Morphettville	Mullawirra
Walking & Cycling Pathways	Various	Various
Kerb & Water Table	Various	Various
Bus Shelters	Various	Various

OPEN SPACE & RECREATION WORKS PROGRAM 2017/18			
Location	Suburb	Ward	Description
<b>Playground Implementation Program</b>			
Sixth Avenue Reserve	Ascot Park	Woodlands	Construction
Clare Avenue Reserve	Sheidow Park	Southern Hills	Construction
Breakout Creek Reserve (YMCA)	Glengowrie	Mullawirra	Construction
Gully Road Reserve	Seacliff Park	Southern Hills	Construction
Appleby Road Reserve	Morphettville	Mullawirra	Construction
Hendrie Street Inclusive Playground	Park Holme	Mullawirra	Construction
Bandon Terrace Reserve	Marino	Coastal	Consultation, Concept and Detail Design
Shamrock Road Reserve	Hallett Cove	Coastal	Consultation, Concept and Detail Design
First Avenue Reserve	Ascot Park	Woodlands	Consultation, Concept and Detail Design
Mitchell Park Oval	Mitchell Park	Warraparinga	Consultation, Concept and Detail Design
Various*	Various	Various	Remove Playground without replacement
* Council is currently finalising the exact locations for playground removals for 17/18			
<b>Reserve Improvements</b>			
Hallett Cove Beach (Grand Central Reserve)	Hallett Cove	Coastal	Construction Amphitheatre works
Hallett Cove Beach (Reserve & Playground)	Hallett Cove	Coastal	Detail design
Stage 2 Recreation Plaza Oaklands Wetlands	Oaklands Park	Warracowie	Detail design and construction
Oaklands Estate (Reserve & Playground)	Oaklands Park	Warracowie	Detail design
2nd Dog Park	TBC	TBC	Determine location, consultation, concept design
Jervois Street Reserve	South Plympton	Woodlands	Install double shelter and tables
Reserve Street Reserve Dog Park	Trott Park	Southern Hills	Install shelter and seating
Capella Reserve	Hallett Cove	Coastal	Consultation and develop Precinct Plan
Various*	Various	Various	Installation of shade sails
*Council is currently finalising the exact location for the provision of shade in 17/18			
<b>Public Toilets</b>			
Gully Road Reserve	Seacliff Park	Southern Hills	Install new facility
<b>Tennis &amp; Netball Courts</b>			
Woodforde Family Reserve	Park Holme	Mullawirra	Courts and facility improvements
Hallett Cove Beach Tennis Club	Hallett Cove	Coastal	Courts and facility improvements
Warradale Park Tennis Club	Warradale	Warracowie	Courts and facility improvements
Southbank Tennis Club	Trott Park	Southern Hills	Courts and facility improvements
Marion Tennis Club	Marion	Warraparinga	Courts and facility improvements
Sandery Avenue Courts	Seacombe Gardens	Warracowie	New shelter, site power and storage

PROPERTY/BUILDING WORKS PROGRAM 2017/18			
Location	Suburb	Ward	Description
Various	Various	Various	Solar infrastructure installations
Majors Road	O'Halloran Hill	Southern Hills	BMX Track Development
Edwardstown Sports Club	Edwardstown	Woodlands	Sporting club redevelopment
Marion Sports Club	Marion	Warraparinga	Car park and drainage works
Fitzgerald James Building	Glandore	Woodlands	Replace ceiling, carpets, walls
Marion Leisure & Fitness Centre	Morphettville	Mullawirra	Replace carpet and car park works
Seaview Downs Kindergarten	Seaview Downs	Southern Hills	Replace fence
Cove Civic Centre	Hallett Cove	Coastal	Internal signage
Plympton Park Sports Club	Plympton Park	Mullawirra	Replace windows and doors
Marion Band Edwardstown	Edwardstown	Woodlands	Replace kitchen and remove asbestos
Southbank Tennis Club	Trott Park	Southern Hills	Replace carpet
YMCA Glengowrie	Glengowrie	Mullawirra	Replace kitchen
Perry Barr Farm	Hallett Cove	Coastal	Bitumen back laneway and stormwater treatment
Marion Golf Park	Seacliff Park	Coastal	Car park works
Coastal Walking Trail	Hallett Cove	Coastal	Replacement of handrails and balustrade
Marion Swim Centre	Park Holme	Mullawirra	Line ceiling
Perry Barr Farm Shearing Shed	Hallett Cove	Coastal	Replace ceiling

# Rating Policy



## Rating

### (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 Councils 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 2017/18 financial year will be by four instalments, due on 1 September 2017, 1 December 2017, 1 March 2018 and 1 June 2018. 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 Act provides for the discretionary rebate of rates where, among other things, there has been a rapid change in valuations.

Council will provide relief against a substantial increase in rates payable on residential land due to large increases in capital value by applying a rebate (capping) of general rates to eligible ratepayers.

For the current financial year, the rate cap is set at 12% with a \$20 minimum and a \$200 maximum (excluding new or improved properties) for ratepayers 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 zoning changes.
- The land use for rating purposes has not changed since 1<sup>st</sup> July of the previous financial year.
- The property has not sold since the 1<sup>st</sup> 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 apply in writing to council. Applications will be assessed against the eligible criteria. Only applications for the current financial year will be accepted and must be received in the current financial year.



### **(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 2017/18 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 2018, and
- The footings have been poured on the property by 30 June 2018

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 2017 and 30 June 2018 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 REBATES**

### **(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](http://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](mailto: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](http://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. 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).

# Treasury Management Policy



## 1. RATIONALE

The Treasury Management Policy exists to ensure sound management of Council's financial transactions with regards to borrowings and investments, ensuring compliance with relevant legislation.

## 2. POLICY STATEMENT

This policy provides clear direction to the management, staff and Council in relation to the treasury function. It outlines how borrowings will be raised and how cash and investments will be managed. 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.

## 3. OBJECTIVES

The objective of this Treasury Management Policy is to establish 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;
- Council maximises the return on surplus funds;
- the net interest costs associated with borrowing and investing are reasonably likely to be minimised on average over the longer term

## 4. POLICY SCOPE AND IMPLEMENTATION

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 Debt Servicing 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 Debt Servicing ratios;
  - Net Financial Liabilities ratio: Between 0 - 50%
  - Debt Servicing 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;
- only retain and quarantine money for particular future purposes where required by legislation, contractual agreement with other parties, or for specific purposes as outlined in its 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 General Manager Corporate 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.

To reduce the level of risk embodied in treasury operations, it is appropriate to limit investments made by Council to secure financial institutions. Therefore, without approval from Council, investments are limited to:

- deposits with the Local Government Finance Authority of South Australia (LGFA);
- State/Commonwealth Government Bonds.
- bank interest bearing deposits;
- bank accepted/endorsed bank bills;
- bank negotiable Certificate of Deposits;
- Australian Financial institutions

When considering which financial institutions surplus funds will be invested with, Council will only invest funds with those with a long term credit rating of at least AA and short term credit rating of A1.

All investments must be made exercising care and diligence and considering the following:

- the credit rating of the prospective institution.
- the likely yield and term of the investment;
- the period in which the investment is likely to be required;
- the cost of making and maintaining the investment;
- an assessment of future interest rate movements;
- an assessment of future cash flow requirements;
- the Government guarantee on the investment;

To ensure competitive rates for investments are achieved, quotations must be obtained from authorised institutions on investments of more than \$1,000,000 where the period of investment exceeds 30 days and market conditions are known to be fluctuating (for example, when the Reserve Bank of Australia changes the Cash Rate).

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. This report will review the investment performance against prior years and appropriate benchmarks including the RBA cash rate and the 90-Day Bank Bill Swap rate (90Day BBSW).

## 5. 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.

**Debt Servicing Ratio** indicates the extent to which a Council's operating revenues are committed to its Debt Servicing costs (Principal and interest repayments).

**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 of non-financial assets, grants and contributions received specifically for new/upgraded infrastructure and other assets, e.g. from a developer.

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

## 6. ROLES AND RESPONSIBILITIES

- Council is to approve all borrowings, as well as investments for a period of greater than 12 months.
- General Manager, Corporate Services is responsible for making recommendations with regards to borrowings.
- Manager Finance is responsible for ensuring all other tasks are conducted in accordance with the policy.

## 7. REFERENCES

### OTHER RELATED POLICIES

- Reserve Funds Policy

### 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 management 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 Management 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*

## 8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget process.

# 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.

<p><b>Priority 1- Critical</b></p>	<ul style="list-style-type: none"> <li>• 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);</li> <li>• 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.</li> </ul>
<p><b>Priority 2- Important</b></p>	<ul style="list-style-type: none"> <li>• Those assets that contribute <u>significantly</u> to the role and function of council under the LG Act.</li> <li>• 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.</li> </ul>
<p><b>Priority 3- Aspirational/ Discretionary</b></p>	<ul style="list-style-type: none"> <li>• Those assets that <u>contribute</u> to the role and functions of council under the LG Act.</li> <li>• Those assets that <u>contribute</u> to the achievement of CoM Community aspirations and council outcomes.</li> <li>• 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.</li> </ul>

## 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).

<b>Maintain</b>	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).
<b>Renew/Replace</b>	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).
<b>New/Develop/Upgrade</b>	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.

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



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.

# 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

# Reserve Funds Policy



## 1. RATIONALE

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

## 2. POLICY STATEMENT

Council's Reserve Funds Policy aims to provide a means for recognising and allocating funding for future purposes.

## 3. OBJECTIVES

Council has established a number of Accounting Reserves for different purposes. Some of these are required by Accounting Standards or law, and others are discretionary reserves that Council has chosen to establish.

Where discretionary reserves are established, these need to be appropriately funded by Council. The preferred method is to have these reserves cash-backed to a minimum of 75%, however if current or future borrowings can be reduced or deferred then this should be given consideration. When funds are required in relation to reserves that are not cash backed, Council is to utilise surplus cash in the first instance and then draw down on borrowings as the need arises, and only to the extent that it has already reduced or deferred previously.

## 4. POLICY SCOPE AND IMPLEMENTATION

Council currently has the following reserves:

### Asset Revaluation Reserve

Purpose - this is a statutory reserve fund required under Australian Accounting Standard AASB 1041. 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 1993 (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. Interest revenues earned on contributions provided by developers are transferred to the reserve.





### Grants/Carry Forward Projects Reserve

Purpose - this reserve was created to account for:

- Grants received in advance - occasionally a funding body provides 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 savings identified as part of the budgeting process (refer to Council's Budget Policy) Identified savings are allocated by Council 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 1<sup>st</sup> 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 also be funded from planned cash surpluses identified in the Long Term Financial Plan (LTFP) and from funds specifically set aside for the CFPP in the LTFP. Funds will only be set aside for this where Council maintains a breakeven funding (cash) position or better as per its Budget Policy.

The Asset Sustainability Reserve will benefit Council by enabling the allocation of funds for future capital expenditure relating to 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 negative financial impact on rates.

Projects funded out of this Reserve will be assessed against Council's strategic framework to determine the priority and the amount of funds to be utilised.

Where a Partnership Project exists, Council will contribute up to 50% of the funds, with the remainder required to come from grants or co-contributions from the partnership organisation.

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

## **5. DEFINITIONS**

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

## **6. ROLES AND RESPONSIBILITIES**

The Senior Leadership Team is responsible for reviewing carryovers.

The Executive Leadership Team is responsible for approving carryovers.

Reserve Transfers required by legislation or Account Standards will be reviewed for appropriateness by the Manager Finance.

Other reserve transfers require Council resolution



## 7. REFERENCES

- *Development Act 1993 Section 50 (10)*
- *Australian Accounting Standards Board [AASB] 1041: Revaluation of Non-Current Assets*
- *Open Space Policy*
- *Budget Policy*
- *Treasury Management Policy*

## 8. REVIEW AND EVALUATION

This policy will be reviewed annually as part of the Annual Budget process.

# 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.

# Budget Policy



## 1. RATIONALE

To ensure Council's budget is prepared in an accurate and financially sustainable manner giving consideration to both internal and external factors.

## 2. POLICY STATEMENT

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.

## 3. 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.

## 4. POLICY SCOPE AND IMPLEMENTATION

### Framework and Assumptions

The LTFP and 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

- The Budget process will commence with establishing a comprehensive project plan that maps the entire integrated Work Area Planning and budgeting process.
- Work Area Plans are to be aligned with Council's 3 Year Business Plan and fully integrated with the budgeting process.
- Budget assumptions and potential new initiatives are then assessed in consultation with Elected Members.
- Budgets are built using historical actual income and expenditure as a baseline and adjusted for 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, tested 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 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. Achievement of a breakeven Funding (Cash) position or better.
2. Maintain an average operating surplus over the term of the LTFP that enables the achievement of a breakeven funding (cash) position.

### 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).

## **5. 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.

Annual Budget (AB) – 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.





## **6. ROLES AND RESPONSIBILITIES**

The Senior Leadership Team (SLT) is responsible for the review and approval of all budgets within their Departmental/Work Area responsibility, as well as presenting their finalised budgets to their General Manager and the Executive Leadership Team for clearance and final approval. The SLT is also accountable for justifying variances of actual income and expenditure against budget.

## **7. REFERENCES**

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

## **8. REVIEW AND EVALUATION**

This policy will be reviewed annually as part of the Annual Budget process.

# City of Marion Long Term Financial Plan 2017-2027



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## Purpose of the LTFP

The Long Term Financial Plan (LTFP) is an integral part of council’s suite of strategic management plans that 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 2017/18 Annual Business Plan, with future years being projected from this base year.



The LTFP helps ensure that our long term financial sustainability can be maintained while meeting the needs and expectations of our communities and delivering Council’s objectives as specified in the 30 Year Community Vision – ‘Towards 2040’, and related strategies.

Reviewing the LTFP on an annual basis concurrently with Council’s Annual Budget helps ensure confidence in the long term financial sustainability of the organisation.

Part of this process includes conducting an environmental scan. 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. 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.

Because of the nature of the estimates and assumptions made and the uncertainty of 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 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 2.2% throughout the LTFP and maintaining a relatively low level of debt over the term of the LTFP.

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 30 Year Community Vision - '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 \$248.6m 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 2.2% throughout the LTFP (2017/18 – 2026/27). 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 Councils 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.
- In the area of asset renewal and infrastructure management there are challenges that will need to be addressed. Council's LTFP currently indicates there is sufficient funding to meet the renewal requirements of its Asset Management Plans, however timing of funds and works for different asset classes does need further alignment. There are some classes of assets that are currently not wholly incorporated into Council's AMP's and this information is actively being sought to further assess and, if required, fully incorporate into the LTFP. Council is actively working on meeting this challenge and ensuring that assets are in service levels meet the community expectations.

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 2017/18 Annual Business Plan.

## Plan Framework

The LTFP has been prepared under the following framework:

- Support the achievement of the City of Marion's Strategic Directions.
- Address issues arising and opportunities identified from internal audit reviews, service reviews and business excellence assessments.
- Maintain, on average, a break-even or positive funding (cash) position over the Long Term Financial Plan.
- 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.
- Review 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.

## 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).
- The 2017/18 budget has been based off historical actuals adjusted where appropriate by the current CPI figure (Adelaide, March 2017) of 2.0%. For the years following (2018/19 onwards) a 2.5% increase per annum is applied to operating income and expenditure amounts in line with the Reserve Bank's targeted CPI with the following exceptions:
  - A 2.0% increase per annum is applied to Employee operating costs and consideration has been given to the revised timetable relating to the change in the Superannuation Guarantee. These increases recommence on 1 July 2021 - halfway through the LTFP - with five annual increases of 0.5% each, being incorporated into the LTFP.
  - Interest expenses are directly related to Council borrowings and cash flows.
  - Rates – an increase of 2.2% 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 2017/18 – 2026/27 (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.

## Key Outcomes/Conclusions

### Overview

The major outcomes contained within the LTFP include:

- LED Streetlight replacement across the city
  - Council is investing \$3.1m replacing all of its streetlights with energy efficient LED fittings over the next three years. Key benefits include reducing energy use by over 75%, which reduces our carbon footprint. LED lighting makes objects clearer to see, minimises glare, reduces environmental impact, decreases operating and maintenance costs and improves amenity. It has an estimated payback period of less than six years.
- The Oaklands Crossing redevelopment
  - The State and Federal Governments together with the City of Marion have committed \$174.3 million to fixing the road and rail intersection on the corner of Morphet and Diagonal Roads at Oaklands Park. Design work is underway and construction is expected to start in the first half of 2018. The announcement follows a major community campaign led by the City of Marion to end more than 40 years of daily traffic jams.
- The Hallett Cove Foreshore redevelopment
  - Staged works at Hallett Cove Foreshore on Heron Way will continue with an amphitheatre and events space to be developed plus plans for the playground and reserve.
- Development of the Sam Willoughby UCI BMX Track
  - In partnership with the State Government and the neighbouring City of Onkaparinga, work will start on an international standard BMX Facility on Majors Road.
- Improvements in our Streetscapes
  - Guided by our Streetscape Policy, we will improve the attractiveness, amenity, character and functionality of streetscapes in the City of Marion to improve the environment and add value to people's experience in the City.



- Refurbishment of our Sports Courts
  - Following on from the Tennis and Netball review, Council is delivering a three year program for the refurbishment of its sports courts and associated facilities to significantly improve the service provision of courts across the city.

## 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. This project is jointly funded by \$4.0m in external grant funding from the Federal Government.

### 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.

## Asset Management

Council has been moving towards a stronger long-term planning approach to community assets – it manages over \$1.1 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.

Asset management planning ensures that delivery of services from infrastructure assets is provided in the most cost effective manner. Council’s Asset Management Plans detail information about our assets and define the services to be provided, how the services are provided, and what funds are required to provide the services.

Council’s Asset Management Policy sets the principles that govern the provision and management of assets. The Policy includes a Strategic Asset Management Framework, which comprises an assessment of asset criticality (based on priority 1-critical, priority 2-important, and priority 3-aspirational/discretionary) and asset priority (based on asset maintenance before renewal and renewal before new/upgrade, where it is cost effective to do so).

Principle 7 within the Policy specifies that “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.”

The process for developing capital works infrastructure projects is determined by criteria including condition, risk, technical, environmental and budgetary considerations. These criteria are assessed to prioritise a list of projects across the Council area that informs the capital works program, meaning that poorest condition and highest risk assets are responded to first.

## Financial Indicators

### Key Financial Indicators

#### Average Operating Surplus/(Deficit) Ratio

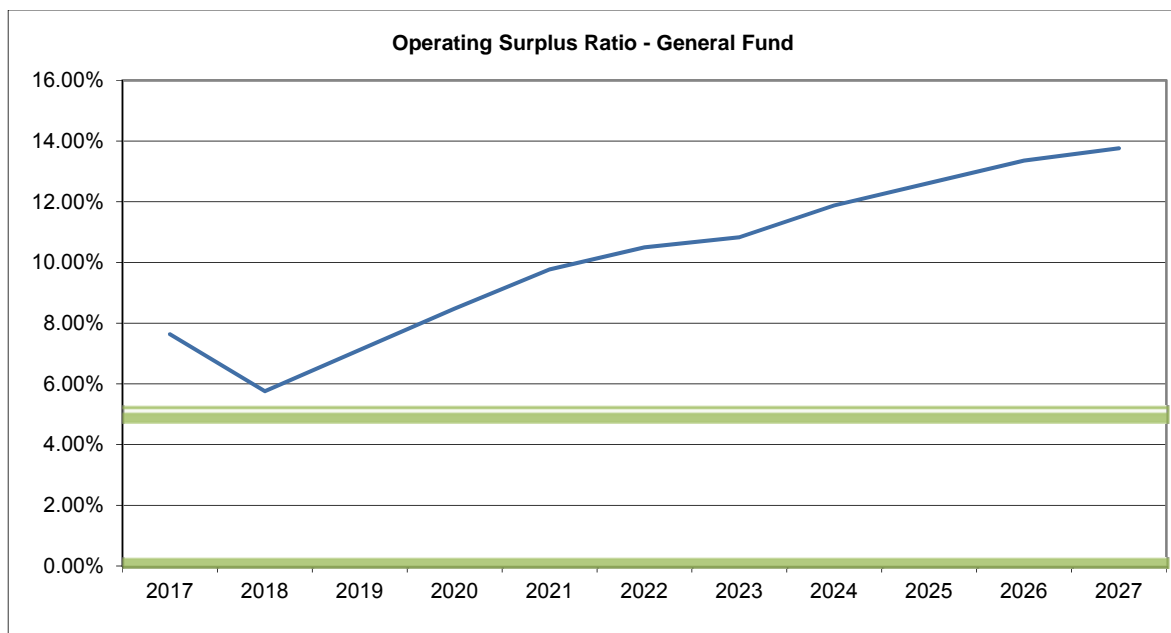
The Operating Surplus ratio expresses the level of operating surplus/(deficit) before capital expenditure as a percentage of rates. It gives an indication of Council’s ability to service its operations from expected rate income and maintain financial sustainability in the long term

#### Target

An operating surplus ratio averaging between 0% and 5% over any consecutive five year period.

#### LTFP Commentary

The Operating Surplus Ratio is forecast to exceed the currently adopted target of 0–5%. The forecast surplus is required to provide the funding necessary to meet the costs of delivering services and projects to the community including the renewal and upgrade of existing community assets over time to maintain community service standards and expectations, along with the ability to fund future major projects.



**Net Financial Liability Ratio**

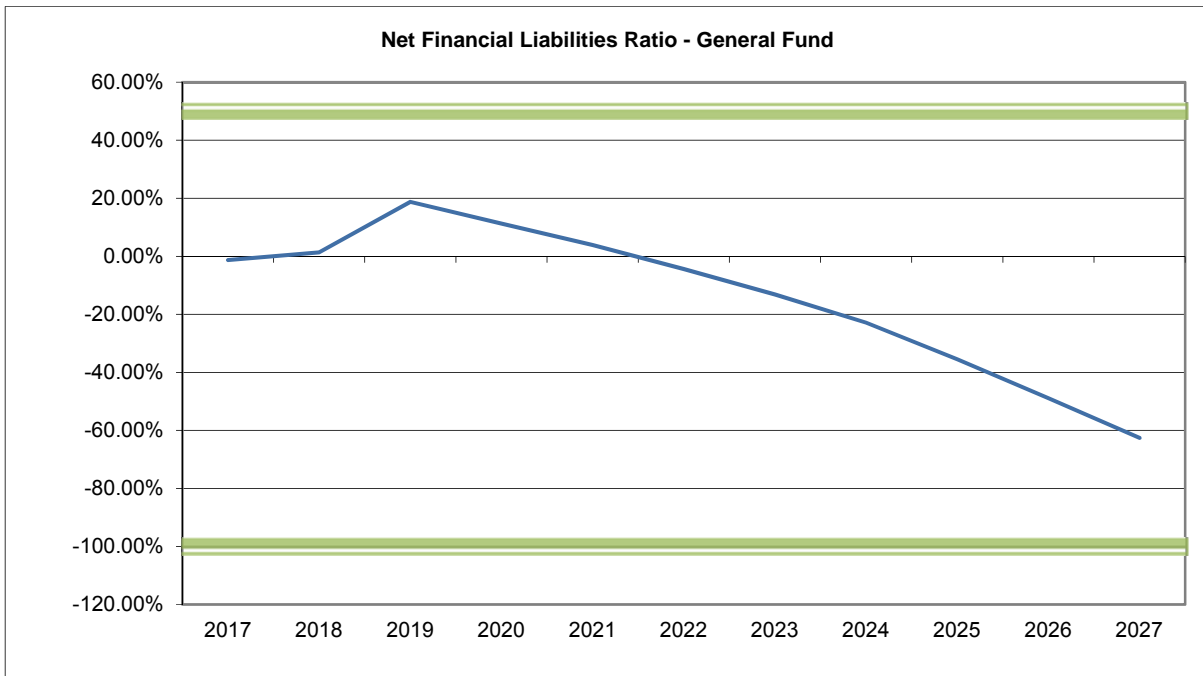
Net Financial Liabilities Ratio expresses Net Financial Liabilities – This comprises total liabilities less financial assets (where financial assets for this purpose includes cash, investments, loans to community groups, receivables and prepayments, but excludes equity held in Council) expressed as a percentage of total operating revenue. This indicates Council’s capacity to meet its financial obligations from operating revenue.

**Target**

The desirable target range for this indicator is between 0% and 50%

**LTFP Commentary**

The net financial liability ratio is forecast at 1.37% in 2017/18, increasing with borrowings projected in 2018/19 to 18.77% and then decreasing across the LTFP as loan repayments are made. A negative ratio means Council is in a financially favourable position with more financial assets than liabilities (more cash than debt).



**Asset Sustainability Ratio**

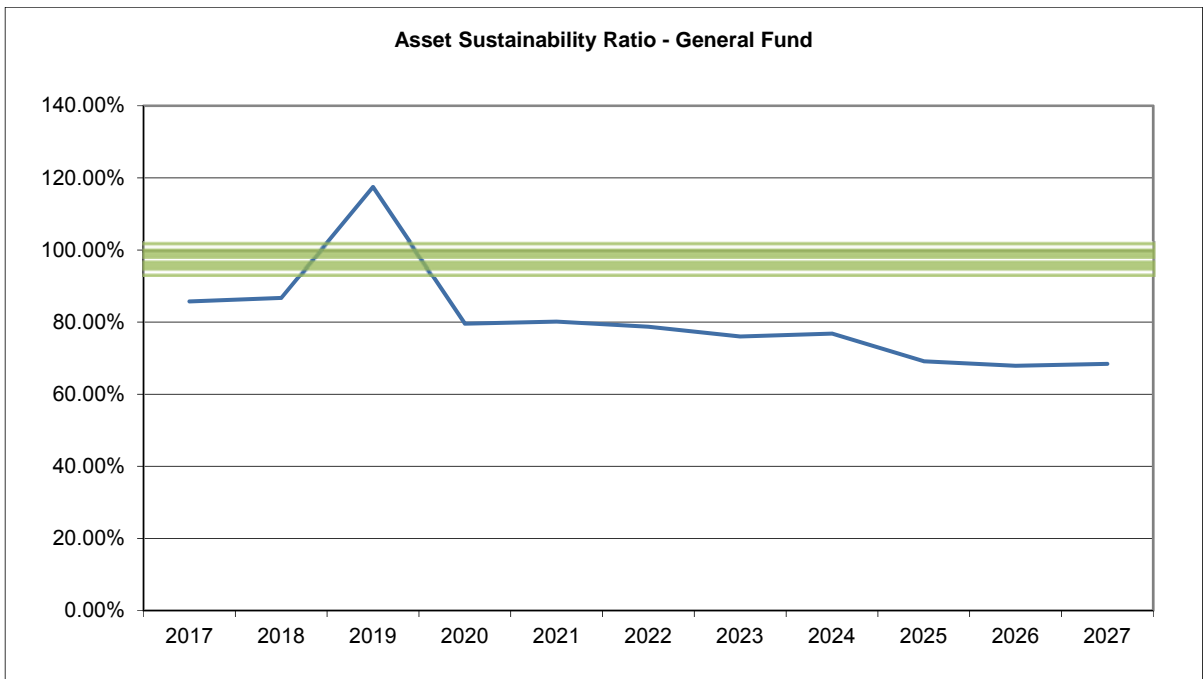
The Asset Sustainability ratio is calculated by measuring capital expenditure on renewal and replacement of assets relative to the Infrastructure and Asset Management Plan required expenditure. This indicates whether Council is renewing or replacing existing non-financial assets in accordance with its future Asset Management renewal requirements.

**Target**

It is suggested that a long term asset sustainability index between 95-100% is acceptable as per Council's Asset Management Policy

**LTFP Commentary**

Council's Asset Sustainability ratio falls outside of its target. This indicates that Council's asset base requires further renewal, with continuing work on its Asset Management Plans and strategies relating to specific asset classes in progress to set a good foundation for improving this in future.



## 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

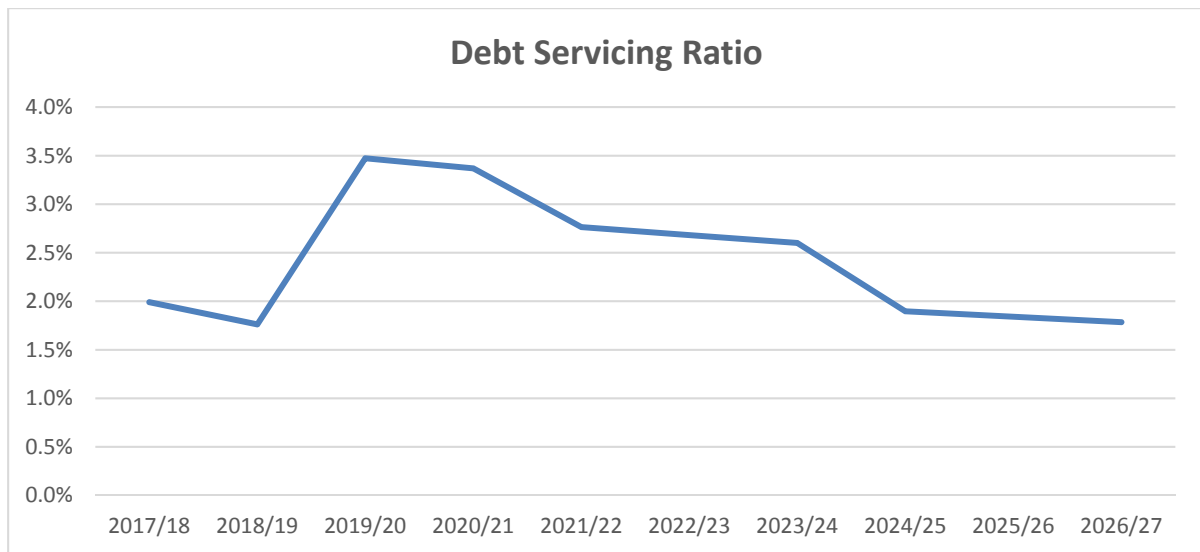
The Debt Servicing ratio expresses forecast debt servicing costs (principal and interest) compared to rates revenue. This indicates the ability of Council to service fixed borrowings from forecast rate income.

#### Target

This indicator has a desired target range between 0% and 5%

#### LTFP Commentary

This indicator peaks at 3.5% in 2019/20. Assuming that new borrowings within the LTFP of \$12.96m are required in 2018/19, 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 is calculated by measuring the written down value (depreciated value) of the assets against their replacement cost. It illustrates the amount of asset life or ‘as new’ condition remaining in the depreciable assets. 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.

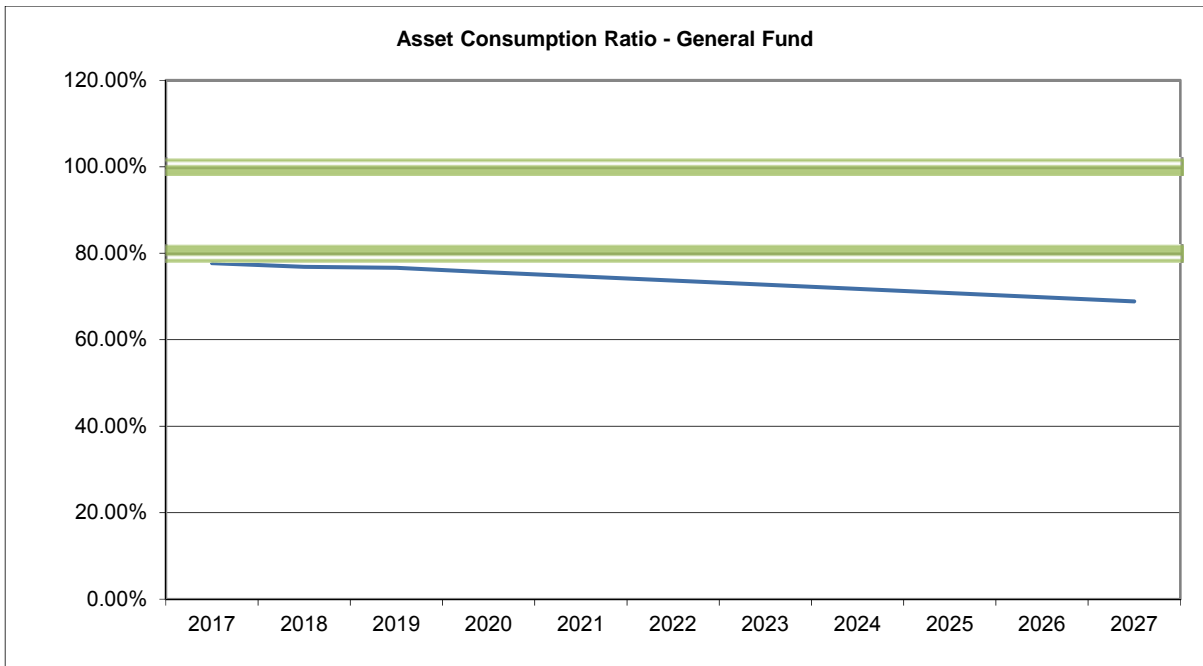
**Target**

The average proportion of ‘as new condition’ left in assets is greater than 80% and less than 100%.

**LTFP Commentary**

The Asset Consumption Ratio highlights the potential service level remaining in Council’s assets. 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.

Council’s Asset Consumption ratio falls outside of its target. This indicates that Council’s asset base requires further renewal, with continuing work on its Asset Management Plans and strategies relating to specific asset classes in progress to set a good foundation for improving this in future.



## Financial Statements

### Uniform Presentation of Finances

City of Marion										
10 Year Financial Plan for the Years ending 30 June 2027										
UNIFORM PRESENTATION OF FINANCES - GENERAL FUND										
	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Scenario: Annual Business Plan 2017/18	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Operating Activities</b>										
Income	86,972	89,354	91,568	94,393	97,336	100,372	103,516	106,838	110,324	113,943
less Expenses	(81,964)	(82,994)	(83,806)	(85,171)	(87,119)	(89,502)	(91,218)	(93,359)	(95,586)	(98,263)
<b>Operating Surplus / (Deficit)</b>	<b>5,008</b>	<b>6,360</b>	<b>7,762</b>	<b>9,222</b>	<b>10,217</b>	<b>10,870</b>	<b>12,298</b>	<b>13,479</b>	<b>14,738</b>	<b>15,679</b>
<b>Capital Activities</b>										
<b>less (Net Outlays) on Existing Assets</b>										
Capital Expenditure on Renewal and Replacement of Existing Assets	(14,766)	(20,807)	(14,652)	(15,354)	(15,682)	(15,749)	(16,551)	(15,496)	(15,826)	(16,580)
add back Depreciation, Amortisation and Impairment	17,030	17,711	18,420	19,157	19,923	20,720	21,549	22,411	23,307	24,239
<b>(Net Outlays) on Existing Assets</b>	<b>2,264</b>	<b>(3,096)</b>	<b>3,767</b>	<b>3,802</b>	<b>4,241</b>	<b>4,970</b>	<b>4,997</b>	<b>6,915</b>	<b>7,481</b>	<b>7,659</b>
<b>less (Net Outlays) on New and Upgraded Assets</b>										
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(10,561)	(30,858)	(4,975)	(6,006)	(5,931)	(6,240)	(6,358)	(5,482)	(5,577)	(5,219)
add back Amounts Received Specifically for New and Upgraded Assets	1,710	12,400	-	-	-	-	-	-	-	-
<b>(Net Outlays) on New and Upgraded Assets</b>	<b>(8,850)</b>	<b>(18,458)</b>	<b>(4,975)</b>	<b>(6,006)</b>	<b>(5,931)</b>	<b>(6,240)</b>	<b>(6,358)</b>	<b>(5,482)</b>	<b>(5,577)</b>	<b>(5,219)</b>
less Share of Profit in Equity Accounted Investments (excl dividend)	(334)	(344)	(354)	(365)	(376)	(387)	(398)	(410)	(423)	(435)
<b>Net funding increase/(decrease) for Financial Year</b>	<b>(1,912)</b>	<b>(15,538)</b>	<b>6,201</b>	<b>6,654</b>	<b>8,152</b>	<b>9,214</b>	<b>10,539</b>	<b>14,502</b>	<b>16,220</b>	<b>17,684</b>



## Budgeted Funding Statement

City of Marion										
10 Year Financial Plan for the Years ending 30 June 2027										
BUDGET SUMMARY - GENERAL FUND										
Scenario: Annual Business Plan 2017/18	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income</b>										
Rates	74,898	77,282	79,743	82,281	84,901	87,604	90,394	93,272	96,242	99,307
Statutory Charges	1,812	1,857	1,904	1,951	2,000	2,050	2,101	2,154	2,208	2,263
User Charges	1,752	1,796	1,841	1,887	1,934	1,982	2,032	2,083	2,135	2,188
Grants, Subsidies and Contributions	5,509	6,651	6,335	6,494	6,656	6,822	6,993	7,168	7,347	7,531
Investment Income	754	239	183	182	211	242	289	416	607	828
Reimbursements	681	698	715	733	751	770	789	809	829	850
Other Income	1,233	488	494	501	507	513	520	527	534	541
Net gain - equity accounted Council businesses	334	344	354	365	376	387	398	410	423	435
<b>Total Income</b>	<b>86,972</b>	<b>89,354</b>	<b>91,568</b>	<b>94,393</b>	<b>97,336</b>	<b>100,372</b>	<b>103,516</b>	<b>106,838</b>	<b>110,324</b>	<b>113,943</b>
<b>Expenses</b>										
Employee Costs	34,013	34,314	34,710	35,404	36,112	36,834	37,571	38,323	39,089	39,871
Materials, Contracts & Other Expenses	30,375	30,499	29,737	29,791	30,383	31,347	31,602	32,230	32,871	33,914
Depreciation, Amortisation & Impairment	17,030	17,711	18,420	19,157	19,923	20,720	21,549	22,411	23,307	24,239
Finance Costs	545	470	939	819	700	601	496	396	319	240
<b>Total Expenses</b>	<b>81,964</b>	<b>82,994</b>	<b>83,806</b>	<b>85,171</b>	<b>87,119</b>	<b>89,502</b>	<b>91,218</b>	<b>93,359</b>	<b>95,586</b>	<b>98,263</b>
<b>Operating Surplus</b>	<b>5,008</b>	<b>6,360</b>	<b>7,762</b>	<b>9,222</b>	<b>10,217</b>	<b>10,870</b>	<b>12,298</b>	<b>13,479</b>	<b>14,738</b>	<b>15,679</b>
Amounts Received Specifically for New or Upgraded Assets	1,710	12,400	-	-	-	-	-	-	-	-
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
<b>Net Surplus / (Deficit) for the Year</b>	<b>8,218</b>	<b>20,260</b>	<b>9,262</b>	<b>10,722</b>	<b>11,717</b>	<b>12,370</b>	<b>13,798</b>	<b>14,979</b>	<b>16,238</b>	<b>17,179</b>
<b>Capital (Balance Sheet) and Reserve Movements</b>										
Capital Expenditure	(25,327)	(51,665)	(19,627)	(21,360)	(21,613)	(21,989)	(22,909)	(20,978)	(21,403)	(21,799)
Loan Repayments (External)	(1,197)	(1,100)	(2,235)	(2,355)	(1,985)	(2,084)	(2,189)	(1,624)	(1,700)	(1,779)
New Loan Borrowings (External)	-	12,960	-	-	-	-	-	-	-	-
Net Transfers (to)/from Reserves	3,109	3,678	(2,500)	(2,557)	(2,614)	(2,673)	(2,734)	(2,796)	(2,860)	(2,925)
<b>Total Capital (Balance Sheet) and Reserve Movements</b>	<b>(23,415)</b>	<b>(36,128)</b>	<b>(24,363)</b>	<b>(26,272)</b>	<b>(26,212)</b>	<b>(26,747)</b>	<b>(27,832)</b>	<b>(25,397)</b>	<b>(25,962)</b>	<b>(26,504)</b>
<b>Net Result (including Depreciation &amp; Other non-cash items)</b>	<b>(15,196)</b>	<b>(15,868)</b>	<b>(15,101)</b>	<b>(15,550)</b>	<b>(14,495)</b>	<b>(14,377)</b>	<b>(14,034)</b>	<b>(10,418)</b>	<b>(9,724)</b>	<b>(9,325)</b>
Add back Depreciation Expense (non-cash)	17,030	17,711	18,420	19,157	19,923	20,720	21,549	22,411	23,307	24,239
Add back Other Expenses (non-cash)	-	-	-	-	-	-	-	-	-	-
Less Other Income (non-cash)	(1,834)	(1,844)	(1,854)	(1,865)	(1,876)	(1,887)	(1,898)	(1,910)	(1,923)	(1,935)
<b>Cash Budget Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>1,465</b>	<b>1,742</b>	<b>3,553</b>	<b>4,456</b>	<b>5,616</b>	<b>10,082</b>	<b>11,660</b>	<b>12,979</b>

## Budgeted Income Statement

City of Marion										
10 Year Financial Plan for the Years ending 30 June 2027										
INCOME STATEMENT - GENERAL FUND										
Scenario: Annual Business Plan 2017/18										
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income</b>										
Rates	74,898	77,282	79,743	82,281	84,901	87,604	90,394	93,272	96,242	99,307
Statutory Charges	1,812	1,857	1,904	1,951	2,000	2,050	2,101	2,154	2,208	2,263
User Charges	1,752	1,796	1,841	1,887	1,934	1,982	2,032	2,083	2,135	2,188
Grants, Subsidies and Contributions	5,509	6,651	6,335	6,494	6,656	6,822	6,993	7,168	7,347	7,531
Investment Income	754	239	183	182	211	242	289	416	607	828
Reimbursements	681	698	715	733	751	770	789	809	829	850
Other Income	1,233	488	494	501	507	513	520	527	534	541
Net gain - equity accounted Council businesses	334	344	354	365	376	387	398	410	423	435
<b>Total Income</b>	<b>86,972</b>	<b>89,354</b>	<b>91,568</b>	<b>94,393</b>	<b>97,336</b>	<b>100,372</b>	<b>103,516</b>	<b>106,838</b>	<b>110,324</b>	<b>113,943</b>
<b>Expenses</b>										
Employee Costs	34,013	34,314	34,710	35,404	36,112	36,834	37,571	38,323	39,089	39,871
Materials, Contracts & Other Expenses	30,375	30,499	29,737	29,791	30,383	31,347	31,602	32,230	32,871	33,914
Depreciation, Amortisation & Impairment	17,030	17,711	18,420	19,157	19,923	20,720	21,549	22,411	23,307	24,239
Finance Costs	545	470	939	819	700	601	496	396	319	240
<b>Total Expenses</b>	<b>81,964</b>	<b>82,994</b>	<b>83,806</b>	<b>85,171</b>	<b>87,119</b>	<b>89,502</b>	<b>91,218</b>	<b>93,359</b>	<b>95,586</b>	<b>98,263</b>
<b>Operating Surplus / (Deficit)</b>	<b>5,008</b>	<b>6,360</b>	<b>7,762</b>	<b>9,222</b>	<b>10,217</b>	<b>10,870</b>	<b>12,298</b>	<b>13,479</b>	<b>14,738</b>	<b>15,679</b>
Asset Disposal & Fair Value Adjustments	-	-	-	-	-	-	-	-	-	-
Amounts Received Specifically for New or Upgraded Assets	1,710	12,400	-	-	-	-	-	-	-	-
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
<b>Net Surplus / (Deficit)</b>	<b>8,218</b>	<b>20,260</b>	<b>9,262</b>	<b>10,722</b>	<b>11,717</b>	<b>12,370</b>	<b>13,798</b>	<b>14,979</b>	<b>16,238</b>	<b>17,179</b>

## Budgeted Statement of Financial Position

City of Marion										
10 Year Financial Plan for the Years ending 30 June 2027										
BALANCE SHEET - GENERAL FUND										
Scenario: Annual Business Plan 2017/18										
	2017/18	2018/19	2019/20	2020/21	Projected Years					
	\$'000	\$'000	\$'000	\$'000	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>ASSETS</b>										
<b>Current Assets</b>										
Cash & Cash Equivalents	15,359	12,896	17,312	21,544	27,577	34,517	42,777	55,509	69,880	85,576
Trade & Other Receivables	5,290	4,076	3,749	3,844	3,952	4,070	4,178	4,296	4,417	4,549
Inventories	236	237	231	231	236	243	245	250	255	263
<b>Total Current Assets</b>	<b>20,885</b>	<b>17,209</b>	<b>21,292</b>	<b>25,620</b>	<b>31,765</b>	<b>38,831</b>	<b>47,200</b>	<b>60,056</b>	<b>74,553</b>	<b>90,389</b>
<b>Non-Current Assets</b>										
Equity Accounted Investments in Council Businesses	6,317	6,660	7,014	7,379	7,755	8,142	8,540	8,951	9,373	9,809
Infrastructure, Property, Plant & Equipment	1,139,881	1,175,378	1,177,847	1,181,575	1,184,948	1,188,017	1,190,956	1,191,217	1,191,010	1,190,394
<b>Total Non-Current Assets</b>	<b>1,146,198</b>	<b>1,182,039</b>	<b>1,184,861</b>	<b>1,188,955</b>	<b>1,192,703</b>	<b>1,196,158</b>	<b>1,199,496</b>	<b>1,200,167</b>	<b>1,200,383</b>	<b>1,200,202</b>
<b>TOTAL ASSETS</b>	<b>1,167,082</b>	<b>1,199,248</b>	<b>1,206,153</b>	<b>1,214,574</b>	<b>1,224,468</b>	<b>1,234,989</b>	<b>1,246,696</b>	<b>1,260,223</b>	<b>1,274,936</b>	<b>1,290,591</b>
<b>LIABILITIES</b>										
<b>Current Liabilities</b>										
Trade & Other Payables	7,999	8,044	7,923	7,977	8,138	8,374	8,471	8,642	8,817	9,072
Borrowings	1,100	2,235	2,355	1,985	2,084	2,189	1,624	1,700	1,779	1,863
Provisions	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140
<b>Total Current Liabilities</b>	<b>14,240</b>	<b>15,420</b>	<b>15,418</b>	<b>15,102</b>	<b>15,363</b>	<b>15,703</b>	<b>15,235</b>	<b>15,482</b>	<b>15,737</b>	<b>16,076</b>
<b>Non-Current Liabilities</b>										
Borrowings	6,805	17,530	15,175	13,190	11,106	8,917	7,293	5,593	3,814	1,951
Provisions	796	796	796	796	796	796	796	796	796	796
<b>Total Non-Current Liabilities</b>	<b>7,601</b>	<b>18,326</b>	<b>15,970</b>	<b>13,986</b>	<b>11,901</b>	<b>9,712</b>	<b>8,089</b>	<b>6,389</b>	<b>4,609</b>	<b>2,746</b>
<b>TOTAL LIABILITIES</b>	<b>21,840</b>	<b>33,745</b>	<b>31,389</b>	<b>29,088</b>	<b>27,264</b>	<b>25,415</b>	<b>23,323</b>	<b>21,871</b>	<b>20,346</b>	<b>18,822</b>
<b>Net Assets</b>	<b>1,145,242</b>	<b>1,165,502</b>	<b>1,174,764</b>	<b>1,185,487</b>	<b>1,197,204</b>	<b>1,209,574</b>	<b>1,223,372</b>	<b>1,238,352</b>	<b>1,254,590</b>	<b>1,271,769</b>
<b>EQUITY</b>										
Accumulated Surplus	393,001	416,939	423,700	431,866	440,969	450,665	461,730	473,913	487,291	501,545
Asset Revaluation Reserves	735,835	735,835	735,835	735,835	735,835	735,835	735,835	735,835	735,835	735,835
Other Reserves	16,406	12,729	15,229	17,786	20,400	23,074	25,808	28,604	31,464	34,389
<b>Total Equity</b>	<b>1,145,242</b>	<b>1,165,502</b>	<b>1,174,764</b>	<b>1,185,487</b>	<b>1,197,204</b>	<b>1,209,574</b>	<b>1,223,372</b>	<b>1,238,352</b>	<b>1,254,590</b>	<b>1,271,769</b>

## Budgeted Statement of Cashflows

City of Marion										
10 Year Financial Plan for the Years ending 30 June 2027										
CASH FLOW STATEMENT - GENERAL FUND										
Scenario: Annual Business Plan 2017/18										
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Cash Flows from Operating Activities</b>										
Receipts:	85,308	90,232	91,535	93,942	96,871	99,893	103,023	106,330	109,801	113,404
Payments:	(65,035)	(65,290)	(65,256)	(65,994)	(67,241)	(68,879)	(69,666)	(70,996)	(72,328)	(74,129)
<b>Net Cash provided (or used in) Operating Activities</b>	<b>20,273</b>	<b>24,943</b>	<b>26,279</b>	<b>27,947</b>	<b>29,630</b>	<b>31,014</b>	<b>33,358</b>	<b>35,334</b>	<b>37,473</b>	<b>39,275</b>
<b>Cash Flows from Investing Activities</b>										
Receipts:										
Amounts Received Specifically for New/Upgraded Assets	1,710	12,400	-	-	-	-	-	-	-	-
Payments:										
Expenditure on Renewal/Replacement of Assets	(25,327)	(51,665)	(19,627)	(21,360)	(21,613)	(21,989)	(22,909)	(20,978)	(21,403)	(21,799)
<b>Net Cash provided (or used in) Investing Activities</b>	<b>(23,616)</b>	<b>(39,265)</b>	<b>(19,627)</b>	<b>(21,360)</b>	<b>(21,613)</b>	<b>(21,989)</b>	<b>(22,909)</b>	<b>(20,978)</b>	<b>(21,403)</b>	<b>(21,799)</b>
<b>Cash Flows from Financing Activities</b>										
Receipts:										
Proceeds from Borrowings	-	12,960	-	-	-	-	-	-	-	-
Payments:										
Repayments of Borrowings	(1,197)	(1,100)	(2,235)	(2,355)	(1,985)	(2,084)	(2,189)	(1,624)	(1,700)	(1,779)
<b>Net Cash Flow provided (used in) Financing Activities</b>	<b>(1,197)</b>	<b>11,860</b>	<b>(2,235)</b>	<b>(2,355)</b>	<b>(1,985)</b>	<b>(2,084)</b>	<b>(2,189)</b>	<b>(1,624)</b>	<b>(1,700)</b>	<b>(1,779)</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>(4,541)</b>	<b>(2,463)</b>	<b>4,416</b>	<b>4,232</b>	<b>6,032</b>	<b>6,940</b>	<b>8,259</b>	<b>12,733</b>	<b>14,371</b>	<b>15,696</b>
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	<b>19,899</b>	<b>15,358</b>	<b>12,895</b>	<b>17,312</b>	<b>21,544</b>	<b>27,576</b>	<b>34,517</b>	<b>42,776</b>	<b>55,509</b>	<b>69,879</b>
<b>Cash &amp; Cash Equivalents - end of the year</b>	<b>15,358</b>	<b>12,895</b>	<b>17,312</b>	<b>21,544</b>	<b>27,576</b>	<b>34,517</b>	<b>42,776</b>	<b>55,509</b>	<b>69,879</b>	<b>85,575</b>

## Glossary

### ***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 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.



**27 June 2017**

**RATE IMPACT ANALYSIS  
2017/18**

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NB: The final Valuer-General report is received in week 52 (26<sup>th</sup> June) and will be adopted by Council on 27 June 2017.

## 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 Assessmts	Current Capital Value	Proposed Capital Value	Change	Change (less growth)
Residential	39,996	15,481,423,000	16,585,899,000	7.13%	6.19%
Commercial	1,580	1,926,911,000	1,987,766,500	3.16%	2.29%
Industrial	241	201,230,500	201,930,500	0.35%	0.03%
Primary Production	16	15,692,500	16,489,500	5.08%	5.08%
Vacant Land	722	284,502,900	295,927,000	4.02%	-2.97%
Other (churches/schools/govt land)	117	864,804,680	904,187,820	4.55%	4.47%
<b>Total</b>	<b>42,672</b>	<b>18,774,564,580</b>	<b>19,992,200,320</b>	<b>6.49%</b>	<b>5.50%</b>

### ***Rateable Assessments based on Authority Valuation Report 13 June 2017***

This table reveals that the market revaluations for the City of Marion have increased on average by 5.5% (excluding growth) representing a moderate property market increase in Adelaide.

Valuation increases were not equally represented through all land use types. Residential property and Primary Production property had moderate increases of (6.19%) and (5.08%) respectively, while Vacant property had a moderate decrease (-2.97%).

A capital value increase (at a higher rate than the proposed average rate increase) will result in a decrease in the Residential Rate in the Dollar. The decrease in the Residential Rate in the Dollar for 2017/18 is 2.75%.

Rate Capping will still provide relief for any individual residential properties that may have had a valuation increase above an agreed capping level.



## SUBURB BY COMPARISON TABLE – PROPOSED VALUATIONS

The most recent Capital Values indicate 14 out of 27 suburbs (with residential land) have increased by more than the average residential increase of 7.13%.

The largest residential increase is Plympton Park (11.24%) and the smallest is Tonsley (2.56%).

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

	Capital Value 2016/17	Capital Value 2017/18	Total Change	Total Growth	% of Growth
Ascot Park	599,603,740	639,139,760	6.59%	3,285,000	0.55%
Bedford Park	65,467,000	65,795,000	0.50%	3,000	0.00%
Clovelly Park	499,081,360	531,473,300	6.49%	5,099,000	1.02%
Darlington	139,339,500	148,538,900	6.60%	-255,000	-0.18%
Dover Gardens	537,217,000	590,279,000	9.88%	11,207,000	2.09%
Edwardstown	1,217,659,880	1,285,482,140	5.57%	11,764,000	0.97%
Glandore	353,290,720	376,458,640	6.56%	526,400	0.15%
Glengowrie	1,196,347,600	1,296,855,100	8.40%	19,915,000	1.66%
Hallett Cove	2,225,968,800	2,309,491,360	3.75%	6,505,000	0.29%
**Lonsdale	10,500	11,000	4.76%	0	0.00%
Marino	597,411,000	638,370,000	6.86%	1,750,000	0.29%
Marion	830,974,600	891,756,200	7.31%	6,307,000	0.76%
Mitchell Park	988,203,740	1,049,658,120	6.22%	16,727,000	1.69%
Morphettville	670,388,220	727,474,040	8.52%	10,440,000	1.56%
O'Halloran Hill	65,568,100	69,608,700	6.16%	0	0.00%
Oaklands Park	1,695,005,640	1,803,803,860	6.42%	40,229,000	2.37%
***Old Reynella	330,000	345,000	4.55%	0	0.00%
Park Holme	586,383,600	636,403,700	8.53%	9,363,000	1.60%
Plympton Park	642,234,500	709,356,000	10.45%	16,339,000	2.54%
***Reynella	305,000	320,000	4.92%	0	0.00%
Seacliff Park	219,407,000	231,000,540	5.28%	5,000	0.00%
Seacombe Gardens	572,213,000	628,811,000	9.89%	14,119,000	2.47%
Seacombe Heights	305,411,300	315,055,000	3.16%	680,000	0.22%
Seaview Downs	517,313,500	544,462,000	5.25%	250,000	0.05%
Sheidow Park	974,946,200	1,024,900,660	5.12%	2,719,000	0.28%
South Plympton	835,828,000	905,387,000	8.32%	11,482,000	1.37%
Sturt	479,821,900	518,521,200	8.07%	4,792,000	1.00%
*Tonsley	380,954,000	360,931,500	-5.26%	-23,124,000	-6.07%
Trott Park	452,070,180	474,209,600	4.90%	406,000	0.09%
Warradale	1,125,809,000	1,218,302,000	8.22%	14,014,000	1.24%
<b>Total All Suburbs</b>	<b>18,774,564,580</b>	<b>19,992,200,320</b>	<b>6.49%</b>	<b>184,547,400</b>	<b>0.99%</b>

*Figures as at 13 June 2017*

An analysis of suburbs reveals the level of variation around the average value movement is 6.49% (including growth). Individual properties may however vary to a lesser or greater extent.

\*Tonsley is a newly created suburb incorporating Tonsley Park, residential land south of Tonsley Park and a small portion of industrial property north of Tonsley Park. All previously Clovelly Park.

\*\*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 2016/17	Rate Revenue 2016/17	Rate Revenue 2017/18	Change Excluding Growth
Residential	39,659	56,601,194	58,895,280	2.19%
Commercial	1,565	12,044,512	12,182,975	-0.57%
Industrial	244	944,768	922,462	-1.45%
Primary Production	16	27,535	28,259	3.31%
Vacant Land	672	1,619,391	1,810,036	27.42%
Other (churches/schools/council/govt land)	133	517,946	539,680	-1.74%
<b>Total</b>	<b>42,289</b>	<b>71,755,346</b>	<b>74,378,692</b>	<b>2.20%</b>

*2016/17 data based on declaration of rates 28 June 2016*

### DISTRIBUTION OF RATES REVENUE BY LAND USE 2016/17

Land Use	No. of Assessmts	% of Residential Assessmts	Revenue	% of Residential Revenue	% of Total Revenue
Commercial	1,565		12,044,512		16.79%
Industrial	244		944,768		1.32%
Primary Production	16		27,535		0.04%
Vacant Land	672		1,619,391		2.26%
Other (churches/schools/council/govt land)	133		517,946		0.72%
	<b>2,630</b>		<b>15,154,152</b>		<b>21.12%</b>
<b>Residential</b>					
\$0 - *\$385,624	20,717	52.2%	24,106,551	42.6%	33.60%
\$385,624 - \$500K	14,362	36.2%	22,237,902	39.3%	30.99%
\$500 - \$600K	3,010	7.6%	5,896,506	10.4%	8.22%
\$600 - \$800K	1,300	3.3%	3,125,447	5.5%	4.36%
\$800 - \$1M	182	0.5%	581,660	1.0%	0.81%
\$1M - \$5M	81	0.2%	402,175	0.7%	0.56%
\$5M+	7	0.0%	250,953	0.4%	0.35%
<b>Residential Total</b>	<b>39,659</b>	<b>100%</b>	<b>56,601,194</b>	<b>100%</b>	<b>78.88%</b>
<b>Total</b>	<b>42,289</b>		<b>71,755,346</b>		<b>100%</b>

*2016/17 data based on declaration of rates 28 June 2016*

\*Represents Average Residential Valuation for 2016/17

## RATES APPLIED TO PUBLIC HOUSING & OTHER HOUSING ASSOCIATIONS - 2016/17

Residential Category	Mandatory Rebate Yes/No	Number of Asmts	% of Total Residential Asmts	Rates Levied 2016/17	Mandatory Rebate Applied	Net Rates Revenue	% of Residential Revenue
SAHT	No Rebate	3,158	8.0%	\$3,326,674	\$ -	\$3,326,674	4.6%
Aboriginal Housing	No Rebate	79	0.2%	\$106,773	\$ -	\$106,773	0.1%
Junction Australia	No Rebate	608	1.5%	\$595,173	\$ -	\$595,173	0.8%
Other Housing Association Properties	Yes - 75%	558	1.4%	\$695,506	\$521,630	\$173,877	0.2%
Residential Total		39,659	11.1%	\$71,755,346		\$4,202,497	5.9%

***383 properties are expected to transfer from SAHT to Junction Housing during 2017/18. This will result in an annual rebate of approximately \$327,000 (date of transfer will determine the amount of rebate granted). This is currently estimated at \$245,400 as date of transfer is expected end of September 2017. This will add \$5.76 per residential ratepayer per annum.***

## 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 ie: fair and equitable rates.

## DIFFERENTIAL RATES

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.

- 18% of the Council's rate revenue is derived from the Commercial (16.7%) and Industrial (1.3%) sectors.
- Commercial users consume a greater proportion of council resources than Residential users (ie: roads, traffic, parking, storm water etc).
- A higher differential rate is applied to the Commercial sector (185%) than to the Industrial sector (170%), to recognise the pressures confronting this sector (eg: traditional industries are in decline due to manufacturing pressures from Asia).

The table below provides a comparison of metropolitan council's differential rates.

2016/17 Comparison Differential Percentage			
Council	Commercial	Industrial	Vacant Land
Playford	607%	No differential	No differential
Charles Sturt	312%	377%	303%
West Torrens	233%	233%	233%
Unley	233%	197%	197%
Gawler	233%	233%	150%
Port Adelaide Enfield	216%	216%	216%
Mitcham	208%	208%	208%
Prospect	204%	204%	125%
<b>Marion</b>	<b>185%</b>	<b>170%</b>	<b>200%</b>
Holdfast	157%	157%	157%
Walkerville	154%	154%	154%
Tea Tree Gully	150%	150%	200%
Salisbury	147%	147%	130%
Onkaparinga	137%	137%	148%
Norwood Payneham St Peters	120%	120%	120%
Average	220%	193%	182%

*The above table identifies Council's 2016/17 differential rate position compared to other metropolitan councils.*

2017/18 Differential Percentages		
Commercial 85%	Industrial 70%	Vacant Land 100%

### INCREASE IN RATEABLE ASSESSMENTS SINCE 2000/01

	Rateable Assessments	Change
2000/01	35,541	-
2001/02	36,045	504
2002/03	36,625	580
2003/04	37,159	534
2004/05	37,610	451
2005/06	37,945	335
2006/07	38,465	520
2007/08	38,667	202
2008/09	39,009	342
2009/10	39,357	348
2010/11	39,689	332
2011/12	40,196	507
2012/13	40,612	416
2013/14	40,923	311
2014/15	41,359	436
2015/16	41,855	496
2016/17	42,289	434
<b>*2017/18</b>	<b>42,672</b>	<b>383</b>

*\*Figures as at 13 June 2017*

Since 2000/01 the number of new assessments has increased by 7,131 representing a growth in properties of 20% over the 17 year period. To date an additional 383 properties have been created since 30 June 2016.

<b>2016/17 to 2017/18 COMPARISONS</b>
---------------------------------------

	2016/17	2017/18
Capital Value of all Properties	\$18,774,619,580	\$19,992,200,320
Capital Value of Rateable Properties	\$18,011,657,966	\$19,021,808,054
Total Rateable Properties	42,289	42,672
Gross Rate Revenue	\$71,755,346	\$74,378,692
Rate Rebates - Rebates	\$1,082,192	\$1,438,362
Rate Rebates - Capping	\$7,333 12% cap - \$20 minimum & \$200 maximum	\$2,972 12% cap - \$20 minimum & \$200 maximum
Differential General Rate Residential/Primary Prod/Other	0.00359379	0.00348266
Differential General Rate Industrial	0.00592976	0.00592053
Differential General Rate Commercial	0.00664852	0.00644293
Differential General Rate Vacant Land	0.00718759	0.00696532
Minimum Rate % Increase	\$1,000 2.63%	\$1,022 2.2%
% on Minimum Rate	11.7%	11.6%
Natural Resources Management	0.00009493	0.00009655

*Figures as at 13 June 2017*

## 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.

- The total number of residential properties that received general capping for 2016/17 was 70.
- The total amount of general capping applied and redistributed for 2016/17 was \$7,333 (approx. \$0.17 per ratepayer per annum).
- 11 other metropolitan councils apply capping with the average capping amount being 11%.

The proposed rate capping policy for the 2017/18 financial year is as follows:

### 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.

The Annual Business Plan 2017/18 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.

#### **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 1<sup>st</sup> July of the previous financial year.
- The property has not sold since the 1<sup>st</sup> 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 2018.

**TOP 20 INDIVIDUAL RESIDENTIAL VALUATIONS**

<b>Valuation 2017/18</b>	<b>Proposed General Rates 2017/18</b>	<b>Suburb</b>
2,475,000	\$8,620	Seacliff Park
2,300,000	\$8,010	Hallett Cove
2,150,000	\$7,488	Marino
2,100,000	\$7,314	Marino
1,900,000	\$6,617	Marino
1,875,000	\$6,530	Marino
1,725,000	\$6,008	Marino
1,675,000	\$5,833	Marino
1,650,000	\$5,746	Marino
1,650,000	\$5,746	Marino
1,600,000	\$5,572	Marino
1,600,000	\$5,572	Hallett Cove
1,600,000	\$5,572	Marino
1,550,000	\$5,398	Seacliff Park
1,550,000	\$5,398	Marino
1,525,000	\$5,311	Marino
1,500,000	\$5,224	Marino
1,500,000	\$5,224	Marino
1,500,000	\$5,224	Hallett Cove
1,475,000	\$5,137	Marino



## ASSISTANCE TO RATEPAYERS

### Rebate of Rates – Mandatory

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 and educational institutions. Mandatory rebates vary from 75% to 100%. The LG (Accountability Framework) Amendment Act 2009 entitles Housing Associations to a mandatory 75% rebate.

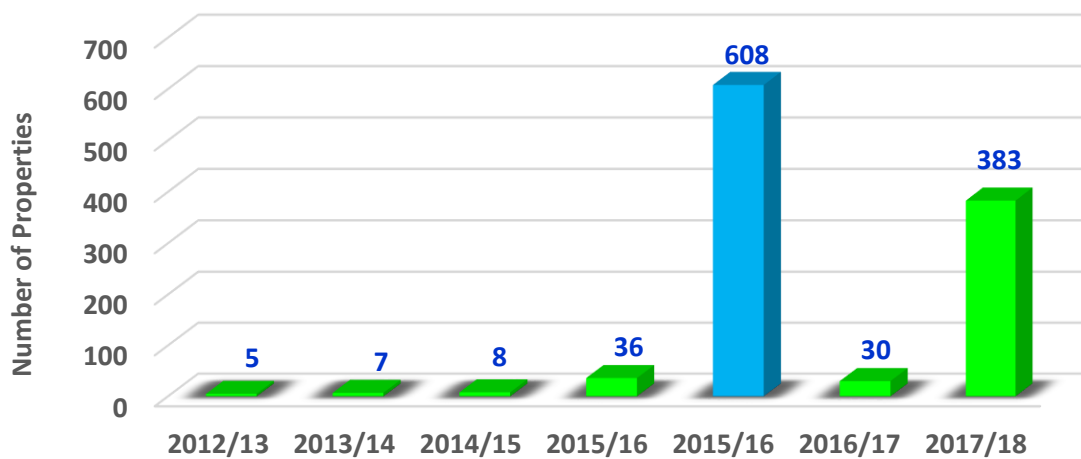
People or bodies seeking a rebate must make a written application to the Council. Information and application forms can be obtained from the Council office at 245 Sturt Rd, Sturt.

383 properties are expected to transfer from SAHT to Junction Housing in early 2017/18. The 75% mandatory rebate will apply resulting in annual rebates of approximately \$327,000 (date of transfer will determine the amount of rebate granted). This is currently estimated at \$245,400 as date of transfer is expected end of September 2017. This will add \$5.76 per residential ratepayer per annum.

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.

- Actual mandatory rebates to date is \$1,057,764 for 2016/17.
- Mandatory rebates for 2017/18 is \$1,355,337 based on current forecast including the next tranche of SAHT transfers. This estimate does not include the 608 SAHT properties in Mitchell Park leased to Junction Housing in 2015/16.
- There is currently 3,237 SAHT properties. If all converted to Housing Associations, it would result in \$2.6m in rebates.

## PUBLIC HOUSING TRANSFERS TO HOUSING ASSOCIATIONS



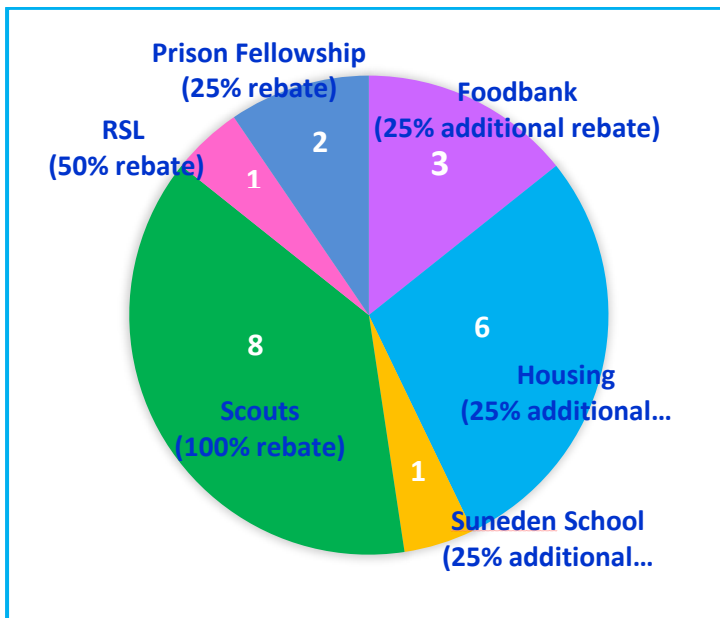
Current Rebate Amount	2012/13	2013/14	2014/15	2015/16	No Rebate	2016/17	2017/18
	\$6,975	\$7,437	\$8,352	\$26,978		\$35,874	\$245,400

### Rebate of Rates – Discretionary

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.

#### Current Discretionary Rebates

#### Possible Discretionary Rebates



On investigation into organisations that may be eligible for a discretionary rebate, the following properties were flagged, but no changes recommended:

- Marion RSL Bowling Club occupies a rates exempt site owned by CoM.
- Lions Club (Hallett Cove) occupies a rates exempt site owned by CoM.
- Vietnam Vets occupy a site owned by the Scouts (which has a 100% discretionary rebate).

### 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 2017-2018 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 2018, and
- Footings have been poured on the property by 30 June 2018.

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 2017 and 30 June 2018 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 is 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: 30
- New applications approved for 2017/18: 0
- Current legislated interest rate: 5% pa (2016/17)

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.

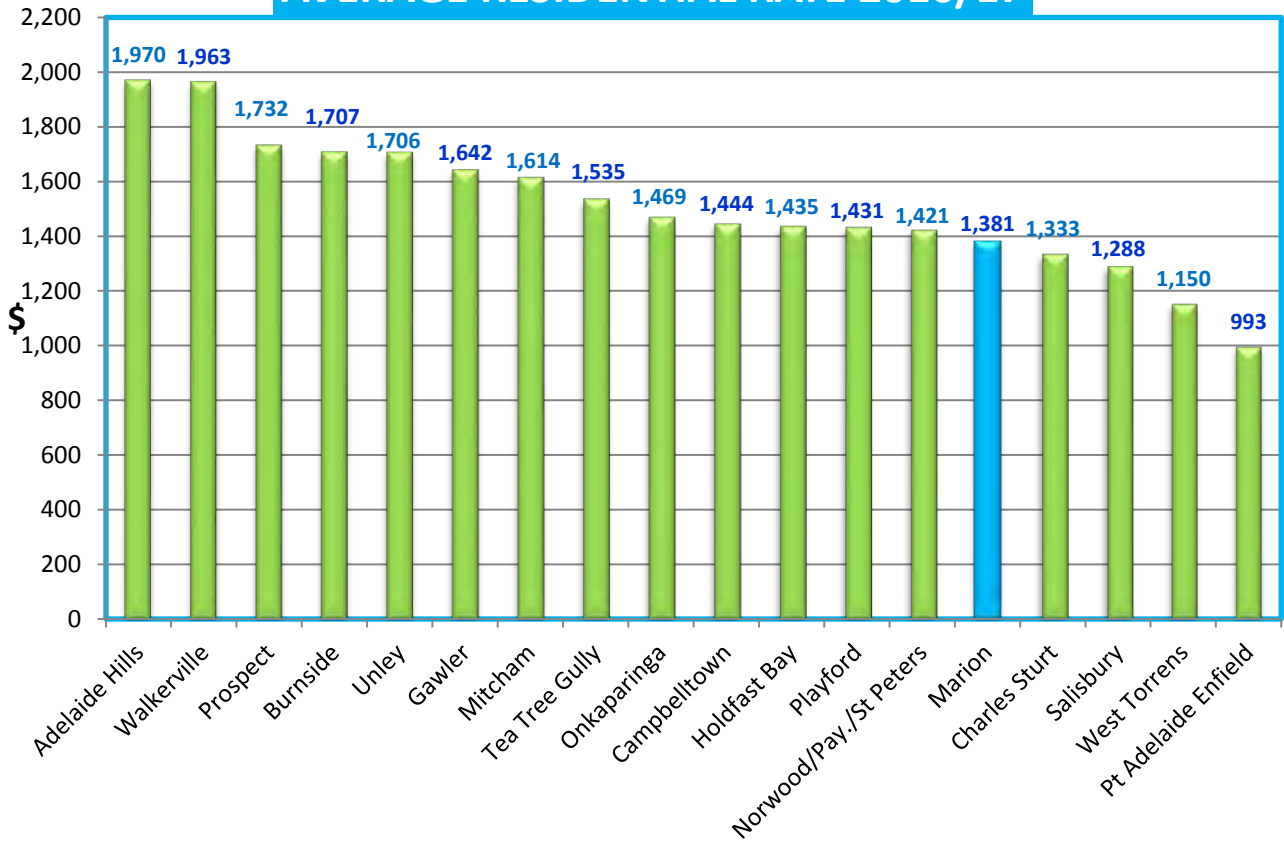
### Concessions

#### **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.

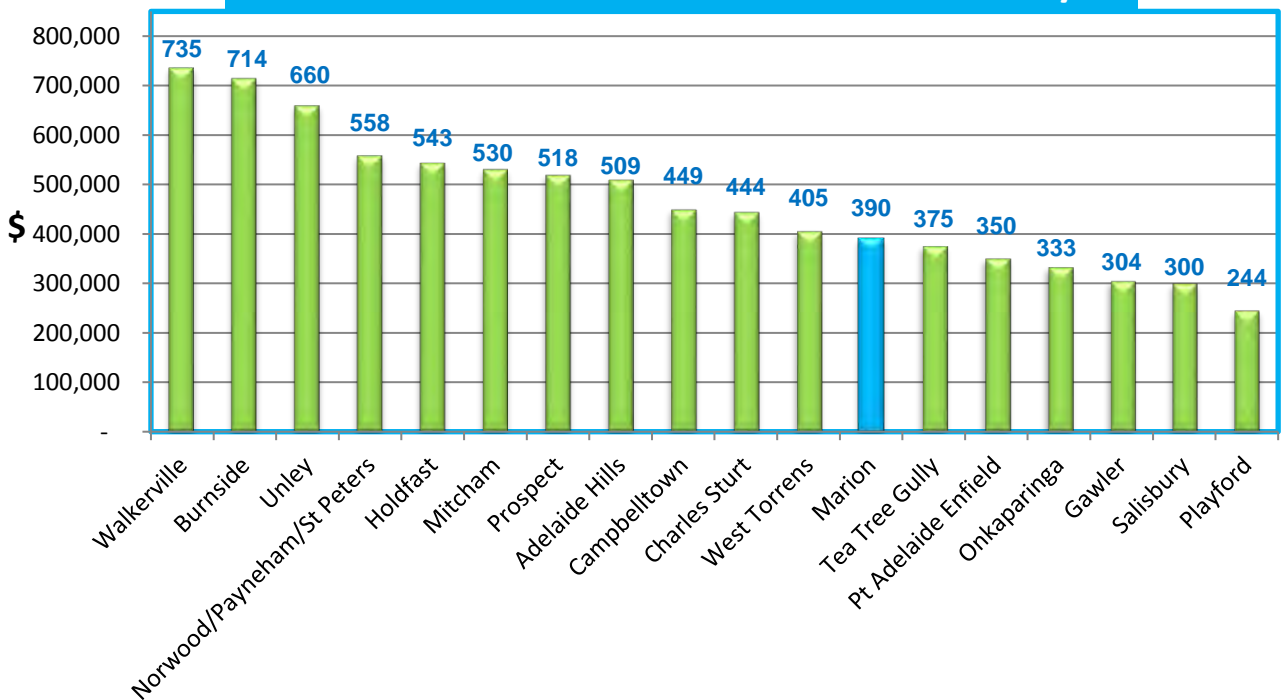
Contact the Concessions Hotline on 1800 307 758 for more information.

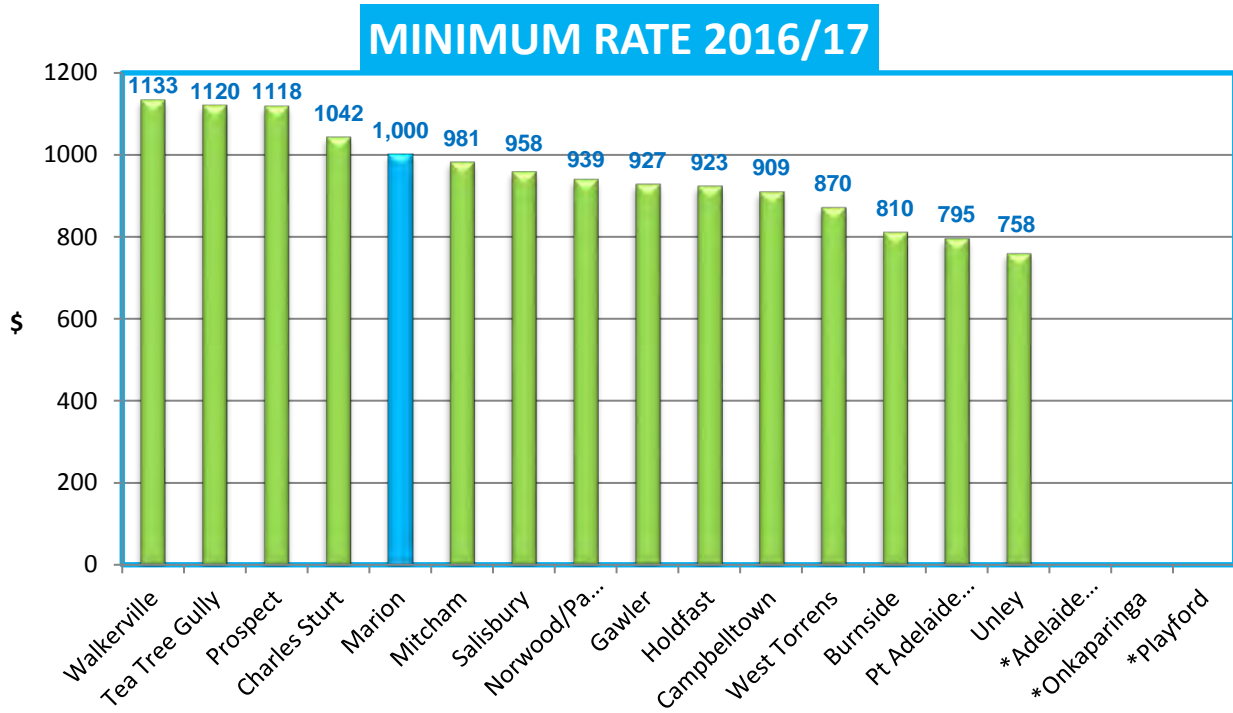
### AVERAGE RESIDENTIAL RATE 2016/17



Marion is currently ranked 5<sup>th</sup> lowest of 18 metropolitan councils (2015/16 ranking was 5<sup>th</sup> lowest)

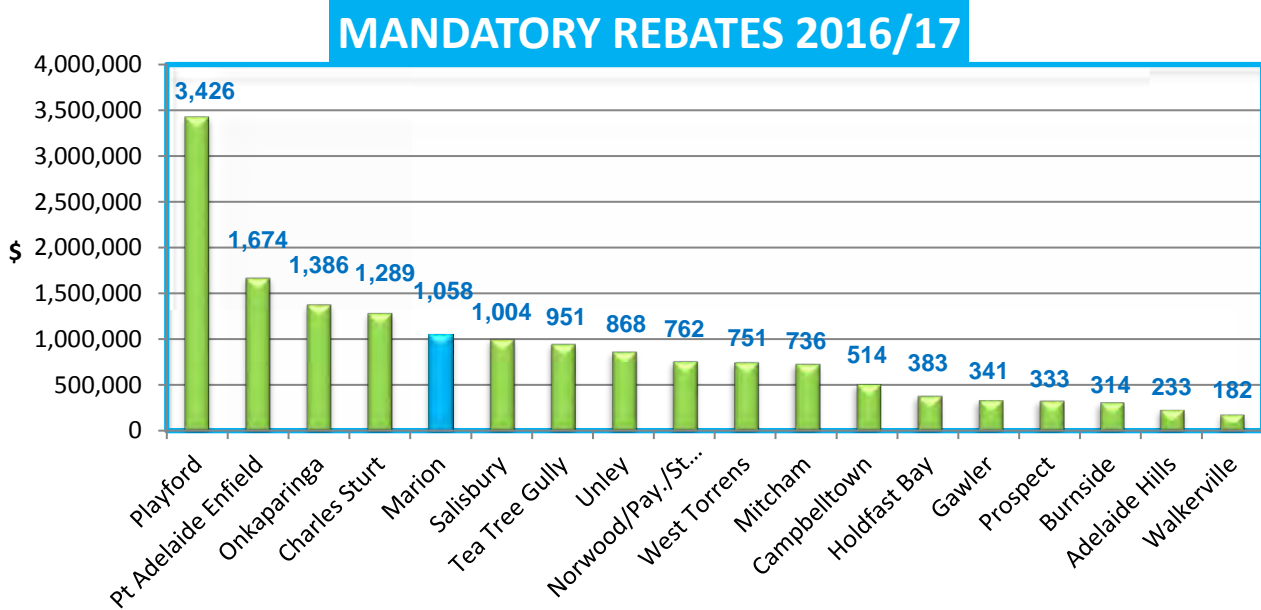
### AVERAGE RESIDENTIAL VALUATIONS 2016/17





**A 2.2% average rate increase for 2017/18 would result in a minimum rate increase to \$1,022**

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



**METROPOLITAN COUNCILS RATE IN THE DOLLAR COMPARISON 2016/17**

Council	Fixed Charge	Residential Rate in the Dollar	Commercial Differential	Industrial Differential	Average Residential Valuation
Playford	\$909	0.002280	0.013855	No differential	\$244,456
Salisbury		0.004300	0.006310	0.006310	\$299,535
Gawler		0.004877	0.010421	0.010421	\$304,070
Onkaparinga	\$405	0.003198	0.004372	0.004372	\$332,782
Port Adelaide Enfield		0.002670	0.005780	0.005780	\$349,872
Tea Tree Gully		0.004087	0.006131	0.006131	\$375,075
Marion		0.003581	0.006625	0.006088	\$385,624
West Torrens		0.002659	0.006209	0.006209	\$404,790
Charles Sturt		0.002783	0.008694	0.010510	\$444,117
Campbelltown		0.003214	No differential	No differential	\$449,336
Adelaide Hills	\$600	0.002440	0.002806	0.002806	\$509,470
Prospect		0.003196	0.006543	0.006543	\$518,681
Mitcham		0.002980	0.006200	0.006200	\$530,264
Holdfast		0.002641	0.004141	0.004141	\$543,302
Norwood Payneham St Peters		0.002539	0.003047	0.003047	\$558,171
Unley		0.002586	0.006043	0.005101	\$659,689
Burnside		0.002286	0.002286	0.002430	\$714,270
Walkerville		0.002528	0.003918	0.003918	\$735,468

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

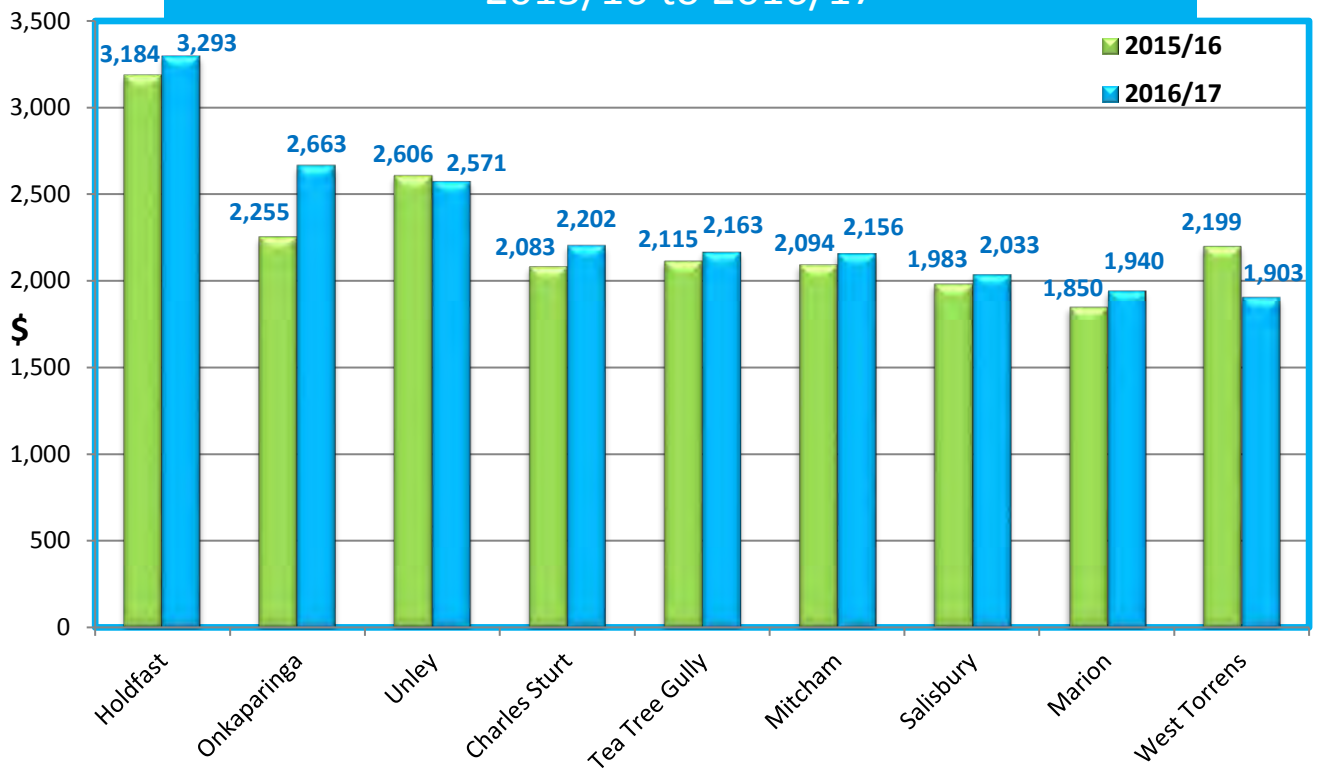
*Note that some Councils also apply a fixed charge which has the effect of reducing the rate in the dollar applied across land use codes.*

### VALUATIONS BY LAND USE SHOWING GROWTH PERCENTAGE

	Residential	Commercial	Industrial	Primary Production	Vacant Land	Other	Total
Current Values	15,481,423,000	1,926,911,000	201,230,500	15,692,500	284,502,900	864,804,680	18,774,564,580
Proposed CV	<b>16,585,899,000</b>	<b>1,987,766,500</b>	<b>201,930,500</b>	<b>16,489,500</b>	<b>295,927,000</b>	<b>904,187,820</b>	<b>19,992,200,320</b>
Total Increase	7.13%	3.16%	0.35%	5.08%	4.02%	4.55%	6.49%
Growth \$	146,584,000	16,705,000	635,000	0	19,873,000	750,400	184,547,400
<b>Growth % (Proposed CV)</b>	<b>0.947%</b>	<b>0.867%</b>	<b>0.316%</b>	<b>0.000%</b>	<b>6.985%</b>	<b>0.087%</b>	<b>0.983%</b>
No of Assmts (VG)	37,969	712	195	15	769	788	40,448
Average Value (VG)	436,827	2,791,807	1,035,541	1,099,300	384,821	1,147,446	494,269
<b>Percentage Inc Less Growth</b>	<b>6.19%</b>	<b>2.29%</b>	<b>0.03%</b>	<b>5.08%</b>	<b>-2.97%</b>	<b>4.47%</b>	<b>5.50%</b>

- *Figures as at 13 June 2017*
- *Forecast growth assumes 1.0% for 2017/18*

## OPERATIONAL COST PER HOUSEHOLD COMPARISON 2015/16 to 2016/17



### Operational Cost Per Household

Council's primary benchmark is to compare its average residential rate against other metropolitan councils as displayed in the above table. 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 2015/16**

	2015/16		2015/16		2015/16		2015/16		2015/16		2015/16		2015/16		2015/16		Average
	City of West Torrens	% of Total Income	City of Mitcham	% of Total Income	City of Holdfast Bay	% of Total Income	City of Onkaparinga	% of Total Income	City of Charles Sturt	% of Total Income	City of Charles Sturt	% of Total Income	City of Tea Tree Gully	% of Total Income	City of Marion	% of Total Income	
	\$'000		\$'000		\$'000		\$'000		\$'000		\$'000		\$'000		\$'000		
<b>Total Income</b>	<b>58,551</b>		<b>57,383</b>		<b>59,489</b>		<b>152,614</b>		<b>112,502</b>		<b>112,502</b>		<b>85,801</b>		<b>82,628</b>		
Employee Costs	21,018	35.9%	21,907	38.2%	27,893	46.9%	60,074	39.4%	38,727	34.4%	38,727	34.4%	32,728	38.1%	31,783	38.5%	37.8%
Contractors (Incl Waste)	8,495	14.5%	10,325	18.0%	9,048	15.2%	34,863	22.8%	17,398	15.5%	17,398	15.5%	17,063	19.9%	12,576	15.2%	18.6%
<b>Employee &amp; Contractor Costs</b>	<b>29,513</b>	<b>50.4%</b>	<b>32,232</b>	<b>56.2%</b>	<b>36,941</b>	<b>62.1%</b>	<b>94,937</b>	<b>62.2%</b>	<b>56,125</b>	<b>49.9%</b>	<b>56,125</b>	<b>49.9%</b>	<b>49,791</b>	<b>58.0%</b>	<b>44,359</b>	<b>53.7%</b>	<b>56.4%</b>
Materials & Other	12,555	21.4%	9,089	15.8%	11,524	19.4%	28,206	18.5%	23,282	20.7%	23,282	20.7%	16,591	19.3%	13,627	16.5%	17.7%
Legal	390	0.7%	349	0.6%	242	0.4%	633	0.4%	676	0.6%	676	0.6%	263	0.3%	424	0.5%	0.4%
Depreciation	10,987	18.8%	13,091	22.8%	9,141	15.4%	27,620	18.1%	25,977	23.1%	25,977	23.1%	12,471	14.5%	13,634	16.5%	18.7%
Finance Costs	1,611	2.8%	450	0.8%	1,040	1.7%	3,463	2.3%	1,022	0.9%	1,022	0.9%	1,162	1.4%	700	0.8%	1.3%
<b>Operating Costs</b>	<b>55,056</b>	<b>94.0%</b>	<b>55,211</b>	<b>96.2%</b>	<b>58,888</b>	<b>99.0%</b>	<b>154,859</b>	<b>101.5%</b>	<b>107,082</b>	<b>95.2%</b>	<b>107,082</b>	<b>95.2%</b>	<b>80,278</b>	<b>93.6%</b>	<b>72,744</b>	<b>88.0%</b>	<b>94.7%</b>
<b>Operating Surplus</b>	<b>3,495</b>	<b>6.0%</b>	<b>2,172</b>	<b>3.8%</b>	<b>601</b>	<b>1.0%</b>	<b>(2,245)</b>	<b>-1.5%</b>	<b>5,420</b>	<b>4.8%</b>	<b>5,420</b>	<b>4.8%</b>	<b>5,523</b>	<b>6.4%</b>	<b>9,884</b>	<b>12.0%</b>	<b>5.3%</b>

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



**FEES & CHARGES  
SCHEDULE  
2017/18**

Pricing Policy Document

## **FEES AND CHARGES SUMMARY 2017/18**

The 2017/18 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

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.

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**By-Laws - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
<b>-\$3,669</b>	<b>-\$1,715</b>	<b>-\$3,000</b>
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
<b>\$45,163</b>	<b>\$55,127</b>	<b>\$57,657</b>
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
<b>\$41,494</b>	<b>\$53,412</b>	<b>\$54,657</b>

Description	GST Inc Y/N	2017/2018 Amount
<b>Bylaws</b>		
*All By-Laws apart from littering:	N	\$187.50
Expiation reminder notice	Y	\$53.00
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 - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
<b>-\$2,019,775</b>	<b>-\$1,977,613</b>	<b>-\$1,921,348</b>
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
<b>\$2,051,187</b>	<b>\$1,977,613</b>	<b>\$1,921,348</b>
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
<b>\$31,412</b>	<b>\$0</b>	<b>\$0</b>

Description	GST Inc Y/N	2017/2018 Amount
<b>AGED CARE</b>		
<b>Home Assist</b>		
Home maintenance - per hour (materials used to be reimbursed at cost incl. GST)	N	\$13.75
Domestic Assistance	N	\$13.75
Rubbish Removal/per trailerload (includes 2 hr labour)	N	\$37.50
Gardening	N	\$13.75
Volunteer Social/Transport Support (per round trips ie two-way trip)	N	\$5.50
NC CHSP Program & Meals	N	\$9.00



### Community Transport - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$24,647	-\$24,996	-\$24,647
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$196,098	\$187,157	\$181,249
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$171,451	\$162,161	\$156,602

Description	GST Inc Y/N	2017/2018 Amount
<b>TRANSPORT</b>		
<b>Community Bus</b>		
Contribution for return trip	Y	\$5.50
One way trip	Y	\$3.00
One way trip (Weekend)	Y	\$7.50
<b>NC CHSP Transport</b>		
Contribution - One way trip	N	\$2.50
<b>CPN - Community Passenger Network</b>		
2 - 7 km - One way	N	\$4.00
8 - 12 km - One way	N	\$5.50
13 - 18 km - One way	N	\$8.00
19 - 25 km - One way	N	\$12.50



### Coinda Neighbourhood Centre - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$357,712	-\$396,848	-\$389,173
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$740,298	\$766,382	\$770,121
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$382,586	\$369,534	\$380,948

Description	GST Inc Y/N	2017/2018 Amount
<b>Coinda Neighbourhood Centre</b>		
Yoga	Y	\$7.00
Light Weights	Y	\$7.00
Fitness	Y	\$7.00
Tai Chi/Keep Fit	Y	\$7.00
Dancing	Y	\$6.00
Art Classes	Y	\$10.00
Pilates	Y	\$10.00
Ceramics	Y	\$6.00
Computing	Y	\$6.00
Hall Hire - Community Groups	Y	\$180.00
Hall Hire - Casual (per hr)	Y	\$60.00
Hall Hire - Private Functions	Y	\$380.00



**Cove Civic Centre - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$29,654	-\$57,000	-\$44,389
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$1,007,915	\$1,280,941	\$1,261,390
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$978,261	\$1,223,941	\$1,217,001

Description	GST Inc Y/N	2017/2018 Amount
<b>Hall ( 200 people )</b>		
Corporate	Y	\$105.00
Community/Small Business	Y	\$70.00
<b>Hall - Half ( 100 people )</b>		
Corporate	Y	\$60.00
Community	Y	\$30.00
<b>Hall - quarter ( 50 people )</b>		
Corporate	Y	\$50.00
Community	Y	\$25.00
<b>Meeting Rooms ( 6 people )</b>		
Corporate / Community	Y	\$10.00
<b>Meeting Rooms ( 10 people )</b>		
Corporate / Community	Y	\$20.00
<b>IT Training Room</b>		
Corporate / Community	Y	\$75.00
Business Subscription - Annual	Y	\$100.00
Business Subscription - Monthly	Y	\$10.00



**Development Assessment- 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$918,438	-\$887,696	-\$942,507
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$2,303,475	\$2,305,265	\$2,325,971
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$1,385,037	\$1,417,569	\$1,383,464

Description	GST Inc Y/N	2017/2018 Amount
<b>ASSESSMENT FEES</b>		
*Lodgement Fee	N	\$62.50
*Lodgement Fee (if assessment against Building Rules is required and Development	N	\$71.00
Staged Consent Fee	N	\$62.50
Extension of Approval Fee	N	\$100.50
Swimming Pool Inspection Fee	N	\$186.50
<b>Development</b>		
Development Plan assessment develop *costs <\$10,000	N	\$39.25
*Develop costs >\$10,000 & <\$100,000	N	\$107.50
Non Complying Development Admin Fee	N	\$127.00
Non Complying Development Assessment Fee up to \$10,000	N	\$53.80
Non Complying Development Assessment Fee \$10,000 - > \$100,000	N	\$127.00
<b>Residential Development Code Fees</b>		
Schedule 1A Fee	N	\$52.25
*Referrals per dept	N	\$222.50
<b>Other Statutory Fees</b>		
*Public Notification	N	\$107.50
Advertising Fee	Y	\$750.00
*Statement requirements	N	\$296.00
*Consultation Fee (DAC)		\$69.70
<b>Other Planning Fees</b>		
Certificate of Title	Y	\$50.00
*Search Fees	N	\$22.00
DA - Urban Tree Fund (Regulated) NEW	N	\$175.00
DA - Urban Tree Fund (Significant) NEW	N	\$262.00
<b>Building Rules Assessment, where there is a floor area</b>		
Building assessment fee (Minimum)	Y	\$68.00
*Class 1, 2 & 4	Y	\$3.02
*Class 3, 5 & 6	Y	\$4.00
*Class 7 & 8	Y	\$2.66
*Class 9a & 9c	Y	\$4.56
*Class 9b	Y	\$4.00
*Class 10	Y	\$0.90
*Class 10b Retaining Walls, Signs Masts, Fences, Pools min fee \$65.50*	Y	\$0.90
*Demolition - \$65.50 minimum *	Y	\$0.60
*Building rules Modification Fee	Y	\$156.50
*Certificate of Occupancy	Y	\$44.75
*Essential Fire Safety Schedule	Y	\$96.50
<b>Copying &amp; Viewing of plans:</b>		
File Search Fee	N	\$70.00
<b>Copying of plans - per page:</b>		
A4	Y	\$2.00
A3	Y	\$4.00
Sec 34(2) - Copies of plans on public notice	Y	\$25.00
Monthly Building Schedules (Current)	Y	\$68.00
Monthly Building Schedules (Previous)	Y	\$47.00
Monthly Building Schedules - yrlly subscription	Y	\$590.00





### Dog Registration Fees and Fines - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$462,873	-\$474,208	-\$467,328
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$742,201	\$824,156	\$787,608
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$279,328	\$349,948	\$320,280

Description	GST Inc Y/N	2017/2018 Amount
<b>Animal Registration Fees</b>		
Non-Standard dog - not both microchipped & desexed	N	\$70.00
Standard dog - both desexed & microchipped (50% off the 'Non-Standard dog fee)	N	\$35.00
<b>Discretionary rebates</b>		
Rebate/Fee for Non Standard desexed dog	N	\$42.00
Rebate/Fee for Non Standard microchipped dog	N	\$63.00
Rebate/Fee for Non Standard trained dog	N	\$63.00
Rebate/Fee for Non Standard desexed and trained	N	\$35.00
Rebate/Fee Non Standard microchipped and trained	N	\$56.00
Rebate/Fee Standard dog and trained	N	\$28.00
Working Dog	N	\$17.00
Assistance Dogs (Guide and Therapy)		No Fee
Concession Non Standard dog	N	\$35.00
Concession Standard dog	N	\$17.00
Concession desexed dog	N	\$21.00
Concession microchipped dog	N	\$31.00
Concession trained dog	N	\$31.00
Concession desexed and trained	N	\$17.00
Concession standard dog and trained	N	\$14.00
Concession microchipped and trained	N	\$28.00
<b>*Dog and Cat Management Act Infringements - Statutory Charges (non exhaustive list)</b>		
Unregistered Dog	N	\$170.00
Unregistered Dangerous/Prescribed Breed Dog	N	\$750.00
Further offence Unregistered Dog	N	\$170.00
Further offence Unregistered Dangerous/Prescribed Breed Dog	N	\$750.00
Wandering at Large	N	\$210.00
Wandering at Large Dangerous/Prescribed Breed	N	\$750.00
Failure to notify Council of Registration change	N	\$210.00
Failure to remove dog faeces	N	\$210.00
A Dog in School Premises	N	\$315.00
Dog in School Premises Dangerous/Prescribed Breed Dog	N	\$750.00
Dog in Shop without Consent	N	\$315.00
Dog in Shop without Consent Dangerous/Prescribed Breed dog	N	\$750.00
Creates noise by barking or otherwise	N	\$315.00
Prescribed Breed - Not wearing a muzzle or not under effective control	N	\$750.00
Greyhounds not wearing collar and lead	N	\$315.00
Failure to microchip and other identification	N	\$170.00
Failure to microchip and other identification Dangerous/Prescribed	N	\$750.00
Further offence to microchip - 3 months after intial offence	N	\$170.00
Further offence to microchip - 3 months after intial offence Dangerous/Prescribed	N	\$750.00
Failure to desex	N	\$170.00
Failure to desex Dangerous/Prescribed	N	\$750.00
Further offence to desex	N	\$315.00
Further offence to desex Dangerous/Prescribed	N	\$750.00



**Dog Registration Fees and Fines - 2017/18**

Description	GST Inc Y/N	2017/2018 Amount
Fail to notify the place at which dog is subject to order changes	N	\$210.00
Fail to notify the place at which dog is subject to order changes Dangerous/Prescribed	N	\$315.00
Fail to notify new owner of Order	N	\$210.00
Contravention of prohibition order	N	\$2,500.00
Fail to notify Council of Guard Dog Reg	N	\$170.00
Fail to notify owner of dog or cat that is destroyed	N	\$210.00
Transporting unrestrained dog in vehicle	N	\$210.00
Dog rushes or chases a vehicle	N	\$315.00
Dog rushes or chases a vehicle Dangerous/Prescribed	N	\$750.00
Attacks, rushes or chases person etc.	N	\$315.00
Attacks, rushes or chases person etc Dangerous/Prescribed Breed Dog	N	\$750.00
Non compliance with specific duties - attack trained, guard and patrol dogs	N	\$2,500.00
Failure to comply with a court order	N	\$5,000.00
Offence to sell dogs or cats unless registered as a breeder with the Board	N	\$315.00
A person must not sell a dog or cat unless microchipped as per regulations	N	\$315.00
A person must not sell a dog or cat unless desexed as per regulations	N	\$315.00
Failure to provide information to buyers from sellers	N	\$315.00

**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	\$15.00
Dog Infringement reminder notice	N	\$53.00
**Dog Impounding Fee (Mon-Fri 10am-5pm)	<i>Impound Fees as charged by RSPCA</i>	
**Dog Impounding Fee (A/H & weekend)	<i>Impound Fees as charged by RSPCA</i>	



**Glandore Community Centre - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$116,277	-\$107,296	-\$107,323
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$525,743	\$497,379	\$489,729
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$409,466	\$390,083	\$382,406

Description	GST Inc Y/N	2017/2018 Amount
<b>Courses</b>		
Woodwork	Y	\$5.00
Garden Plots	Y	\$25.00
Playgroups/ social groups	Y	\$4.00
Art classes	Y	\$7.00
Fitness classes	Y	\$7.00
Computing tuition	Y	\$5.00
Photocopying 1 side A4	Y	\$0.30
<b>Market Fees</b>		
Powered Site Fee	Y	\$30.00
Unpowered Site Fee	Y	\$20.00
Trestles	Y	\$5.00
Food Van Hire with Power	Y	\$30.00
<b>Hall Hire</b>		
<b>Clark Function Centre</b>		
Hall Hire - Casual (per hr)	Y	\$65.00
Saturdays max -midnight	Y	\$500.00
Half hall hire casual per hr	Y	\$35.00
<b>OPAL Space (Naldera Building)</b>		
Hall Hire - All day	Y	\$180.00
Hall Hire - Casual (per hr)	Y	\$35.00
Hall Hire - 3 hour session	Y	\$100.00
<b>Slade Training</b>		
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
<b>Rugby Building</b>		
Children's parties 3hours	Y	\$90.00
Hall Hire - All day/children's party	Y	\$180.00
Hall hire per hour not children party	Y	\$35.00
All day hire not children's party	Y	\$180.00
<b>Coach House Room</b>		
Hall Hire - All day	Y	\$110.00
Hall Hire -1 room Casual 3 hours	Y	\$60.00
Hall Hire Casual per hour	Y	\$20.00



### Halls for Hire - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$7,060	-\$5,496	-\$5,477
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$11,551	\$13,869	\$11,891
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$4,491	\$8,373	\$6,414

Description	GST Inc Y/N	2017/2018 Amount
<b>PERRY BARR FARM - Castrol Shed</b>		
Hourly Rate - Non permanent	Y	\$25.25
Hourly Rate - Permanent	Y	\$20.50
Weekend Hire (per day)	Y	\$300.00
Bond	Y	\$300.00
Risk Administration Fee	Y	\$10.00



### Health Services - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$37,354	-\$27,684	-\$36,924
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$444,732	\$454,452	\$488,229
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$407,378	\$426,768	\$451,305

Description	GST Inc Y/N	2017/2018 Amount
<b>Environmental Health:</b>		
Statutory Fines		As per legislation
<b>Food Safety:</b>		
Statutory Fines		As per legislation
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 talk (for commercial businesses, not for not-for-profit organisations and charitable organisations)	Y	\$40.00
<b>Rates capped as per below:</b>		
Food Audit: Child care centres (\$140 per hr until capped)	N	\$140.00
Food Audit: Child Care Centres Capped	Y	\$390.00
Food Audit: Aged care facility/hospital - small - less than 40 beds (capped)	Y	\$390.00
Food Audit: Aged care facility/hospital - med - 40 - 100 beds (capped)	Y	\$620.00
Food Audit: Aged care facility/hospital - lge 100 - 250 beds (capped)	Y	\$930.00
Food Audit: Aged care facility/hospital - v. lge > 250 beds (capped)	Y	\$1,240.00
Food audit: desk top audit: per hr	N	\$70.00
<b>Public Health</b>		
Statutory Fines		As per legislation
Sale of sharps containers	Y	\$5.00
<b>SRFs (Supported Residential Facilities)</b>		
Statutory Fines		As per legislation
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 Fee per year	N	\$350.00
SRF Audit Fee	N	\$180.00
<b>High risk manufactured water systems (statutory charge)</b>		
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
<b>South Australian Public Health Act 2011 (Wastewater)</b>		
Application for a wastewater works approval		As per legislation



### Land Clearing - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$3,113	-\$4,395	-\$3,421
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$70,063	\$93,849	\$92,911
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$66,950	\$89,454	\$89,490

Description	GST Inc Y/N	2017/2018 Amount
<b>LAND CLEARING</b>		
Land Clearing- per 1000m2 or part thereof (eg. 1500m2 block = \$792)	Y	\$396.00
Land Clearing - Admin Fee	Y	\$76.00
Land Clearing - Expiation Fee	N	\$315.00
Expiation late fee	N	\$53.00



### Library Services - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$318,699	-\$300,920	-\$314,181
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$3,179,679	\$3,238,330	\$3,244,442
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$2,860,980	\$2,937,410	\$2,930,261

Description	GST Inc Y/N	2017/2018 Amount
<b>Photocopying</b>		
- Per page A4	Y	\$0.20
- Per page A3	Y	\$0.30
Colour A4	Y	\$1.50
Colour A3	Y	\$2.00

#### Other Library Income

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

#### Events/programs - cover charge

Programs Adults	Prices range from \$2.00 - \$160.00
Programs Children	Prices from \$2.00
Sale of debited Stock	Prices range from \$0.10 - \$5.00
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	Y	\$1.10
Lost or Damaged items		Replacement Cost



**Living Kurna Cultural Centre - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$67,629	-\$69,260	-\$67,994
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$206,366	\$317,155	\$306,493
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$138,737	\$247,895	\$238,499

Description	GST Inc Y/N	2017/2018 Amount
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**Room Hire**

**Education/Community Group Rates**

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

**Corporate Rate**

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**

**Education/Community Group Rates**

Hrly Rate above weekday hrs	Y	\$51.00
1/2 day weekday (4 hrs)	Y	\$76.50
Full Day	Y	\$153.50

**Corporate Rate**

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 - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$188,577	-\$190,822	-\$180,123
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$670,347	\$688,417	\$750,014
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$481,770	\$497,595	\$569,891

Description	GST Inc Y/N	2017/2018 Amount
<b>DOMAIN THEATRE - PERFORMANCE</b>		
<i>Community (Subsidised) Rate</i>		
Monday to Saturday - Minimum 3 hours	Y	\$120.00
Sunday - Minimum 4 hours	Y	\$180.00
Public Holiday Rates - P.O.A	Y	P.O.A.
<i>Corporate Rate</i>		
Monday to Saturday - Minimum 3 hours	Y	\$150.00
Sunday - Minimum 4 hours	Y	\$225.00
Public Holiday Rates - P.O.A	Y	P.O.A.
<b>DOMAIN THEATRE &amp; STURT ROOM</b>		
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	\$50.00
Front of House staff - per hr (Mon - Sat) min 3 hrs	Y	\$50.00
Technical and duty staff - per hr (Sun & PH) min 4hrs	Y	\$75.00
Front of House staff - per hr (Sun & PH) min 4hrs	Y	\$75.00
<i>Front of House/Box Office</i>		
Ticket sales via box office - per ticket	Y	\$3.00
Ticket Printing - per performance (credit card transaction charges also apply)	Y	\$115.00
8 person round table (incl cloths)	Y	\$5.00
<b>DOMAIN ROOM - No Technician</b>		
<i>Community (Subsidised) Rate</i>		
Monday to Saturday - Minimum 3 hours	Y	\$70.00
Sunday - Minimum 4 hours	Y	\$105.00
Public Holiday Rates - P.O.A	Y	P.O.A.
<i>Corporate Rate</i>		
Monday to Saturday - Minimum 3 hours	Y	\$100.00
Sunday - Minimum 4 hours	Y	\$150.00
Public Holiday Rates - P.O.A	Y	P.O.A.
<b>STURT ROOM</b>		
<i>Community (Subsidised) Rate</i>		
Monday to Saturday - Minimum 2 hours	Y	\$32.00
Sunday - Minimum 4 hours	Y	\$48.00
Public Holiday Rates - P.O.A	Y	P.O.A.
<i>Corporate Rate</i>		
Monday to Saturday - Minimum 2 hours	Y	\$45.00
Sunday - Minimum 4 hours	Y	\$68.00
Public Holiday Rates - P.O.A	Y	P.O.A.



**Marion Cultural Centre - 2017/18**

Description	GST Inc Y/N	2017/2018 Amount
<b>GREEN ROOM</b>		
<i>Community (Subsidised) Rate</i>		
Monday to Friday Up to 6pm only (or hired with other rooms) - Minimum 2 hours	Y	\$18.00
Saturday/Sunday - Only when hired with other rooms Minimum 4 hours	Y	\$18.00
Public Holiday Rates - P.O.A	Y	P.O.A
<i>Corporate Rate</i>		
Monday to Friday Up to 6pm only (or hired with other rooms) - Minimum 2 hours	Y	\$25.00
Saturday/Sunday - Only when hired with other rooms Minimum 4 hours	Y	\$25.00
Public Holiday Rates - P.O.A	Y	P.O.A
<b>FOYER SPACE</b>		
<i>Community (Subsidised) Rate</i>		
Monday to Friday Up to 6pm only (or hired with other rooms) - Minimum 2 hours	Y	\$18.00
Saturday/Sunday - Only when hired with other rooms Minimum 4 hours	Y	\$18.00
Public Holiday Rates - P.O.A	Y	P.O.A
<i>Corporate Rate</i>		
Monday to Friday Up to 6pm only (or hired with other rooms) - Minimum 2 hours	Y	\$25.00
Saturday/Sunday - Only when hired with other rooms Minimum 4 hours	Y	\$25.00
Public Holiday Rates - P.O.A	Y	P.O.A
<b>PLAZA SPACE</b>		
<i>Community (Subsidised) Rate</i>		
Monday to Saturday - Minimum 3 hours	Y	\$70.00
Sunday - Minimum 4 hours	Y	\$105.00
Public Holiday Rates - P.O.A	Y	P.O.A
<i>Corporate Rate</i>		
Monday to Saturday - Minimum 3 hours	0	\$0.00
Monday to Saturday - Minimum 3 hours	Y	\$100.00
Sunday - Minimum 4 hours	Y	\$150.00
Public Holiday Rates - P.O.A	Y	P.O.A





**Marion Outdoor Pool - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$635,993	-\$573,289	-\$600,547
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$628,991	\$590,682	\$591,783
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
-\$7,002	\$17,393	-\$8,764

Description	GST Inc Y/N	2017/2018 Amount
<b>Admissions</b>		
General Public	Y	\$7.00
Children under 4 years	0	FREE
Children 4-14 years	Y	\$5.80
Aged/Disabled Concession	Y	\$5.80
Family Concession	Y	\$21.20
Student & Concession	Y	\$5.80
Spectator	Y	\$4.00
Adult Multi Visit Pass 10	Y	\$62.00
Adult Multi Visit Pass 30	Y	\$172.00
Concession Multi Visit Pass 10	Y	\$50.00
Concession Multi Visit Pass 30	Y	\$140.00
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	\$7.80
Swim Club Entry	Y	\$4.90
Aqua-Fitness Class	Y	\$11.00
Aqua - Fitness Class Multi Visit Pass 10	Y	\$95.00
Aqua - Fitness Class Concession	Y	\$10.00
Aqua - Fitness Class Multi Visit Pass 10 Concession	Y	\$90.00
Aqua - Fitness Class - Member	Y	\$2.40
Birthday Party (games only)	Y	\$16.50
Birthday Food (food as extra)	Y	\$6.80
Group 20+ Swim Only per person - Not for Profit/Vacation Care Only	Y	\$5.20
Group 20+ Swim & Slide per person - Not for Profit/Vacation Care Only	Y	\$8.80
Picnic Week - Swim & Icy Pole per person	Y	\$5.90
Picnic Week - Swim & Activity Pass per person	Y	\$10.80
Picnic Week - Swim, Activity Pass & Icy Pole per person	Y	\$11.50
Locker Hire	Y	\$5.00
<b>Hire Charges</b>		
Lane Hire - regular user lane hire per hr + entry fee	Y	\$15.50
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	\$610.00
Carnivals & Picnics - Normal Operating Hours All Pools (3 hours)	Y	\$1,060.00
Hourly Rate - After Hours All Pools	Y	\$225.00
Hourly Rate - Additional Lifeguards - 1 per 100 swimmers above 250	Y	\$58.00
Hourly Rate - Waterslide	Y	\$92.00
Hourly Rate - Inflatable (Min 2 hours)	Y	\$92.00
Swim Lessons - pay as you go per lesson	Y	\$19.50
Swim Lessons - Paid up front per lesson	Y	\$16.90



### Memorials - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-227	-2,004	-2,160
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
-1,657	2,004	2,160
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
-1,884	\$0	\$0

Description	GST Inc Y/N	2017/2018 Amount
Recycled Plastic Seat (including concrete slab)	Y	\$1,360.00
Recycled Plastic Picnic Bench (including concrete slab)	Y	\$1,460.00
Timber Seat (including concrete slab)	Y	\$2,160.00
Timber Picnic Bench (including concrete slab)	Y	\$5,120.00
Shelter (including concrete slab)	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 - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-109,275	-103,544	-116,552
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
375,838	387,203	374,866
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
266,563	283,659	258,314

Description	GST Inc Y/N	2017/2018 Amount
<b>MITCHELL PARK NEIGHBOURHOOD CENTRE</b>		
<b>Main Hall - Hire Charges</b>		
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
<b>User Charges - Facilities at the Centre</b>		
Photocopies A4 single	Y	\$0.30
Photocopies A3 single	Y	\$0.50
Exercise Classes tuition	Y	\$6.00
<b>TROTT PARK NEIGHBOURHOOD CENTRE</b>		
<b>Main Hall - Hire Charges</b>		
General Hire (per hour)	Y	\$30.00
<b>Play Room &amp; Seminar Room</b>		
Community Groups (per hour)	Y	\$25.00
Children's Parties: 12 yrs & under (up to 4hrs - daytime only)	Y	\$190.00
Community Event (per day)	Y	\$190.00
<b>Other Charges</b>		
Photocopies A4 single	Y	\$0.30
Photocopies A3 single	Y	\$0.50



**Parking Control - 2017/18**

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$477,340	-\$448,996	-\$452,000
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$311,238	\$386,357	\$376,950
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
-\$166,102	-\$62,639	-\$75,050

Description	GST Inc Y/N	2017/2018 Amount
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**TRAFFIC INFORMATION**

**\*Private Parking**

Disabled Zone	N	\$353.00
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	\$73.00
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	\$255.00
Stopping in a Bus Lane	N	\$255.00
Stopping in emergency stopping lane	N	\$255.00
Stopping in a Disabled Zone	N	\$355.00

**Other**

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



### Private Works & Trees - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$142,022	-\$240,228	-\$246,228
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$184,313	\$198,204	\$203,004
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$42,291	-\$42,024	-\$43,224

Description	GST Inc Y/N	2017/2018 Amount
<b>CROSSOVERS &amp; INVERTS</b>		
<i>Driveway Crossover Installations</i>		
Driveway Crossover (normal std) per sq metre	Y	\$210.00
Driveway Crossover (heavy duty) - per sq metre	Y	\$230.00
<i>Driveway Invert Installations</i>		
<i>Driveway Invert (saw cut, removal &amp; reconstruction of kerb) per item</i>		
0-5m std single	Y	\$940.00
5-8 std single	Y	\$1,500.00
<i>Residential Stormwater Pipe Connection</i>		
Council sawcut footpath, resident supplies & lays pipe & Council reinstates 75mm or 90mm diameter	Y	\$495.00
<i>Footpath Repairs</i>		
Minor reinstatement - per linear metre	Y	\$190.00
<i>Road Closures</i>		
Sale of land	Price set by valuer as negotiated	
<i>Trees</i>		
Tree removal per hour		\$200.00
Tree replacement		\$300.00
Tree amenity value (removed tree)	Price calculated using a recognized amenity calculator	



### Searches - 2017/18

Actual Income 2015/2016	Budget Income 2016/2017	Budget Income 2017/2018
-\$140,670	-\$145,204	-\$143,412
Actual Expense 2015/2016	Budget Expense 2016/2017	Budget Expense 2017/2018
\$694,296	\$756,930	\$771,546
Actual Net Cost 2015/2016	Budget Net Cost 2016/2017	Budget Net Cost 2017/2018
\$553,626	\$611,726	\$628,134

Description	GST Inc Y/N	2017/2018 Amount
<b>RATING INFORMATION</b>		
<i>Land &amp; Business Agents</i>		
*Rates only	N	\$31.75
* Full Search - Zoning Portion	N	\$22.80
* Full Search - Rates Portion	N	
* Urgent Search	N	\$65.75
Extract from Assessment Book	N	\$10.50
Copy of prior years rates notice	Y	\$11.00
Copy Rate Accounts	No Charge	



### Other Charges & Permits - 2017/18

Description	GST Inc Y/N	2017/2018 Amount
<b>Permits</b>		
Outdoor Dining Permit Application fee (non refundable)	N	\$100.00
Outdoor Dining Permit (1 table and 4 chairs)	N	\$80.00
Mobile Food Vending Permit Application fee (non refundable)	N	\$100.00
Mobile Food Vending Permit Application fee (6 months Summer fee)	N	\$400.00
Mobile Food Vending Permit Application fee (6 months Winter fee)	N	\$300.00
Mobile Food Vending Permit Annual fee	N	\$700.00
Casual Use of Community Tennis/Netball Courts (per season up to 6 months)	N	\$300.00
<b>Freedom of Information</b>		
Application for access to document (includes first two hours spent dealing with application)	N	\$33.50
Each subsequent 15 mins spent on application	N	\$12.50
Where access is to be given in the form of a written transcript of words contained in document (per page)	N	\$7.55
Photocopy of documents (per page)	N	\$0.20
<b>Other Charges</b>		
History of Marion book	Y	\$10.00
History of Marion book - Volume 2, Hard Cover	Y	\$39.95
<b>Public Information</b>		
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	<i>No Charge</i>
Community Consultation Policy	<i>No Charge</i>
Notification of Council Meetings - Notice & Agenda	<i>No Charge</i>
Notification of Committee Meetings	<i>No Charge</i>
Annual Financial Plan (Budget)	<i>No Charge</i>
Rating Policy	<i>No Charge</i>
Code of Practice - Meetings and Documents	<i>No Charge</i>
Strategic Management Plan	<i>No Charge</i>
Register of By Laws	<i>No Charge</i>
Order Making Policy	<i>No Charge</i>
Grievance Procedure	<i>No Charge</i>
Register of Delegations and Sub-delegations	<i>No Charge</i>
Tenders & Contracts Policy	<i>No Charge</i>
Code of Conduct for Members	<i>No Charge</i>
Code of Conduct for Staff	<i>No Charge</i>
Reimbursement of Members Expenses Policy	<i>No Charge</i>
Freedom of Information - Information Statement	<i>No Charge</i>
Council Electoral Roll (a full copy may be purchased - P.O.A)	<i>No Charge</i>

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 June 2017**

**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 2017/2018 Financial Year  
**Reference No:** GC270617R05

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**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:**

**DUE DATE**

**That:**

- 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 26 June 2017), as the Valuations that are to apply to land within its area for rating purposes for the 2017/2018 financial year. 27 June 2017**
- 2. Council notes that, at the time of adoption, the Valuation totalled \$19,992,200,320 (including \$19,021,808,054 Rateable and \$970,392,266 Exempt). 27 June 2017**

**BACKGROUND:**

This Report provides the information required by the Council to allow adoption of the Valuation for the 2017/2018 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 2017/2018 financial year.

Appendix 1: Notice of Adoption of Valuation

**CITY OF MARION**

**NOTICE** is hereby given that on 27 June 2017 the Council of the City of Marion, pursuant to the provisions of the Local Government Act 1999, for the year ending 30 June 2018,

**ADOPTION OF VALUATIONS**

adopted the capital valuations to apply in its area for rating purposes for the 2017-2018 financial year as supplied by the Valuer-General totalling **\$19,992,200,320**

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**DECLARATION OF RATES**

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

- (a) **0.348266** cents in the dollar on rateable land of Category 1 – Residential, Category 7 – Primary Production and Category 9 – Other.
- (b) **0.644293** cents in the dollar on rateable land of Category 2 – Commercial Shop, Category 3 – Commercial Office, Category 4 – Commercial Other.
- (c) **0.592053** cents in the dollar on rateable land of Category 5 – Industrial Light, Category 6 – Industrial Other.
- (d) **0.696532** 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 2018 be \$1,022.00; and

declared a Separate Rate of 0.009655 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 2017, 1 December 2017, 1 March 2018 and 1 June 2018.

Adrian Skull  
Chief Executive



**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**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 – 2017/2018  
**Reference No:** GC270617R06

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**REPORT OBJECTIVE AND EXECUTIVE SUMMARY:**

Having first adopted the Annual Business Plan, the Annual Budget 2017/2018 and the Valuation of land within its area, the Council is now required to declare the rates for the 2017/18 financial year.

**RECOMMENDATIONS:**

**DUE DATE**

**1. That**

- 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 2017/2018 financial year as follows:** **27 June 2017**
- (a) 0.348266 cents in the dollar on rateable land of Categories 1 - Residential, 7 - Primary Production, 9 – Other.**
  - (b) 0.644293 cents in the dollar on rateable land of Categories 2 – Commercial Shop, 3 – Commercial Office, 4 - Commercial Other.**
  - (c) 0.592053 cents in the dollar on rateable land of Categories 5 - Industry Light and 6 - Industry Other.**
  - (d) 0.696532 cents in the dollar on rateable land of Category 8 - Vacant Land**
- 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 2017/2018 financial year of \$1,022.00.**

- 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.** **27 June 2017**

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 0.009655 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 2017/2018 financial year. 27 June 2017
  
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: 27 June 2017
  - 1 September 2017
  - 1 December 2017
  - 1 March 2018
  - 1 June 2018
  
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. 27 June 2017

**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	0.348266c
Category 2	Commercial - Shop	0.644293c
Category 3	Commercial – Office	0.644293c
Category 4	Commercial – Other	0.644293c
Category 5	Industrial - Light	0.592053c
Category 6	Industrial – Other	0.592053c
Category 7	Primary Production	0.348266c
Category 8	Vacant	0.696532c
Category 9	Other	0.348266c

and combined with a minimum rate payable of \$1,022.00 will raise the required rate income for the 2017/18 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 \$1,798,759 payable in four quarterly instalments of \$449,689.75. The proposed separate rate of 0.009655 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 \$43 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 \$12,217 is forecast for 2017/18 (\$12,088 – 2016/17).

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  
27 June 2017**

**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 New Application 2017-18  
**Reference No:** GC270617R07

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**REPORT OBJECTIVE AND EXECUTIVE SUMMARY:**

Council places a general advertisement during April of each year advising ratepayers of the possible entitlement of rates rebates and requests a written application on or before 24<sup>th</sup> May 2017, if they believe they are eligible for a rebate under the Local Government Act 1999.

Council has received a new application for a discretionary rate rebate from a DGR (Deductible Gift Recipient) registered charitable organisation known as Operation Flinders. Council is requested to review the application received from Operation Flinders requesting a rate rebate in accordance with the Council's Rate Rebate Policy.

**RECOMMENDATION:**

**DUE DATE**

That

- |  |                     |
|--|---------------------|
| <b>1. Council resolves that the application received for a discretionary rate rebate from Operation Flinders for the properties they occupy for the 2017-18 financial year be declined under Section 161(1) of the Local Government Act.</b> | <b>27 June 2017</b> |
|--|---------------------|

**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.

**DISCUSSION:**

Council periodically receives applications from organisations occupying property within the City of Marion requesting a Discretionary Rebate.

This application has been considered in accordance with the relevant sections of the Local Government Act 1999 and the Rate Rebate section of Council's Rating Policy.

### Discretionary Rebates

When considering granting any Discretionary Rebates, Council must also consider the provisions of the Rating Policy and Local Government Act 1999.

In accordance with Section 166(1a) of the Act “a council must, in deciding whether to grant a discretionary rebate of rates or charges under Section 166(1)(d), (e), (f), (g), (h), (i) or (j), take into account -

- (a) 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;
- (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
- (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons,

and may take into account other matters considered relevant by the council.”

The application for a 75% discretionary rebate received from Operation Flinders is in relation to the properties they occupy at 938 South Road, Edwardstown. Operation Flinders is a DGR (Deductible Gift Recipient) registered charity. This organisation does not qualify for a mandatory rebate as it does not fall within the provisions for a mandatory rebate (under Section 161).

Operation Flinders run an outback adventure program for youth at risk currently servicing all of SA, which includes neighbouring Brighton High School and are looking to support high schools in the Marion Council area subject to current fundraising efforts. They also run a Men's Shed two days per week.

### Assessment Summary

While the organisation does provide a service to children and the community, it is currently a limited benefit to the local community with few residents of Marion Council benefiting from the services provided.

The local community are also catered for by the Trott Park Neighbourhood Centre and Glandore Community Centre both operating Men's Sheds with numerous men specific programs offered at all four of Marion Council's Neighbourhood Centres.

The organisation is also in receipt of substantial SA and NT Government grants supported by financial documents presenting a favourable financial position for the organisation.

Based on the above we recommend the application for a 75% discretionary rate rebate be declined.

### **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.

If Council were to approve the 75% discretionary rate rebate applied for this would amount to a rebate of \$11,150 in 2017/18.

**CONCLUSION:**

This new application for a 75% discretionary rate rebate has been reviewed in accordance with the relevant sections of the Local Government Act 1999 and with Council's Rating Policy. It is recommended that this new application be declined for the reasons outlined in this report.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**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 2017-18  
**Reference No:** GC270617R08

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**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:**

**DUE DATE**

**That:-**

- 1. The Schedule of Mandatory Rate Rebates (refer Appendix 1) be noted. 27 June 2017**
- 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 2017-18 financial year. 27 June 2017**
- 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 2017-18 financial year. 27 June 2017**
- 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 2017-18 financial year. 27 June 2017**
- 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 2017-18 financial year. 27 June 2017**

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 2017-18 financial year. 27 June 2017
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 2017-18 financial year. 27 June 2017
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 2017-18 financial year. 27 June 2017

#### **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 and Local Government Act 1999.

In accordance with Section 166(1a) of the Act “a council must, in deciding whether to grant a discretionary rebate of rates or charges under Section 166(1)(d), (e), (f), (g), (h), (i) or (j), take into account -

- (a) 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;
- (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
- (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons,

and may take into account other matters considered relevant by the council.”

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 2017-18.

#### 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 2017-18.

#### 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. 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 2017-18.

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 2017-18.

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 2016-17 financial year.

It is recommended that the rebate be extended for the 2017-18 financial year

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 2016-17 financial year.

It is recommended that the rebate be extended for the 2017-18 financial year.

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 2016-17 financial years.

It is recommended that the rebate be extended for the 2017-18 financial year.

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

<b>APPENDIX 1 - RATE REBATE REPORT 2017-18</b>
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<b>Mandatory 100%</b>		
<b>Organisation</b>	<b>Rate \$</b>	<b>Rebate \$</b>
Adelaide Society of The New Church Inc	1,556	1,556
Apostolic Church Aust Ltd	3,113	3,113
Baptist Churches of South Australia Inc	12,734	12,734
Brighton Christadelphian Ecclesia Inc	3,041	3,041
Catholic Church Endowment Society Inc	12,081	12,081
Churches of Christ in SA & NT Inc	14,686	14,686
City Of Marion	12,915	12,915
Community of Christ	2,647	2,647
Corp of Presiding Bishop of Latter-Day Saints	7,513	7,513
Good Shepherd Lutheran Church Hallett Cove Inc	7,066	7,066
Hallett Cove Parish	4,293	4,293
Hindu Society Of SA Inc	1,932	1,932
Islamic Society Of SA Inc	1,860	1,860
Lutheran Church Of Australia (SA) Inc	4,758	4,758
Lutheran Church of Australia SA & NT District Holding Ltd	2,719	2,719
Maranatha Christian Assembly & School Inc	4,204	4,204
New Apostolic Church Aust Pty Ltd	1,049	1,049
Oasis Family Church Inc	1,306	1,306
Park Holme Baptist Church Inc	3,077	3,077
Seaview Community Church Inc	2,469	2,469
Synod Diocese Murray Anglican Church	3,217	3,217
Synod Diocese Adelaide Anglican Church	6,511	6,511
The Salvation Army (SA) Property Trust	10,232	10,232
Uniting Church in Australia Property Trust SA	41,196	41,196
Women's & Children's Health Network	4,681	4,681
Integrated Cardiovascular Clinical Network	2,146	2,146
Southern Adelaide Local Health Network	2,186	2,186
<b>Total</b>	<b>175,187</b>	<b>175,187</b>

<b>Mandatory 75%</b>		
<b>Organisation</b>	<b>Rate \$</b>	<b>Rebate \$</b>
Access 2 Place Housing Assoc	39,872	29,904
Accessible Housing Assoc Inc	65,255	48,941
Anglicare SA Housing Assoc	30,982	23,236
Anglicare SA Inc	43,199	32,400
Bedford Industries Inc	8,014	6,010
Catholic Church Endowment Society Inc	37,207	27,905
Common Equity Housing SA Ltd	23,586	17,689
Community Housing Ltd	7,942	5,957
Cornerstone Housing Ltd	48,653	36,490
Developing Alternative Solutions To Housing Inc	4,275	3,206
Eldercare Inc	68,869	51,651

Emmaus Christian College Inc	25,669	19,252
Hallett Cove School buildings - various private owners	6,779	5,085
James Brown Memorial Trust Inc	12,428	9,321
Julia Farr Housing Assoc	49,941	37,455
Junction & Women's Housing Ltd	114,037	85,528
Junction Housing Bulk Transfer from SAHT*	439,260	247,084
Laura & Alfred West Cottage Homes	5,939	4,454
Minda Community Housing Assoc	2,647	1,986
Minda Inc	24,596	18,447
Rembrandt Living (formerly Netherlands Aged Services)	28,174	21,130
Portway Housing Assoc Inc	4,776	3,582
Resthaven Inc	49,904	37,428
SAGE Inprint (disabled employment/training)	1,039	779
Salvation Army Housing Ltd	18,085	13,564
Southern Cross Care (SA & NT) Inc	27,547	20,661
St Martin De Porres Catholic School	7,871	5,903
Sunrise Christian School Inc	10,107	7,580
The Adelaide Benevolent & Strangers Friend Society	14,114	10,585
The Frederic Ozanam Housing Assoc Inc	50,561	37,921
The Salvation Army (SA) Property Trust	2,039	1,529
Trustee of Marist Bros. Southern Province	59,656	44,742
Uniting Care Wesley Bowden	6,015	4,511
Unity Housing Co	170,548	127,911
Westminster School Inc	86,352	64,764
Westside Housing Association	39,228	29,421
Woodend Primary School	19,677	14,758
<b>Total</b>	<b>1,654,842</b>	<b>1,158,771</b>

\* Note: transfer due Sept 2017 - 75% rebate apportioned accordingly

<b>Mandatory 75% and Discretionary 25%</b>		
<b>Organisation</b>	<b>Rate \$</b>	<b>Rebate \$</b>
Developing Alternative Solutions To Housing Inc	5,218	5,218
Foodbank of South Australia Inc	10,372	10,372
Geddes Building Services Pty Ltd & Mr I Stewart (Foodbank)	4,062	4,062
Suneden Intellectually Disabled Childrens Inc	8,855	8,855
<b>Total</b>	<b>28,506</b>	<b>28,506</b>

<b>Discretionary 100%</b>		
<b>Organisation</b>	<b>Rate \$</b>	<b>Rebate \$</b>
Dover Gardens Guide Assoc	1,043	1,043
The Scout Assoc of South Australia	8,782	8,782
<b>Total</b>	<b>9,825</b>	<b>9,825</b>

<b>Discretionary 50%</b>		
<b>Organisation</b>	<b>Rate \$</b>	<b>Rebate \$</b>
Plympton Sub-Branch Returned & Services League	3,792	1,896
The Abbeyfield Society (Marion) Inc	3,291	1,646
<b>Total</b>	<b>7,083</b>	<b>3,542</b>

<b>Discretionary 25%</b>		
<b>Organisation</b>	<b>Rate \$</b>	<b>Rebate \$</b>
Ms J & E Kakas - Prison Fellowship Australia (SA)	2,058	515
<b>Total</b>	<b>2,058</b>	<b>515</b>

<b>SUMMARY</b>		
	<b>Rate \$</b>	<b>Rebate \$</b>
Mandatory 100%	175,187	175,187
Mandatory 75%	1,654,842	1,158,771
Mandatory 75% & Discretionary 25%	28,506	28,506
Discretionary 100%	9,825	9,825
Discretionary 50%	7,083	3,542
Discretionary 25%	2,058	515
<b>TOTAL</b>	<b>1,877,501</b>	<b>1,376,344</b>

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Namrata Vishwasrao, Landscape Architect  
**Manager:** Fiona Harvey, Manager Innovation & Strategy  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Stage 2 Oaklands Recreation Plaza, Rotunda and Landscape Surrounds  
**Reference No:** GC270617R09

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### **REPORT OBJECTIVE**

The objective of this report is to provide Council with the community feedback from the community consultation undertaken from 1 May to 22 May 2017 regarding the Draft Concept for Oaklands Recreation Plaza Stage 2, Rotunda and landscape replacing the Round House.

The report also seeks endorsement of the Final Concept Plan to proceed to detailed design, development approvals, procurement and construction.

Note a separate report, presenting community consultation findings and final concept plan for the Oakland Estate Reserve Playground development will be presented in July 2017.

### **EXECUTIVE SUMMARY**

On 28 February 2017, Council considered a report (GC280217R09) regarding three draft concept options and costings for the Recreation Plaza Stage 2 and landscape replacing the Round House. At this meeting Council resolved to:

- 1. Endorses concept design option 3 for Stage 2 Recreation Plaza and landscape treatments surrounding and occupied by the Round House which is soon to be demolished.*
- 2. Endorses allocation of funds up to \$705,500 for the preferred concept option 3 in the 2017/18 draft annual budget.*
- 3. Endorses proceeding to community consultation, detailed design and construction of the preferred concept option.*
- 4. Notes the whole of life cost of the endorsed option 3 and on-going annual operating and maintenance costs as per appendix 2.*

Following elected member feedback, additional concepts for the rotunda/pavilion were developed with three rotunda options presented to the community as part of the Oaklands Estate Playground and Recreation Plaza Stage 2 community engagement (1 May – 22 May 2017).

In response to a Motion with Notice (GC230517M01), Council considered preliminary community feedback on Rotunda Options at a Council Meeting on 23 May 2017 and resolved the following:

1. *Determines the structure to replace the Roundhouse at the Oaklands Recreation Plaza shall be a band rotunda in a European Heritage Style with Cupola.*

Council also noted on the night that detailed design of the Rotunda will be communicated through ward briefings not needing further Council resolution.

The purpose of this report is to endorse Final Concept plans for Recreation Plaza Stage 2, Rotunda and Surrounding landscape and seek endorsement to proceed with detailed design, development approvals, procurement and construction. Should Council provide endorsement, it is intended for procurement to occur late 2017 with construction to commence in early 2018.

## RECOMMENDATIONS

## DUE DATES

### That Council:

- |   |              |
|---|--------------|
| 1. Notes the community consultation report as provided in Appendix 1.   | 27 June 2017 |
| 2. Endorses Final Concept Plan for Stage 2 Recreation Plaza and landscape treatments replacing Roundhouse as per Appendix 2.  | 27 June 2017 |
| 3. Notes an allocation of \$705,500 has been committed to the 2017/18 budget for capital works.   | 27 June 2017 |
| 4. Endorses proceeding to detailed design, development approvals, procurement and construction.   | 27 June 2017 |
| 5. Endorses an allocation of \$31,800 for on-going annual operating and maintenance costs and an allocation of \$17,930 for renewal/ depreciation in the Long Term Financial Plan as per whole of life costs presented in Appendix 3. | 27 June 2017 |

## BACKGROUND

The objective of the Recreation Plaza is to create a high quality, landscaped, multi-use space that provides recreation opportunities for the general community. This will complement the wetland and provide a strong interface with Oaklands Road. Landscaping to replace the Round House aims to create a passive recreational open space that connects the plaza with the wetlands.

Council's progress to date includes:

12 June 2012	GC120612R02	Council provided in-principle endorsement for the preferred masterplan for open space and recreation components.
10 December 2013	GC101213R06	Council endorsed the final Concept Plan of the Oaklands Wetland Master Plan.
27 May 2015	GC270514R04	Detailed design and construction of Stage 1 of the Recreation Plaza was endorsed.
September 2015		Stage 1 of the Recreation Plaza was completed and includes elements that allow for skateboards, BMX,

		scooters and inline skaters and creates a strong interface with Oaklands Road.
27 September 2016	GC270916R06	Endorsed Option 2 concept design for stage 2 Recreation Plaza. Council considered the allocation of the required funds of \$306,000 to progress this option. Note council requested the project be referred to the Unfunded Initiatives list for prioritisation  Council noted the annual operating, maintenance and renewal costs of \$23,442 for option 2 to be incorporated into the Long Term Financial Plan from 2017/18.
25 October 2016	GC251016M02	It was resolved that Council ' <i>Supports the demolition of the building known as the 'Round House' at Oaklands Reserve.</i>
8 November 2016		Unfunded Initiative discussion - Council sought to revise the concept design for the Recreation Plaza Stage 2 to include the area surrounding and occupied by the Round House within a potential budget of \$500,000.
22 November 2016	GC221116R12	Council rescinded the resolution previously made that ' <i>Council pursues option 1 – Disposal of unencumbered titles over Allotments 1 and 2, DP55941 for a nominal consideration</i> '.
24 January 2017	GC240117R05	At the General Council meeting, demolition cost for the Round House were considered and resolved to fund the \$78,500 demolition cost from the second budget review process.
28 February 2017	GC280217R09	Council endorsed Option 3 Draft Concept (including Rotunda) with Opinion Cost Capital \$705,500 and noted the whole of life cost and annual operating and maintenance cost of \$31,180.
1 May – 22 May 2017		Community members and project stakeholders were invited to provide feedback on the draft concept through online survey and one on-site consultation.
23 May 2017	GC230517M01	Council considered the preliminary consultation report related to Rotunda Options and endorsed the European Heritage Style Rotunda with Cupola.
May 2017		Demolition of Roundhouse

### Recreation Plaza

Stage 1 of the Recreation Plaza was completed September 2015 and includes elements that allow for skateboards, BMX, scooters and inline skaters and creates a strong interface with Oaklands Road.

Stage 2 of the Recreation Plaza was conceptualised as part of the master plan to include a diversity of recreation opportunities for all ages extending to the west over the existing bitumen surface. The design intent for this space is to:



- Refurbish the bitumen surface
- Line marking/ painting for a trike track/ bike and beginner skaters (referencing the driver training school)
- Multi-functional recreational space
- Improve amenity with landscape treatments that provide shade and cooling
- Seating and opportunities for picnic tables
- Maintenance vehicle access to the pump shed and aquifer pumps
- Additional visitor car parking with lighting along with possibility for food trucks to access to the site. Since completion of Stage 1 Council have received a number of comments and requests for additional car parking to the west of the skate park due to the large number of people attending the site specifically after work hours between 5-10pm when the boom gate on The Parade West is closed.

### **Landscape and surrounds in place of the Round House**

The design intent of the concept for Landscaping to replace the Round House is to:

- Maintain design integrity of Stage 2 Recreation Plaza Draft Concept
- Seamlessly integrate the recreation plaza, passive open space and wetlands
- Enhance circulation and pathways through the site
- Provide maintenance access to pumps and wetland infrastructure
- Enhance the natural amenity of the park with irrigated lawns, and revegetation to provide comfort, shade and diversity of passive recreation opportunities
- Enhance vistas and passive surveillance of the site
- Provide a Rotunda structure that can accommodate community gatherings and be flexible to function as a band stand/ small stage amphitheatre space
- Provision of power and water for events
- Provide landscape treatments to provide visual interest and functionality for small/medium community events
- Provide landscape treatments to be durable and sustainable for maintenance service levels.

## **ANALYSIS**

### **Consultation**

Stage 2 Recreation Plaza concept options were presented to ward members and internally within various departments as the draft concept was developed.

Community consultation was undertaken from the 1<sup>st</sup> to 22<sup>nd</sup> of May 2017 and sought feedback on the draft concept endorsed by Council in February 2016 (GC280217R09).

Consultation involved:

- A hard copy flyer was delivered to 830 households within 400m radius of the reserve outlining period of consultation and onsite session
- Additional 20 flyers were sent out to registered stakeholders on our list
- 1 x on site consultation session was held on 6 May 2017 from 9.30 am to 11.30 am
- Social media posts were placed on the City of Marion Facebook page
- One Hard copy survey was mailed to a resident upon request

81 responses were received with 78 electronic surveys and 3 hard copy survey responses. Approximately 40-50 community members attended the onsite community consultation session on 6 May 2017.

Overall, the draft design development of Oaklands Recreation Plaza Stage 2, Rotunda and the surrounding landscape has been well received by the community and responses were very constructive. Out of the responses received, 82.3% of respondents either supported or strongly supported the draft concept.

Feedback provided during consultation has provided opportunity to propose some minor adjustments to the draft concept for Council consideration including:

<b>Key Themes</b>	<b>Proposed Solutions</b>
Rotunda/ Pavilion option	Council at its General Council meeting on the 22 May 2017 considered the preliminary consultation report GC230517M01 related to Rotunda Options and endorsed the European Heritage Style Rotunda with Cupola.
Provision of Coffee shop/ Cafe	Provision of power with potential to have food trucks, Coffee vans etc.
Protection of Biodiversity corridor	Existing biodiversity corridor/ planting on the southern end of the site will be protected during and after construction.
Table tennis not being used	The equipment will not be included in the detail design as it is not supported by the community. Instead, requests for additional picnic setting and seating will be provided.
Provision of BBQ	Potential to relocate one double plate BBQ from Parade West shelter (retaining one) to provide equal distribution through site.
Insufficient Car park and lighting provision	Proposed car park (13 + 2 DDA parkings) is designed in response to existing site features and constraints. There is additional parking for 34 cars available on Parade West and 70 + 2 DDA car parks at Estate Reserve.  Lighting provision of Post top lights will be similar to Parade West compliant to Australian standards, with times of illumination being similar to current arrangement of 10pm lights off.  Proposed Car park gate along Oaklands Road will be closed at 10pm (when the floodlights are programmed to be turned off).
Good quality Basketball and Netball hoop	Existing basketball post, board and ring will be retained; Netball hoop and net will be added on the back.
Provision of additional bins	3 additional rubbish bins are currently proposed as part of the Stage 2 development. Existing 2 rubbish bins at Skate Park.  Larger events will be planned with additional wheeling bins on a case by case basis.
Pedestrian link between the service road to the proposed bitumen path	Design is revised to address this connection.
Request for pump track/ BMX style dirt track	Adjoining skate park (Stage 1) provides for some of these activities. Existing bitumen surface and drainage amenities limits consideration of dirt track. Other opportunities for BMX dirt track will be explored after as part of the Open Space Plan.

Maintenance at the Stage 1 Skate park; Graffiti / vandalism	Ongoing monitoring; Recently CCTV installed. Internal review of maintenance schedule. Design review to limit graffiti on infrastructure.
Provision of additional Toilet	One existing Exeloo is located at the Skate Park Stage 1 and another one at the Estate Reserve to the South.  As part of Playground development at the Estate Reserve, 1 additional Exeloo will be provided. (3 no. Total across the site)
Provision of Interpretive signage/ wayfinding / interactive recreation/ learning activities	Reserve signage installed as part of Stage 1 Recreation Plaza. Additional signage will be considered through design development.  Existing interpretive/ educational signage installed near wetland area.
Fencing along Oaklands Road	Not required due to distance from road. Existing garden bed acts as buffer.
Larger Amphitheatre mound with planting to act as sound barrier	Additional tree planting is proposed along the mound to help frame the space.  Passive surveillance is preferable for CPTED across the site, so height of mound will respond to the requirement.

### Financial Implications

The capital cost of this project is estimated at \$705,500 and has been included in the draft 2017/18 annual business plan.

A \$300,000 funding application was submitted for the Department of Planning Transport and Infrastructures' Planning and Development fund for open space projects. Funding announcements are expected in mid to late June 2017.

An opinion of cost has been prepared for the draft concept in addition to ongoing operating and maintenance costs and renewal costs. Please refer to Appendix 3.

### Recreation Plaza Stage 2 and Landscape

	Opinion Cost Capital	Net Depn/ Renewal P/A	Operating maintenance P/A
	\$705,500 (includes 7% contingency)	\$17,930	\$31,800

\* Note the demolition costs for the Roundhouse are accounted in a separate budget, which is now complete.

### Resource (capacity) Impact

This is an additional project to the Open Space works program adopted by Council in April 2016(GC260416R10). It has been included within the 2017/18 draft annual business plan and budget. The 2017/18 open space works program is at capacity.

Council's Open Space Planning Team will undertake project management, detailed design and contract administration and Engineering staff will undertake design for the civil, storm

water and car parking. The proposed works program for Oaklands Recreation Plaza Stage 2 and Landscape (replacing Round House):

### Proposed Program of Delivery

Scope	June 2017	July 2017	August 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018	June 2018
Consultation Report & Final Concept Plan	✓												
Detailed Design	✓	✓	✓	✓									
Development Approval					✓	✓							
Procurement						✓	✓	✓					
Construction									✓	✓	✓	✓	

### Social / Cultural Impact

The Oaklands Recreation Plaza project has generated considerable excitement and enthusiasm from the community, including school students, skaters, BMX riders, and parkour participants.

The City of Marion's Youth Development and Partnership Grants program with Lighthouse Youth Projects and Big Sunday have been successfully running a youth engagement and activation program at the Oaklands Recreational plaza. These sessions happen each fortnight and have been attracting around 40-60 young people and families. The sessions model active engagement, collaborative partnerships and is a positive step in building community ownership of the facility.

Other benefits include the potential to improve community health and wellbeing, through the provision of recreation opportunities encouraging physical activity and social interaction.

### CONCLUSION

The development of Stage 2 Recreation Plaza and Landscaping is in line with the overall Master Plan for Oaklands Reserve incorporating a wetland, open space and recreation opportunities. The scope of works will create a high quality, landscaped, multi-use space providing recreation opportunities, which will complement the Stage 1 Recreation Plaza works and wetlands.

In order to proceed with detail design and documentation, development approval, procurement and construction, the final concept plan for Oaklands Recreation Plaza Stage 2 including rotunda and surrounding landscape requires endorsement by Council. The final concept plan and whole of life costs are attached (Appendices 2 & 3).

### APPENDICES

Appendix 1 - Community Feedback Report

Appendix 2 - Final Concept

Appendix 3 - Whole of life cost\_summary



## DRAFT REPORT

# **Oaklands Reserve- Recreation Plaza Stage 2, Rotunda & Surrounding Landscape**

Draft Concept Community Consultation Findings

May 2017

## 1. Introduction

This report summarises the community consultation undertaken on the draft concept plan for the development of the Oaklands Recreation Plaza Stage 2, Rotunda and surrounding landscape.

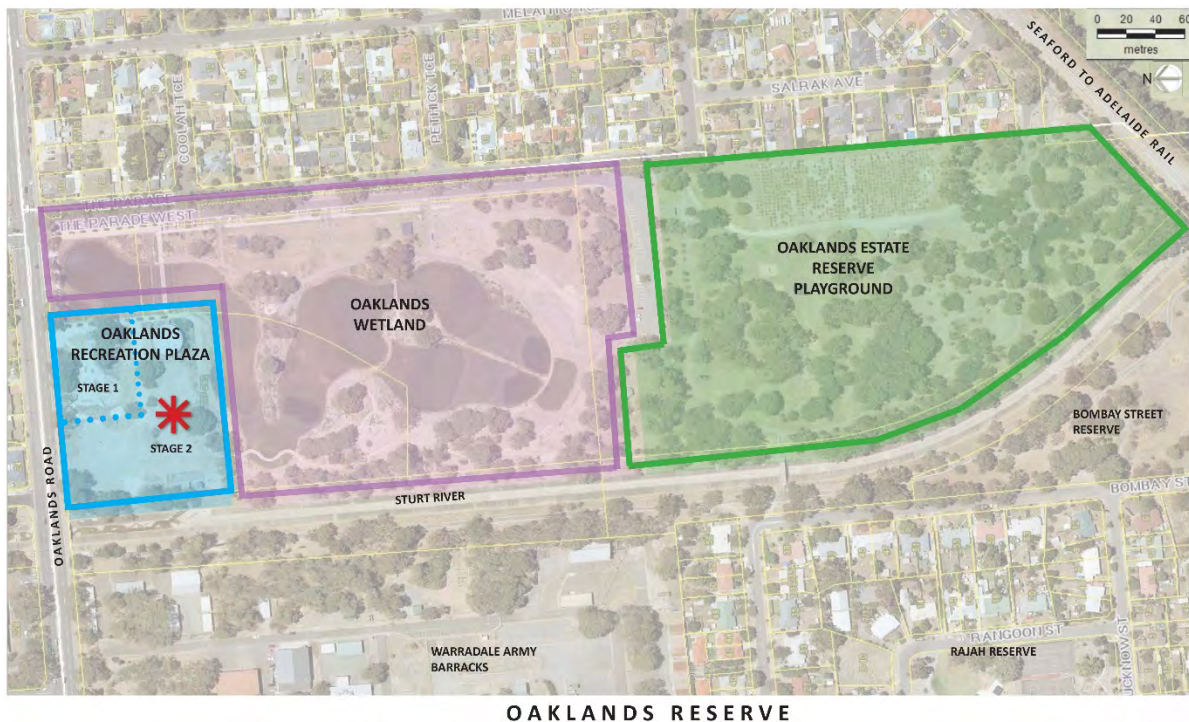
Oaklands Reserve is located at 257-265 Oaklands Road, Oaklands Park. The 6-hectare reserve forms part of a larger 12-hectare site which is bound by Oaklands Road to the north, Oaklands Estate to the east, the Adelaide to Noarlunga rail line to the south, and the Sturt River drain to the west.

Oaklands precinct comprises of three distinct but integrated projects:

- Oaklands Wetland Stormwater Reuse Scheme (completed 2014)
- Oaklands Estate Reserve Development & Playspace (Proposed New development)
- Oaklands Recreation Plaza Stage 1 (completed 2015)

**Oaklands Recreation Plaza Stage 2, Rotunda and surrounding landscape (this project)**

See Figure 1 - Oaklands precinct – showing distinct but integrated project areas.



Stage 2 of the Recreation Plaza was conceptualised as part of the master plan to include a diversity of recreation opportunities for all ages extending to the west over the existing bitumen surface. The draft concept plan was created based on feedback that was received through Stage 1 community consultation (Completed September 2015).

Council, at its meeting on 28 February 2017, endorsed the draft concept to proceed to community consultation.

The report presents an overview of comments and an analysis of the feedback that was received during consultation on the draft concept for the site. The information contained within this report will be used to finalise the concept plan for this site. The final concept plan is presented to Council for endorsement (Refer Appendix 2).

## 2. Consultation Program

The purpose of the engagement was to inform the community of the draft concept for the Recreation Plaza Stage 2, Rotunda and Surrounding Landscape and seek their feedback.

The consultation survey was open for 3 weeks – 1<sup>st</sup> May 2017 – 22<sup>nd</sup> May 2017.

The survey was made available on line at [www.makingmarion.com.au/oaklands-reserve](http://www.makingmarion.com.au/oaklands-reserve)

The survey was conducted in the following ways:

- A hard copy flyer was delivered to 830 households within 400m radius of the reserve outlining period of consultation and onsite session.
- Additional 20 flyers were sent out to registered stakeholders on our list.
- One on site consultation session was held on 6<sup>th</sup> May 2017 from 9.30 am to 11.30 am
- Social media posts were placed on the City of Marion Facebook page
- One Hard copy survey was mailed to a resident upon request

## 3. Consultation Overview

Community members were invited through the online survey to provide feedback on the draft concept plan for the Recreation Plaza Stage 2.

As a summary, during this 3-week consultation period Council received:

- Total responses received - 81
- 78 electronic survey responses (through Making Marion)
- 3 Hard copy survey received
- 1 Customer Event response (General Comment)
- Approximately 40-50 community members attended the onsite consultation session.

A full summary of all responses to each question are provided within this report. Responses have been listed as worded by the respondent. For privacy reasons, respondent's details have not been included.

## 4. Consultation Findings

Overall, the draft concept plan for Oaklands Recreation Plaza Stage 2, Rotunda and the surrounding landscape has been well received by the community and responses were very constructive. About 34.2% Strongly support and 48.1% Support the proposed draft concept.

There were some key themes that emerged throughout the consultation and evaluation. Some of them have been considered in preparation of the final design.

## Overall summary of key themes received

Key Themes	Proposed Solutions
Rotunda/ Pavilion option	Council at its General Council meeting on the 22 May 2017 considered the preliminary consultation report GC230517M01 related to Rotunda Options and endorsed the European Heritage Style Rotunda with Cupola.
Provision of Coffee shop/ Cafe	Provision of power with potential to have food trucks, Coffee vans etc.
Protection of Biodiversity corridor	Existing biodiversity corridor/ planting on the southern end of the site will be protected during and after construction.
Table tennis not being used	The equipment will not be included in detail design as it is not supported by the community. Instead request for additional picnic setting and seating wall be provided.
Provision of BBQ	Potential to relocate one double plate BBQ from Parade West shelter (retaining one) to provide equal distribution through site.
Insufficient Car park and lighting provision	Proposed car park (13 + 2 DDA parking's) is designed in response to existing site features and constraints. There is additional parking for 34 cars available on Parade West and 70 + 2 DDA car parks at Estate Reserve.  Lighting provision of Post top lights will be similar to Parade West compliant to Australian standards, with times of illumination being similar to current arrangement of 10pm lights off.  Proposed Car park gate along Oaklands Road will be closed at 10pm (when the floodlights are programed to be turned off.
Good quality Basketball and Netball hoop	Existing Basketball post, board and ring will be retained; Netball hoop and net will be added on the back.
Provision of additional bins	3 additional rubbish bins are currently proposed as part of the Stage 2 development. Existing 2 rubbish bins at Skate Park.  Larger events will be planned with additional wheeling bins on a case by case basis.
Pedestrian link between the service road to the proposed bitumen path	Design has been reviewed to address this connection.
Request for pump track/ BMX style dirt track	Adjoining skate park (Stage 1) provides for some of these activities. Existing bitumen surface and drainage amenities limits consideration of dirt track. Other opportunities for BMX dirt track will be explored after as part of the Open Space Plan.



Maintenance at the Stage 1 Skate park; Graffiti / vandalism	Ongoing monitoring; Recently CCTV installed. Internal review of maintenance schedule. Design review to limit graffiti on infrastructure.
Provision of additional Toilet	One existing Exeloo is located at the Skate Park Stage 1 and another one at the Estate Reserve to the South.  As part of Playground development at the Estate Reserve, 1 additional Exeloo will be provided. (3 no. Total across the site)
Provision of Interpretive signage/ wayfinding / interactive recreation/ learning activities	Reserve signage installed as part of Stage 1 Recreation Plaza. Additional signage will be considered through design development.  Existing interpretive/ educational signage installed near wetland area.
Fencing along Oaklands Road	Not required due to distance from road. Existing garden bed acts as buffer.
Larger Amphitheatre mound with planting to act as sound barrier	Additional tree planting is proposed along the mound to help frame the space.  Passive surveillance is preferable for CPTED across the site, so height of mound will respond to the requirement.

## 5. Summary of feedback received

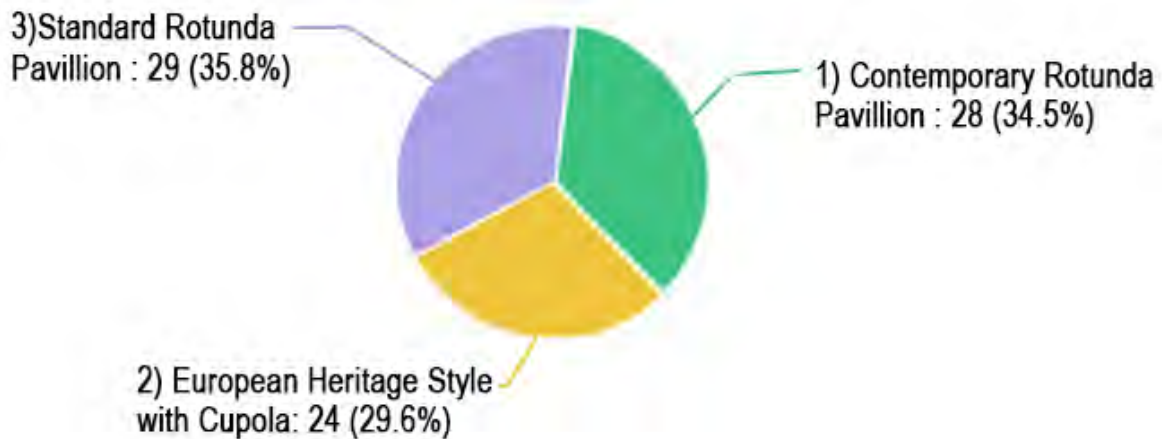
The Making Marion online survey opened on 1 May 2017, with a closing date of 22 May 2016.

A total of 421 visits were recorded to the projects Making Marion web page where survey tools including the Draft Concept and Precedent Images were available for viewing.

Total 81 responses (78 Electronic + 3 Hardcopy) to the survey were received.

Please see below for the results of this survey. A hard copy of the survey can be found in Appendix 1.

**Q1. What is your preferred Rotunda/ Pavillion structure? Please select one.**



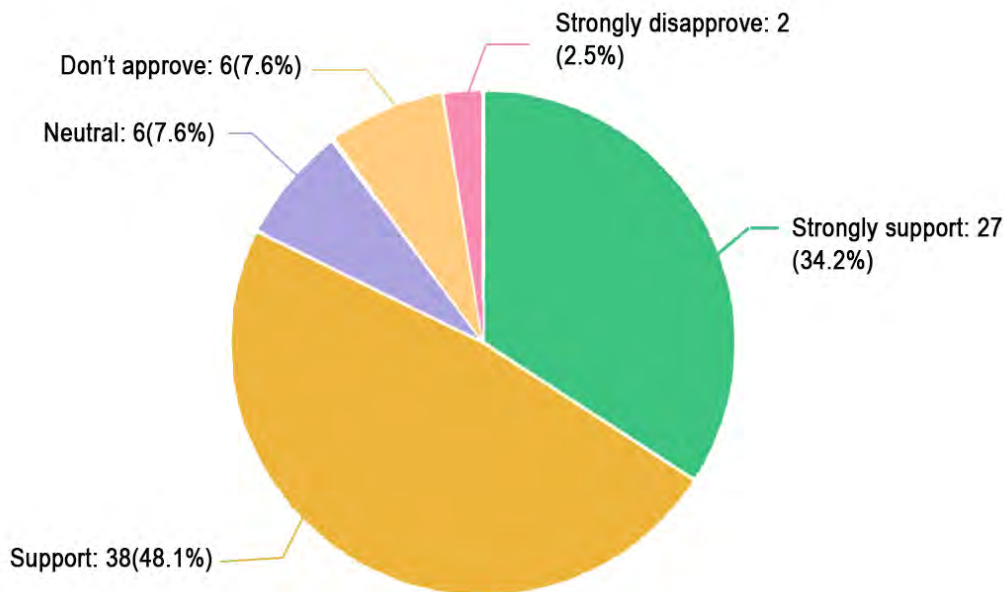
Comments included:

- Love the indigenous design! One of the main reasons we recently moved into the Marion Council area was because we were impressed with your visible efforts to create a community that is inclusive, respectful of diversity and proud of its indigenous strength. This design is fresh, clean and Australian.
- The existing round building should have been converted to a cafe and kiosk on the ground level, and a wetlands interpretive and education centre on the upper level. It should have been converted at the same time that the wetlands were built. It is an ABSOLUTE DISGRACE that it was allowed to sit unused for so long and become vandalised. The proposed rotunda is ONLY the SECOND best option. Unfortunately the first best option is no longer possible thanks to bureaucratic bungling.
- The whole space is quite contemporary with the plantings and other shelters hence why I think that the contemporary rotunda fits better.
- Not a fan of the contemporary design & really hope this doesn't have strong support. I would like to see a standard rotunda & incorporate the indigenous art throughout the reserve.
- Hoping that the existing building would have been converted into a coffee/ restaurant.
- The contemporary rotunda design is very much lacking in appeal. It looks cheap, is badly designed and does not blend with the environment.
- I would like to put my distaste of the Artist's impression of the plans for Oaklands Reserve, ... come on Marion you can do better than that!! Why not something modern and different (NOT a carport) We have many great sculptures/designers around Adelaide that would do better and we could all benefit from...

- Isn't the proposed rotunda too close to the skate park to be used as envisaged? If used for weddings etc the skate park is noisy dirty and covered in graffiti most of the time.
- I feel that round house should have incorporated a rotunda and a cafe where user of the reserve and recreation plaza can buy food and drinks, and not have to bring their own food and drink. Also would be a good way to bring in some income to the council as well.
- Would like to see the integrated trellis climbing plant screens on the European Heritage option. 8 metres is too small a diameter for this rotunda - it is replacing a 20 metre at least building. surface inside the Rotunda needs to be something that skateboarders will not want to use
- The proposed Contemporary Rotunda/Pavilion is absolutely ghastly and does not fit the character surrounds of this beautiful area, nor is it practical.
- Looks good and promising
- If original Victorian style rotunda, then could have the original fountain as well. The indigenous focus could be via art design of back existing rotunda in this style with indigenous interpretation of the scar trees and indigenous living here on the Sturt River
- I think integration of climbing plant screens - presumably only round part of the rotunda - will enhance its use with a living backdrop for various presentations, weddings etc
- The contemporary rotunda is awful. The wetland and reserve have nothing to do with Kaurna culture. The heritage rotunda looks best but the standard one is OK.
- Not quite sure about rotunda placement.
- why are you asking what type of rotunda without ever asking or explaining the users of the park why there needs to be one at all ? In fact i have just found that your survey prevents me from proceeding unless i approve of one - its clear that you don't intend to take any notice of a nay vote. there are many other projects within the park that could have the 700k you want to spend on a patio cover
- The rotunda design would be a great opportunity to showcase a unique design as a feature, possibly designed by architecture students.
- why is there no possibility in this survey to select "no" for the rotunda or to suggest a different use. has the contract already =been let for the work ?  
the designs seem very restrictive and there is no mention of any seating or tiered arrangements either within or around the proposals, , or even if the options have a roof for the first option. have the Karuna people even been asked about this, and if so has an agreement already been made ?  
What are the usages of other civic rotundas and why is it the only option for the area ? Can the 4500k be better spent on two 150K toilets ?
- Its a fantastic opportunity to work with local artist for rotunda artwork
- is there roof on the proposed rotunda? like the ideas of art work, but not the V-shaped columns.
- European rotunda after consultation with Ghana and Aboriginal communities about decorations or interpretive signage.
- Why only indigenous art/ history? Can you include part of European history? Or even something more in recent past. Marion story? It would be good to have different stories told. Can the art work be replaced in few years time?
- Is there a way to incorporate artwork in the standard structure. Like the idea, but not the proposed design
- Prefer to see the rotunda as it is from national and attractive.
- The proposed contemporary rotunda is ugly. Words such as 'spaceship', 'hatbox', biscuit tin' have been bandied about. I prefer the European Heritage style but whichever style has been chosen should have a mottled/roughened floor surface to discourage graffiti and also skateboarders who will like nothing else than to have a sheltered site to use. Using the site

as a recognition of Kurna Cultural is a good one. I suggest that the floor be a small pebble mosaic using indigenous designs which is more in line with original aboriginal materials. It could then become a symbolic link in the ancient travel patterns of the indigenous peoples travelling through the site. Will there be any seating in this? Seating could be used on the outside edge with a larger overhang than the 8m for sun protection. Is the rotunda actually large enough to house the City of Marion Orchestra?

**Q2. Overall, what is your level of support for the implementation of this Draft Concept for Oaklands Recreation Plaza and Rotunda?**



**Q3. Do you have any other comments relating to Oaklands Recreation Plaza Stage 2 and Rotunda Draft Concept?**

- Well done Marion Council - thank you for being progressive. Please ignore the Oaklands Estate group - they do not speak for us all!
- Question if there is enough car park space? may need an additional toilet.
- Please consider a "pump track" style circuit for the scooter/skate circuit. I have taken my kid to a non-permanent pump track put on by Alexandrina Council and it was a huge hit. Also, please put a good quality basketball hoop in your basketball area. Often the generic hoops councils put up are terrible to play on and a slight increase in investment would see a greater usage of the facility - something like a "Goalrilla" branded setup would ideal.
- There are currently many people that walk through the biodiversity corridor (unsealed path and wetland boardwalk) from the service entrance on Oaklands Road through to the southern end of the reserve and across the pedestrian footbridge onto the Sturt River Linear Trail. The draft concept proposes a bitumen service road / car parking, and a bitumen path that only seems to start half way down the site (at the proposed shelter). Is this designed for pedestrians/walkers to walk around the edge of the scooter/trike track and then onto the path? Or for pedestrians to walk on the service road?  
I'm wondering whether some more thought needs to be put into pedestrians who are wanting to enter/exit the site from the service road on Oaklands Road (e.g. the closest entrance from the Sturt River Linear Trail) and walk through the biodiversity corridor). If the

pedestrian access is on the service road then there just needs to be a link between the service road to the proposed bitumen path (the service road currently ends abruptly with no connection).

- Be great to have a dirt bmx style dirt track somewhere, even if it's only for beginners and intermediate. Some fencing near play areas so younger kids don't run into main roads or car parks too easy.
- I would like to see more way finding and improved cycling routes
- Make sure there are enough covered picnic areas in both sections.
- Excited about the bike area for younger kids
- Coffee shop needed
- Please remove all graffiti from skate park, and all rubbish. Please design the rounded concrete graffitied areas with motifs to deter graffiti
- Want trike area transferred to back of site in recreational area.
- A bbq area at this end might be a good addition, especially near the little kids area. It might be good to have some fencing on the Oaklands road end for safety reasons (wouldn't want little kids wandering up that end). Otherwise great job. Thanks for all the work you're doing.
- All reserves need to be legally protected from any form of development. Not sure there is a need for table tennis
- As a volunteer I believe that the maintenance of the biodiversity corridor is a necessity to keep the integrity of the wetlands as natural as possible. The bee tree and vegetation, the birds and all the other animals are the major value of these wetlands amenities for humans are the added value not the main focus.
- Council invests a lot of money into such projects which is fantastic. more often than not they get it right. Can I say there needs to be more consideration in two areas.
  - 1/ More bins required.
  - 2/ A better upkeep program. Look at the amount of money spent on irrigation when first commissioned then after 12 months the irrigation is left with no upkeep. This means broken sprinklers and dripper lines render the whole system unusable. This is clearly evident around the wetland ponds and the new skate park.

Please invest in keeping what you make great servicable so the investment keeps giving. Me and my wife pick up the litter around the skate park most working mornings and it is very evident if you walk around there all the irrigation pipes are unearthed and broken so the irrigation is nit turned on. and bins are too few and not emptied regularly enough. Litter signs need also to be erected. Great planning team you just need an A grade maintenance program to match.

Can we please get the skate park and wetlands irrigation fixed plus more bins around the state park and re-bark over the garden area. Thank you.
- Area for dogs off lead
- Would love a cafe or coffee shop or similar.
- Need to improve lawn around wetlands and cleanup after ducks. Unhygienic. Great to turn new structure into a coffee shop, it would bring so many more families to the site.
- I would like to see biodiversity as an integrated component of the entire park, wherever possible. actively preferencing local natives for all new plantings .....by utilising natural, recycled (reconstituted plastic/fake wood) or upcycled materials in playground equipment design wherever possible. .... why so much bitumen? Rotunda: please select the cost-less option. • Entrance to the existing corridor - how does it connect to the events space? Does it need an entry way? What about low screening natives to cover the pump house facility? • Event space: more shade please especially near the paths, prefer natives. • Kaurua cultural opportunity: if the rotunda pattern does not get support please ensure that Kaurua community representatives are asked if there are specific aspects/parts of the park that are culturally significant and how they may like to see them celebrated. For example, could we

create some kind of artwork in a pathway using paving stones as the entryway to the biodiversity corridor, or could a 'pebble lined water rill' (see indicative image 21) represent a track or story of the area? Please take the time to be guided by them as to what is appropriate. I am told that token recognition may hurt as much as no recognition at all. • Scooter trike track: unsure of where this came from. If there is demand for it, then it is in the right spot from a passive surveillance perspective, but it feels a bit like an expensive solution to a problem that we may not really have. Is there really demand for this given all the other things at the other end of the reserve for this age group? The existing hard surfaces we have seems fine for little kids to ride their scooters on. Plenty of them zip around on the bitumen paths we have. If the event space really takes off you may find you wish you had just added more carparks, another barbecue area, or just some more shade up there. Those options may be cheaper too. • Existing skate park/basketball hoop/post: I've noticed the skate park is used a lot, but mainly by boys. You see little girls there with parents, but few girls above 10. If we're going to invest in these kinds of built structures you may want to look specific strategies to get girls showing up eg. 'Girls learn to skate day'. Also, it says 'basketball post and hoop with line marking', girls do play b-ball, but netball is their thing. Again, if you go ahead with it, perhaps a specific tour for a girls b-ball club or netball team? I am all for girls taking up public space and learning how to work in teams. They are life lessons girls need to learn early..... another set of bins in the planned event space • dog watering points/poo bags.

- There is too much additional area for skaters with surfaces that lend themselves to increased graffiti, i.e. bitumen mounds painted, surface areas. The ever increasing graffiti coverage of the current facility that says CCTV does not perform a role in deturance says that every effort to not incorporate any additional facility that will be subjected to graffiti should be included. The car parking is very much required, but no more lighting please.
- I would like to see more flower beds and perhaps a wisteria arch way similar to the Botanic Gardens in Adelaide. I know that means it has to be tended regularly but it would add colour and a sent in the air in spring especially.
- I understand that the irrigated instant turf is cheaper than grass but not nearly as nice and takes a long time to grow. I would ask that it be grassed.
- Nothing to add
- I agree with the skate park love that kids use it but it isn't maintained well enough. Council needs to have someone check it everyday, pick up the rubbish and remove graffiti. Table tennis won't be used, bit 80's don't you think ?
- Fantastic concept but my feedback would be:
  1. Scrap the table tennis area. A complete waste of space and concrete (See Jervois St. Plympton for recent example of table tennis table completely unused!!).
  2. Perhaps consider additional seating (perhaps just raised wooden stumps for seating of parents whilst kids scoot/ride around the track?)
  3. Make the scooter track/mounds area as long as your budget will allow! i.e. extend a further 10-15m to the South if possible and AVOID taking it around the basketball court to the north side. Little kids could be easily knocked around by older users of basketball court - keep these areas separate.
- Options 4, 5, 6 and 7 will be graffiti magnets - will be a total waste of Council money to put in and to maintain. Current skateboard facility is not appreciated by those who use it as they leave rubbish everywhere and graffiti covers it most of the time. I don't understand why users of the facility can't just appreciate they have been given something fantastic to use and then they abuse the privilege. Desperate need for more car parking on the Sturt Creek side of the development - cars parking on Oaklands Road are a traffic hazard and The Parade West cannot cope with the volume of vehicles. Bollards need to be put in place to

ensure vehicles do not access areas they are not supposed to...which is not currently the case and is causing issues.

- Adding speed humps - snake run. Little mounds, something to get speed please.
- How does knowing my name ensure 'a broad section of the community'. Ask age, how we use it etc. Names are not necessary. More importantly, am I a ratepayer for this council. YES!
- I think a café would be good in this area
- Community Vegetable Garden for kids & families/ Plus a Gardening nursery & café idea?
- Looking forward to the next stage of using this fantastic place for the community. What you have done so far is brilliant!
- There is still not enough parking; surely there is room for more parking spaces south of the pump room. You need to keep the skaters' vehicles off Parade West.
- Hopefully all painted areas will be able to have the graffiti removed easily, and quickly. Will there be sufficient parking for people using this end of the park only?
- Additionally, a cafe or similar facility within this area would be very popular, as there is nothing similar in the Oaklands Park/Park Holme area.
- The table tennis tables are a complete waste of money and space. Firstly, no one is going to bring bats and balls with them. Secondly, playing table tennis in even a slight breeze is a bad experience, so no one will persist in most weather. Thirdly, they are an attractive graffiti target in an area that is already heavily "decorated".
- Table tennis a waste of money, just another graffiti surface.
- Its a fantastic opportunity to work with local artist for art on table tennis table. look at one installed at victoria square. its fantastic and very popular
- Love the idea of trike track for little ones. as they get thrown out of the skate park when teenagers come in. could do with more parking. and more sitting for parents.
- The current seating doesn't provide any shelter for windy days.
- I'd also like to comment on the fact that a lot of money was spent down the road at Glengowrie in creating a separate play ground and dog park, where this concepts does not have the enclosed space for children. So many people walk their dogs in the wetlands as obviously it's lovely but these days dogs and kids don't really go together. My 2 bobs worth!
- It would appear that there are a number of sections for the combined plazas - car park, skate zone, cycle paths, picnic / passive zone. There should be a higher sound barrier between the passive zone and the skateboard zone. I would suggest a high mound with trees along the ridge. There is nothing worse than trying to enjoy a quiet activity while the sound of clacking skateboards interfere. If the suggestion to have the Marion City Orchestra use the pavilion is serious, these clacks and loud expletives from the skate park will destroy the musical experience. The noise of the boards can be heard over 100 metres away. The mound needs to be high enough and filled with vegetation to isolate the section from the skateboard section. This mound could double as an amphitheatre but the mound as shown is seriously insufficient for the task.

Anything that has broad expanses of mono coloured space needs to be made of surfaces that are easily cleaned of graffiti. Mottle coloured surfaces seem to survive better than lovely white ones.

The rain garden divider in the car park looks to be a source of missiles for cars, especially after confrontations on the skateboard park. Upset skaters have been observed to throw anything at hand to relieve their frustrations. In addition it becomes a continuing maintenance issue as blown in seed takes root and weeds need to be removed by hand. I am not sure of the value of the table tennis tables - do people bring their own paddles and balls? If they have them at home it would be more likely they would have a table also so would stay at home. Would there be a way of visitors being supplied with these items? These tables will become natural targets for graffiti and skateboarders doing 'tricks'.

I note you have a park shelter shown in your Precedent Images and there is one shown on the plan. Siting of such shelter should take into account the direction of the midday sun line. There needs to be a bbq included near this shelter.

The lighting in the car park is completely different from the car park on The Parade West. It has been stated that the lights on The Parade West meet Australian Standards. How do the bollard lights provide the same level of standards? Will the lighting be extended to cover the new skate track and continue to meet the same Australian Standards, including the times of illumination?

The use of Instant turf is good with a quick return on the investment with immediate usage provided. If there is any left over it could be installed on the wetlands lawn space.

The Plaza is the entry to the Wetlands. What plans are in mind to provide interactive recreation, physical activity and learning activities for the public? This was one of the concepts of use for the Roundhouse. Now that it is removed how does the City of Marion envisage these wetland interpretive activities being provided? There are ways to do it but they are now logistically more difficult.

### 6. Social Media Post

Social media posts were made on Facebook during the consultation period. There was a strong engagement on social media with individual post reaching over 2,867 people. Facebook posts and statistics are provided below. There was no comments received.

#### 3 May post

**Post Details**

Reported stats may be delayed from what appears on posts

**City of Marion**  
Published by Richard Watson (?) · May 3 at 1:53pm ·

We'd like to hear your views on draft designs for the next stage of development at Oaklands Recreation Plaza and Oaklands Estate Reserve. Drop in to an on-site consultation at Oaklands Reserve southern car park from 9.30am to 11.30am this Saturday, May 6, discuss the designs with staff and provide feedback. Find out more about this exciting project at [www.makingmarion.com.au/oaklands-reserve](http://www.makingmarion.com.au/oaklands-reserve)

0 Likes  
0 Comments  
0 Shares

2 Likes, Comments & Shares

2 Likes	2 On Post	0 On Shares
0 Comments	0 On Post	0 On Shares
0 Shares	0 On Post	0 On Shares

52 Post Clicks

31 Photo Views	7 Link Clicks	14 Other Clicks
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**NEGATIVE FEEDBACK**

0 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

Get More Likes, Comments and Shares  
Boost this post for \$200 to reach up to 57,000 people.

975 people reached **Boost Post**

Sarah Withall and Ann Gibbons

Like Comment Share



## 19 May post

Post Details

Reputed stats may be delayed from what appears on posts

**City of Marion**  
Published by Richard Watson [?] · May 19 at 11:51am ·

There's still time to provide feedback on designs for upgrades to Oaklands Recreation Plaza and Oaklands Reserve. Improvements to the plaza will include replacing the old roundhouse with a rotunda, new table tennis and picnic tables and a shelter. View the designs and have your say by 22 May at [www.makingmarion.com.au/oaklands-reserve](http://www.makingmarion.com.au/oaklands-reserve)

17 Recycled log stand  
17 Timber log mound  
17 Recycled log rope climb  
18 Rotunda  
20 Picnic table  
20 Timber log mound  
21 Water play  
22 Shelter

**2,867** People Reached

**33** Likes, Comments & Shares

<b>26</b> Likes	<b>13</b> On Post	<b>13</b> On Shares
<b>2</b> Comments	<b>0</b> On Post	<b>2</b> On Shares
<b>5</b> Shares	<b>2</b> On Post	<b>3</b> On Shares

**255** Post Clicks

<b>106</b> Photo Views	<b>40</b> Link Clicks	<b>109</b> Other Clicks
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**NEGATIVE FEEDBACK**

<b>2</b> Hide Post	<b>0</b> Hide All Posts
<b>0</b> Report as Spam	<b>0</b> Unlike Page

Get More Likes, Comments and Shares  
Boost this post for \$200 to reach up to 57,000 people.

2,867 people reached **Boost Post**

Kelly Harding, Alyce Napper and 11 others · 2 Shares

Like Comment Share

We thank the community who took the time to provide their feedback and participate in the engagement process.

**Attachment 1: Copy of Hardcopy Survey**

# Oaklands Reserve, Recreation Plaza & Rotunda Survey

## Oaklands Park

Making Marion

---

### Oaklands Reserve, Recreation Plaza & Rotunda

The Oaklands Reserve is currently undergoing a planning phase to create integrated reserve design which will incorporate additional recreation facilities, play opportunities, rotunda, pathway connections, picnic facilities and landscaping across the site. There are two distinct areas of the overall project which will include Stage 2 of the Recreation Plaza, Rotunda and the development of the Oaklands Estate Reserve area to the south of the site.

**Now is the opportunity for you to have your say. Tell us what you think of the Draft Concepts for both the Oaklands Estate Playground, Oaklands Recreation Plaza and Rotunda and Landscape replacing the Round House.**

**Consultation Period 1st May - 22nd May 2017**



# Oaklands Reserve, Recreation Plaza and Rotunda

Making Marion

## Oaklands Recreation Plaza & Rotunda



**1. Overall, what is your level of support for the implementation of this Draft Concept for the Oaklands Recreation Plaza & Rotunda?** (Choose any one option)

- Strongly support
- Support
- Neutral
- Don't approve
- Strongly disapprove

**2. What is your preferred Rotunda / Pavilion structure? Please select one.** (Choose any one option)(Required)

- 1) Contemporary Rotunda Pavillion
- 2) European Heritage Style with Cupola
- 3) Standard Rotunda Pavillion

# Oaklands Reserve, Recreation Plaza and Rotunda

Making Marion

---

## Contemporary Rotunda Pavilion



- \* INTEGRATED PUBLIC ART (KAURNA CULTURAL OPPORTUNITY)
- \* 8 M DIAMETER FOR BAND STAND
- \* LIGHTING AND POWER

## European Heritage Style with Cupola



- \* INTEGRATED DECORATIVE LATTICE CORNICE
- \* 8 M DIAMETER FOR BAND STAND
- \* LIGHTING AND POWER

# Oaklands Reserve, Recreation Plaza and Rotunda

Making Marion

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## Standard Rotunda Pavilion



- \* INTEGRATED TRELLIS CLIMBING PLANT SCREENS
- \* 8 M DIAMETER FOR BAND STAND
- \* LIGHTING AND POWER

**3. Do you have any other comments relating to Oaklands Recreation Plaza & Rotunda Draft Concept?**

## Oaklands Reserve, Recreation Plaza and Rotunda

Making Marion

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### About you

These next questions about you will help us ensure that we have asked a broad section of our community about the proposed Draft Designs for Oaklands Reserve. Your information will be kept private and only used for the purposes of evaluating this survey.

**First Name (will be kept private)**

**Surname (will be kept private)**

**Email**

**Would you like to receive updates about the project via email?** (Choose any one option)

(Required)

Yes

No

**Please send your response to below address  
by 22nd May 2017:**

**Open Space & Recreation Department  
City of Marion  
PO Box 21, Oaklands Park SA 5046**

- 1 PUBLIC VEHICULAR ACCESS GATE TO BE LOCKED AT 10.15pm AFTER LIGHTS OUT 10.00pm.
- 2 BITUMEN SERVICE ROAD, CAR PARKING, DISABLED ACCESS PARKING AND POST TOP LIGHTS
- 3 MAINTENANCE VEHICLE ACCESS ONLY THROUGH GATES
- 4 BASKETBALL POST AND HOOP WITH LINE MARKING. NETBALL RING TO BE INSTALLED ON BACKSIDE
- 5 SCOOTER TRIKE TRACK LINE MARKING WITH ZEBRA CROSSING, ROUND ABOUT, GIVE WAY SIGNAGE
- 6 BITUMEN MOUNDS FOR LEARNING TO SKATE
- 7 LOW SEATING WALLS
- 8 SHELTER WITH PICNIC BENCH SITTING. ADDITIONAL PICNIC SETTING
- 9 RAIN GARDENS- WATER SENSITIVE URBAN DESIGN
- 10 GRASS MOUNDS TO SERVE AS AMPHITHEATRE SEATING AND EVENT GATHERING SPACE
- 11 ROTUNDA STRUCTURE TO BE USED AS EVENT SPACE FOR BANDS, WEDDINGS ETC.
- 12 BITUMEN PATH WITH LOG SEATS OVERLOOKING WETLAND
- 13 EVENT SPACE- MULTIPURPOSE IRRIGATED GRASS AREA
- 14 1 X BBQ RELOCATED FROM PARADE WEST
- 15 BIKESTATION- PUMP FOR TYRE REPAIRS (FUNDED BY YOUTH PROGRAM)



LEGEND

- PROPOSED EVERGREEN TREE
- EXISTING TREE TO BE RETAINED AND PROTECTED
- PROPOSED GARDEN BED WITH ORGANIC MULCH AS PER DETAIL
- PROPOSED BITUMEN PAVING
- PROPOSED IRRIGATED INSTANT TURF
- PROPOSED MULCH UNDER TREES
- RESEALED BITUMEN PAVEMENT
- PLEXIPAVE PAVEMENT WITH LINE MARKING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BRICK PAVING
- PROPOSED BITUMEN SKATE MOUNDS
- PROPOSED PICNIC TABLE
- PROPOSED RUBBISH BIN
- PROPOSED BOLLARDS REMOVABLE AND FIXED
- PROPOSED LIGHT POST
- PROPOSED KERB EDGE
- PROPOSED BENCH SEATING
- PROPOSED LOG SEAT
- PROPOSED DOUBLE PLATE BBQ (1x RELOCATED FROM WETLANDS)

FINAL DRAFT CONCEPT

# OAKLANDS RECREATION PLAZA STAGE 2, ROTUNDA AND SOUTHERN LANDSCAPE

OAKLANDS PARK

PREPARED BY OPEN SPACE PLANNING - CITY OF MARION

MAY 2017

Design NV 02/12/16	Drawn NV 30/05/17	Checked BG	Authorised for Issue ORIGINAL SIGNED BY: BG
Drawing Number / Sheet ORP-SK17			Issue

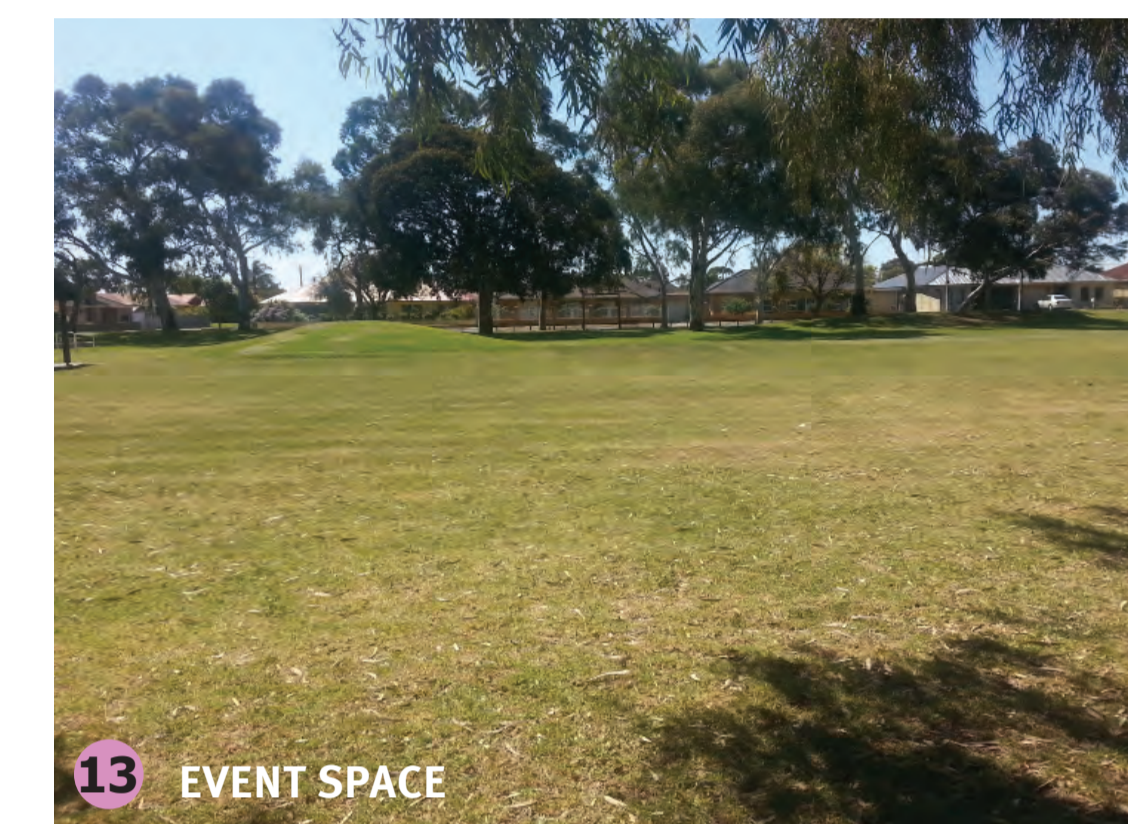
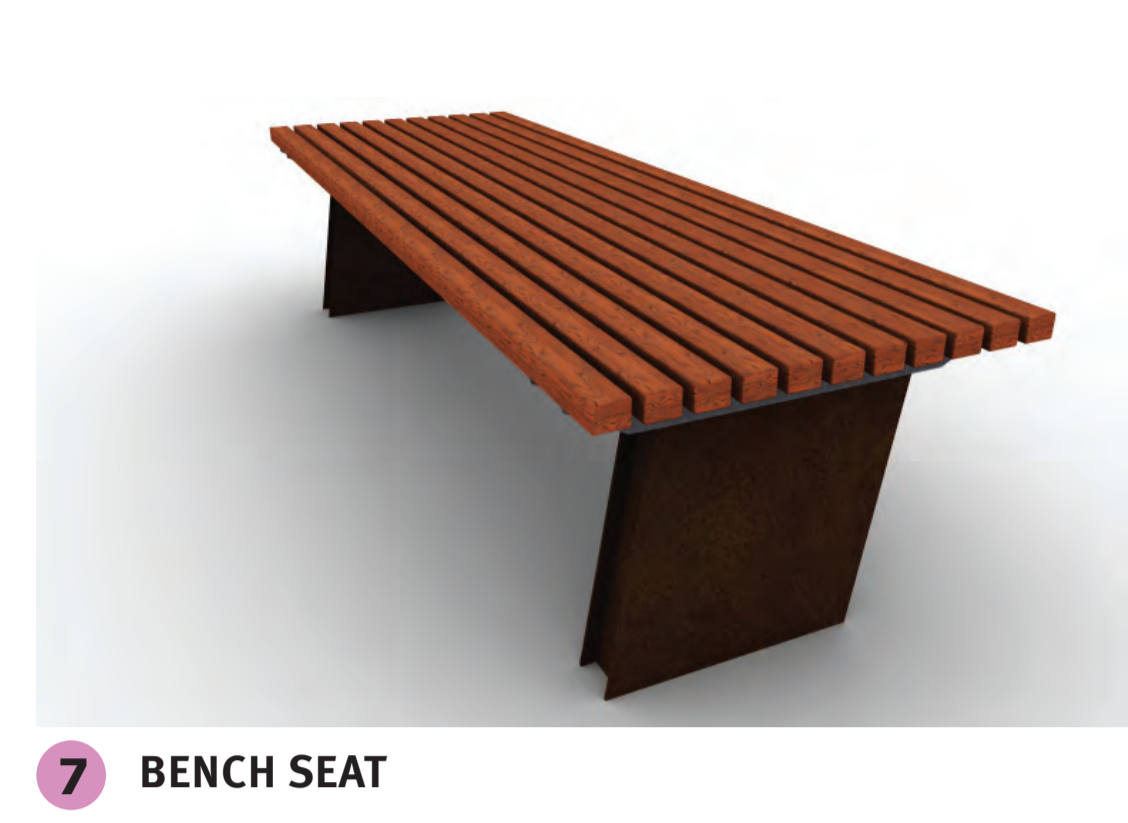




# PRECEDENT IMAGES

## Appendix 2

\* Images are representative only



# ROTUNDA/ PAVILION 11

\* Images are representative only



EUROPEAN HERITAGE STYLE WITH CUPOLA

- \* INTEGRATED DECORATIVE LATTICE CORNICE
- \* 8 M DIAMETER FOR BAND STAND
- \* LIGHTING AND POWER

FINAL DRAFT CONCEPT

## OAKLANDS RECREATION PLAZA STAGE 2, ROTUNDA AND SOUTHERN LANDSCAPE

OAKLANDS PARK

PREPARED BY OPEN SPACE PLANNING - CITY OF MARION

MAY 2017

Design NV 02/12/16	Drawn NV 30/05/17	Checked BG	Authorised for Issue ORIGINAL SIGNED BY: BG
Drawing Number / Sheet ORP-SK18			Issue



Whole of Life Cost Analysis- Recreation Plaza Stage 2, Rotunda and Southern Landscape (based upon 20 years)												
Whole of Life Cost Analysis- Stage 2 Recreation Plaza												
Description	Lifecycle Yrs	Acquisition Cost	Projected Operating Costs pa	Projected Maint Costs pa	Total Projected O&M pa	Less Existing O&M pa	Net Increase O&M pa	Projected Depn/ Renewal pa	Existing Depn/ Renewal pa	Net Increase Depn/ Renewal pa	Whole of Life Cost of Proposal	Whole of Life Increase Cost of Proposal
Stage 2 Recreation Plaza		\$ 346,567	\$ 2,000	\$ 14,603	\$ 16,603	\$ -	\$ 16,603	\$ 7,662	\$ -	\$ 7,662	\$ 831,875	\$ 1,206,880
Rotunda & Surrounding Landscape		\$ 359,209	\$ 2,000	\$ 13,203	\$ 15,203	\$ -	\$ 15,203	\$ 10,262	\$ -	\$ 10,262	\$ 868,511	\$ 1,054,112
<b>Total</b>		<b>\$ 705,776</b>	<b>\$ 4,000</b>	<b>\$ 27,806</b>	<b>\$ 31,806</b>	<b>\$ -</b>	<b>\$ 31,806</b>	<b>\$ 17,924</b>	<b>\$ -</b>	<b>\$ 17,924</b>	<b>\$ 1,700,387</b>	<b>\$ 2,260,991</b>

\*Whole of life costs include acquisition, operating & maintenance expenditure and depreciation/renewal using current values.

Maintenance 5% pa equation

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Rebecca Neumann, Senior Environmental Planner  
**Corporate Manager:** Fiona Harvey, Manager Innovation & Strategy  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Natural Landscape Design and Maintenance Guide – Progress Report  
**Report Reference:** GC270617R10

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**REPORT OBJECTIVE AND EXECUTIVE SUMMARY**

As part of a report on Council's Landscape Irrigation Plan, Council identified the need for the development of a "Natural Landscape Design and Maintenance Guideline" to provide alternatives to irrigation in low use and passive recreation areas (GC140616R18 and GC131216R21).

In March 2017 Seed Consulting and WAX Design were engaged to develop the Natural Landscape Design and Maintenance Guideline in consultation with key Council staff.

The final report will contain:

- A description of Council's current management of natural landscaping areas;
- A description of best practice and trends in management of similar areas in other councils;
- A suite of natural landscape area typologies including detailed descriptions on design, construction and maintenance;
- Recommendations on trialling of each typologies including budgets and timeframes.

The outcomes sought from each of the typologies includes:

- Increased cover of indigenous vegetation
- Increased connectivity of remnant vegetation
- Increased desirable native fauna
- Increased local character and diversity
- Increased retention of water (WSUD)
- Increased shade / canopy cover
- Reduced urban heat islands
- Increased opportunities for nature play
- Increased opportunities for volunteering
- Increased opportunities for education and interpretation
- Use of CPTED principles (Crime Prevention through Environmental Design)

The project is progressing well however has experienced some minor delays resulting in the final Natural Landscape Design and Maintenance Guideline being completed by the end June 2017, and presented for consideration by Council at 25 July 2017 meeting.

**RECOMMENDATION**

**DUE DATE**

**That Council:**

- |  |                    |
|--|--------------------|
| <b>1. Notes the Natural Landscaping Design and Maintenance Guidelines will be presented to Council for consideration at the 25 July 2017 General Council meeting, not 27 June 2017 as previously anticipated in GC131216R21.</b> | <b>25 Jul 2017</b> |
|--|--------------------|

**CITY OF MARION  
GENERALCOUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Birgit Stroeher, Registered Architect Strategic Projects

**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Edwardstown Oval – Design development phase and Community consultation feedback

**Report Reference:** GC270617R11

---

**REPORT OBJECTIVE**

This report seeks Council's endorsement of the scope and developed design for the Edwardstown Oval redevelopment and the undertaking of an Expression of Interest for a construction contractor. The report also provides Council with a document that includes a current cost estimate for the facility including associated site and construction costs and reports on the outcomes of the recent community consultation undertaken from 3 May to 16 June 2017.

**EXECUTIVE SUMMARY**

The Edwardstown Oval Redevelopment Project has completed the design development stage, and recent community consultation on the design has been very positive, indicating strong community support for the redevelopment.

This report provides Council with the scope of the redevelopment and developed design for the Edwardstown Oval redevelopment. A cost plan estimate for the facility and associated site and construction costs has been completed.

The developed design as prepared by Swanbury Penglase Architects is attached to this report (Appendix 1). The design includes a new Edwardstown Oval Sport and Community facility, upgraded Memorial Gardens and velodrome surface, upgraded spectator area with adjacent cycling storage, cricket nets and car park.

The report outlines costs for the installation of solar panels in response to the resolution passed at the 13 December 2016 General Council Meeting (GC131216R18). Should Council wish to include this work as part of the project an allocation of up to \$40,000 as part of the 2018-2019 business planning process, is required.

The Council approved project budget is \$8 million and the attached cost estimate by cost consultants Rider Levett Bucknall provides scope options against associated cost estimates. The cost estimate includes for a design contingency during the design and documentation phases of the project. As the design is further documented, for construction purposes and the design risk is diminished, this amount will reduce and be absorbed back into the cost estimate allowance.

The report also brings to Council's attention delayed works that cannot be achieved within the project budget of \$8 Million. These works can be delivered at a later date with no adverse impact to the project and funding options are provided for Council's consideration.

## RECOMMENDATIONS

## DUE DATES

### That Council:

- |  |                     |
|--|---------------------|
| 1. <b>Notes the community consultation feedback received on the developed design.</b>  | <b>27 June 2017</b> |
| 2. <b>Endorses the developed design as shown in Appendix 1, for the full scope delivery of the Edwardstown Oval redevelopment as a basis for the preparation of a planning approval submission and development approval prior to the calling for construction tenders.</b> | <b>27 June 2017</b> |
| 3. <b>Approves the undertaking of an Expression of Interest open tender, to determine a select construction contractor tender field.</b>   | <b>27 June 2017</b> |
| 4. <b>Requires Administration to bring a report back to Council in September 2017 at the conclusion of the Expression of Interest process, for approval to proceed to tender for construction contractors.</b>   | <b>Sept 2017</b>    |
| 5. <b>Endorses the allocation of up to \$40,000 as part of the 2018-2019 business planning process, for the installation of solar panels on the redeveloped Edwardstown Oval facility.</b>   | <b>27 June 2017</b> |

## BACKGROUND

At the Special Council meeting of 8 March 2016 Council considered the Section 48 Prudential Management Report (SGC080316R02) for the Edwardstown Oval Redevelopment project and it was resolved that Council:

1. *Consider the advice and feedback received from the Finance and Audit Committee on the draft Section 48 Prudential Report.*
2. *Adopt the Section 48 Prudential Report as amended including the KPMG Report on the Proposed Governance and Management Model and Financial Forecast and the Hardy Milazzo Design Concept.*
3. *Authorise Council staff to finalise and submit a bid to the National Stronger Regions Fund (NSRF) Round 3 seeking \$4 million in Federal capital funding matching a \$4 million capital funding commitment by the City of Marion.*
4. *Endorse the capital funding commitment of up to \$4 million for the redevelopment of Edwardstown Oval subject to the successful application for funding to the National Stronger Regions Fund.*

5. *Endorse the increased on-going operating, maintenance and renewal funding (i.e. Cash) requirement as identified in the Section 48 Prudential Report and note the impact to the City of Marion's adopted Long Term Financial Plan (LTFP) resulting from the additional funding requirement identified in the Section 48 report is forecast to be in the order of \$6.119 million over the 10 year term of the LTFP.*
6. *Commit to undertaking the redevelopment of Edwardstown Oval if funding is received from the National Stronger Regions Fund.*

The NSRF eligibility criteria was changed in 2016 and capital city based projects were no longer considered. Council subsequently received a \$4 million commitment from the Federal Government which was considered by Council at the 11 November 2016 Council meeting where the following was resolved:

1. *Resolves to accept the terms and conditions associated with the \$4 million federal funding for the Edwardstown Oval Redevelopment from the Department of Infrastructure and Regional Development.*
2. *Authorises the Chief Executive Officer to sign the Federal Funding deed for \$4 million from Department of Infrastructure and Regional Development towards the cost of the Edwardstown Oval Redevelopment.*
3. *Authorises the Chief Executive Officer to review and accept any minor changes that may eventuate from the Department of Infrastructure and Regional Development's quality assurance process so long as any changes do not materially change the deed.*

Since that time a detailed project plan identifying all key stages for the project has been developed and the project team has worked closely with the project's stakeholders through fortnightly user group meetings and management model meetings with the new governing Edwardstown Memorial Sport and Community Club Board.

The design development stage was undertaken between February 2017 to May 2017 and the design is at a level of resolution for Council's consideration and approval to proceed to the next stage of the project.

## **ANALYSIS**

The full scope of the Edwardstown Project comprises the following elements:

- Shared multipurpose function spaces to cater for the needs of the community and the clubs that overlooks the main oval and bowling greens. Total seating capacity across the 3 spaces is 290 people
- A multipurpose community/meeting/function space accommodating 70 people seated
- Four new change rooms connected to amenities rooms with toilets, showers and massage/first aid
- Public male/female/accessible toilets
- Kitchen facilities to meet the needs of clubs and the community
- Shared affiliates office area
- Umpires room including toilet and showers
- Utility/cleaners' room

- Affiliates gym space
- Cold store
- Storage
- WW1 Honour board located within the double height foyer
- External verandah area linking to bowling green
- Upgraded spectator area with adjacent cycling and cricket storage
- New retractable cricket nets
- Velodrome resurfacing including a new duckboard and spoon drain
- Upgraded Memorial Gardens including increased lawn area, seating and ramp access
- Upgraded 1.5m wide loop path and new perimeter fencing to velodrome
- Increased capacity car park. Total of 84 car spaces on site.

## **DESIGN DEVELOPMENT & PROJECT BUDGET**

The proposal that meets the \$8 million project budget includes the new building, car park, cricket nets, cycling facilities, main site services infrastructure, spectator area, Memorial Gardens on grade upgrade, section of 1.5m wide loop path (approximately one 3<sup>rd</sup> of the current path) which has a direct interface with the building works.

The cost estimate shows the cost to construct this scope as \$7,995,279 and this includes design and construction contingencies. The design contingencies will reduce as the documentation phase is complete, and any uncommitted funds are returned back into the project budget.

The shelter and ramp works to the Memorial Gardens (estimated at \$130,282) is noted as delayed works as it has no significant interface requirements with the new works and therefore sits outside the project budget. This scope can be installed, once funds are available.

Originally the remaining extent of 1.5 m wide loop path and fence (approximately 2/3<sup>rd</sup> of the current extent) was noted as delayed works at a cost of \$243,290. However, there are a number of issues associated with delaying this scope and separating its installation from the resurfacing of the velodrome.

Below is commentary from a civil contractor (Fulton Hogan) on the impacts to quality and cost if the loop path works were delayed.

The issues for consideration for this approach is as follows:

- Potential of a poor joint finish between the new and old works. This may lead to the joint shrinking and allow water to penetrate into the joint. This may lead to premature failures in the future.
- The change in grade between the velodrome, fence and footpath do not align. This will be very difficult to construct in the future and may result in a poor finish at the top of the velodrome.
- Difficult to construct the new asphalt against the fence, Fulton Hogan suggest that might have to retain the old wearing surface of about 0.5m from the fence to construct new works.
- Removing the old asphalt is proving to be a challenge, and the methodology being considered would result in a saw cut line that wanders and may not be visually appealing.
- Matching the new asphalt work with the old asphalt may lead to a poor finish as the two would have to be matched. The old surface may have some undulations and this would reflect in the new work.

- Mobilisation is a big component of undertaking asphalt works, minimising the number of mobilisations will effectively reduce costs. Depending on the machinery and availability, this could be in the order of \$20k.
- With all asphalt works the joints are critical, doing work as a single mat will ensure a good quality finish. Staging works in this instance will be a challenge and rework maybe required on the new asphalt on the velodrome, due to the grade change between the footpath and thin section of old asphalt retained. A paving machine can only lay at a certain minimum width.

The delayed works cost excludes escalation, additional costs with letting separate construction contracts, abortive interface works and loss of economies of scale associated with delaying the works.

The following options are available to Council in funding the delayed works:

- Advocate for State Government contribution to deliver the delayed works
- Apply for funds under a future Places for People grant program
- Council increases its contribution through the Asset Sustainability Reserve, which currently funds the \$4 million contribution, to fund the increased cost to complete the project.

We note that due to the nature of the works the velodrome works and therefore any loop path works will need to be completed in the Summer period of 2018.

The competitive tendering process to be undertaken in October/November 2017 may enable the additional works to be delivered within the \$8 million project.

Full analysis of this work will be undertaken, which will include further geotechnical investigation and contractor review. This will provide greater certainty on the associated final costs, which currently sits above the \$8 million project budget. This information will be provided to Council in September.

## **SOLAR PANELS**

At the 13 December 2016 General Council meeting (GC131216R18), Council resolved to investigate costs for the installation of solar panels at the redeveloped Edwardstown Oval Project, noting that the costs for this work would be above the \$8M project budget.

Resolution:

7. *Notes that an assessment of the potential for solar infrastructure at Edwardstown Soldiers Memorial Oval facility will be conducted as part of the detailed design phase of the project and will be presented to Council for consideration as part of that project.*

Investigations have now been completed and funds of up to \$40,000 are required to install a 20Kw system. Should Council wish to proceed with this work, it is recommended that the funds be allocated as part of the 2018-2019 Annual business planning process.

The installation of solar panels at the redeveloped Edwardstown Oval aligns with Council's energy efficient objectives for its facilities and will further support the operating of the facility by reducing ongoing electricity costs.



## **CONSULTATION**

The project seeks to deliver a multi-purpose community facility, which engages a wide cross section of the community. Engagement with the community has occurred throughout the project, commencing in 2012 when Council first commenced plans for the redevelopment.

The project consultation program is designed to work with the project's stakeholders and site user groups to formulate solutions and incorporate their advice and knowledge of their activities, consistent with Council's objectives for the project and the approved single management structure. This includes consultation with the wider community.

Key objectives of the design consultation stage included:

- Identifying current and future stakeholders including general community and key stakeholders who are directly affected
- Informing all stakeholders of opportunities to participate in engagement activities
- Understanding the current and future needs and identify solutions
- Developing potential and preferred management options and solutions to the design
- Informing stakeholders of how their participation influenced the final developed design
- Fortnightly User group meetings to inform the design included the following attendees:
  - Edwardstown Football Club, Edwardstown Cricket Club, South Coast Cycling Club, Lawn Bowls Club and a Board representative from the Edwardstown Memorial Sports and Community Club
  - Other key stakeholders include the RSL, TAFE SA and other training providers
  - Design presentations to the Edwardstown Memorial Sports and Community Club.

Fortnightly management model meetings have occurred in parallel during the design development phase, with the Edwardstown Memorial Sports and Community Club.

## **RECENT ENGAGEMENT**

Community consultation occurred over the period from 31 May to 16 June 2017 regarding the developed design.

Of the 4600 flyers and surveys distributed, 304 responses were received by Council prior to the deadline set of 16 June 2017.

It is important to note that some respondents did not answer all survey questions and some respondents gave multiple answers to some questions.

Council also received responses through phone calls, emails and notes from the face-to-face sessions held at Castle Plaza and Edwardstown Memorial Hall.

## SURVEY RESULTS

- When asked how you rate the overall design **80%** of the respondents rated the facility 4 or 5 out of five indicating a majority of the respondents support the design.
- When rating the importance of individual spaces the respondents indicated that predominantly all spaces were of equal value or importance to the overall design.
- **66%** of respondents indicated they currently use the site for recreation or sporting activities.
- Age groupings for responses are as follows
  - 26 to 54 = 51.9%
  - 55+ = 41.8%
  - Under 25 =6.3%

A qualitative question asking what additional features they would like to see was included in the survey. The top responses recorded are shown in the table below:

Item	Ranking	Possible Project response
Disability and upgraded access/pathways through site and around velodrome	13	The new loop path will be widened to 1.5m, additional equitable access points around the site are included in a funding submission to DPTI.
BBQ area and picnic tables	12	The extent of these elements can be reviewed against available budget.
Seating around velodrome or landscaped areas	10	The extent of these elements can be reviewed against available budget.
Dog walking area/dog park	10	Council is investigating options for a dedicated dog park in the northern Marion Council area.
Street car parking issues	7	The Engineering Department will undertake an investigation on the parking around the oval. This will take 8 weeks to complete, which will include a parking survey, assessment, community consultation and report.
Ground floor accommodation to Function 1, mostly used by the Lawn Bowls club		The brief requires space for 100-120 lawn bowl attendees to be able to have afternoon tea within a 15-minute period. This requires accommodation on the ground floor, with larger groups for carnivals accommodated in the first floor function rooms. A test fit has been undertaken on the ground floor accommodation. The Bar area seats 42, the adjacent community space seats 84 and the interconnecting semi-outdoor space seats 70. (See Appendix 3 for a test fit of the ground floor accommodation) The semi-enclosed space has a roof and large café blinds that create the semi enclosed space. The community space interconnecting wall has roller doors that fully open to create one larger space. The community space is air-conditioned and the semi enclosed has fans.
Management model for the new facility		The model is still being developed and a report will be presented to Council on 25 July 2017.

A qualitative question asking other than sporting events, what would you like to see, was included in the survey. The top responses recorded are shown in the table below:

Item	Ranking	Possible Project response
Fair/Festivals/Markets	38	The design of the car park drop off area and adjacent paved areas will accommodate Markets. This functionality will be further developed during the documentation phase
Community Facility/Spaces/meetings/seniors activation	43	These functions will be accommodated in the multipurpose function spaces and the community space
Outdoor cinema	8	This function could be accommodated on the Oval.
General public fitness sessions	8	This function can be programmed by the Facility Manager
Art and Crafts	7	This can be accommodated in the community space
Yoga	7	This can be accommodated in the community space

(See Appendix 2 for the full ESMRG Engagement report)

### Construction Tender

There will be a 2-stage approach to engaging the construction contractor.

- Stage 1 is an Expression of Interest open tender that will enable the project team to determine a select tender field.
- Stage 2 will be undertaken once the pre-tender cost estimate is finalised and within budget.

The select tender field will then be invited to tender for the construction contract.

### Project Milestones

Scope	June 2017	July 2017	Aug2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018 +	Feb. 2019
Detailed Design/Documentation	✓	✓	✓										
Development Approval	✓	✓	✓	✓									
Procurement EOI stage			✓	✓									
Pre tender estimate				✓									
Procurement Construction tender stage				✓	✓	✓							
Construction Federal funding requires an 11 December 2017 start (over a 14 month period)							✓	✓	✓	✓	✓	✓	✓

Council's endorsement of the design is required to enable construction to commence in December, as required by the Federal funding deed.

## **CONCLUSION**

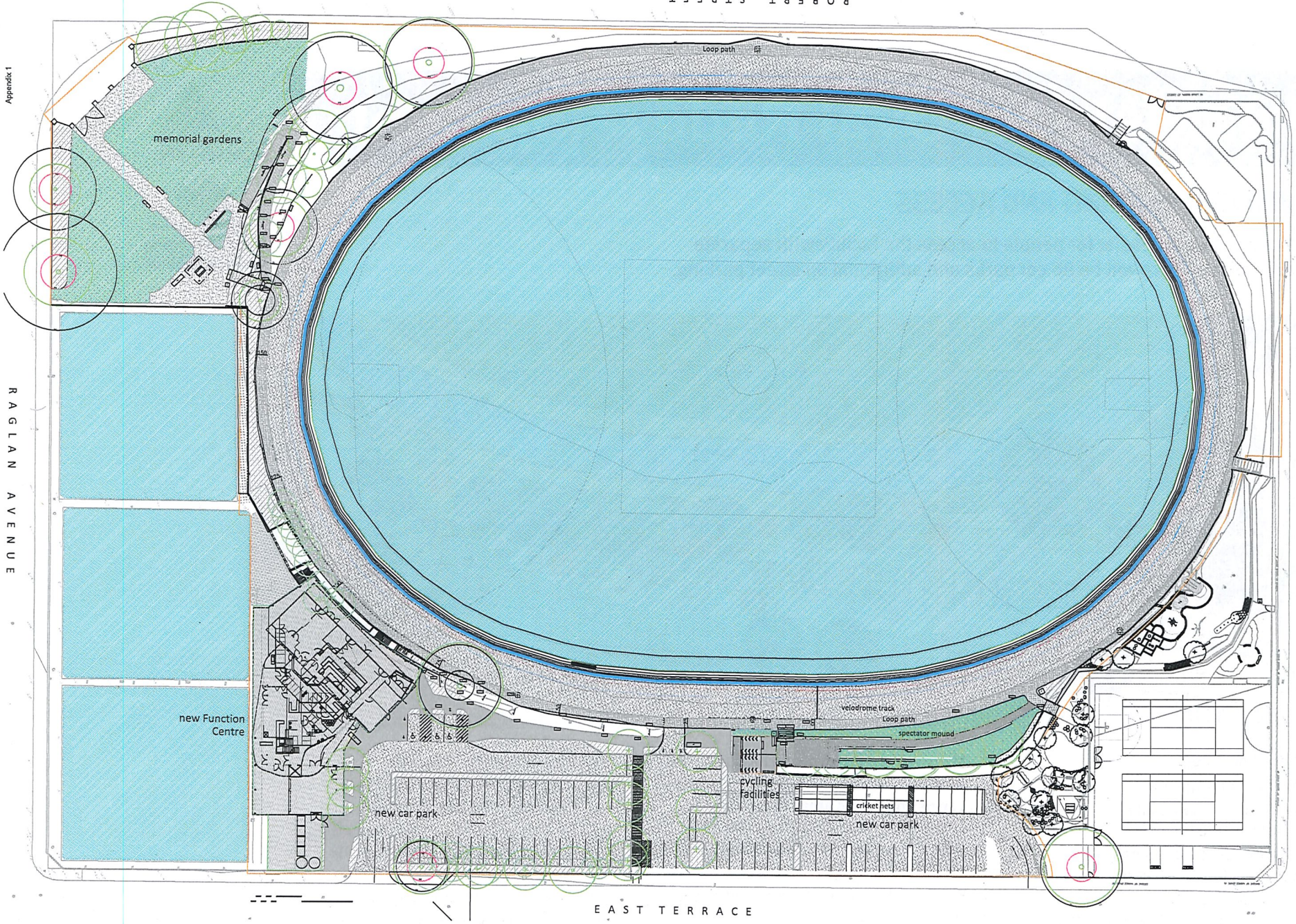
The design development stage of the Edwardstown Oval redevelopment project has been completed and received positive community feedback. Council endorsement of the designs is sought, prior to progressing to the further refinement of the design through the development of documentation. Endorsement of commencing the Expression of Interest to determine a select tender field for construction is also sought to enable the project to progress and start construction in December 2017, as required by the Federal Funding Deed.

## **APPENDICES**

Appendix 1 – Edwardstown Oval developed design drawings

Appendix 2 – Community Engagement report

Appendix 3 – Test fit for ground floor function accommodation

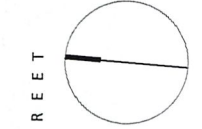


Appendix 1

RAGLAN AVENUE

EAST TERRACE

WOOD STREET



Revision	Date	Issue



**EDWARDSTOWN OVAL  
SOLDIERS MEMORIAL  
RECREATION GROUND**  
City of Marion  
Raglan Avenue, Edwardstown

**SITE PLAN**

Scale	Drawn	Approved	Date
1:350 @ A1	SB		05.06.17

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS

© SWANBURY PENGLASE ARCHITECTS ACN 008 202 775  
244 GILBERT ST ADELAIDE SA 5000  
PH (08) 8212 2079 FAX (08) 8212 2162  
mail@swanburypenglase.com  
www.swanburypenglase.com

**16279 DD01**

# Edwardstown Oval Redevelopment

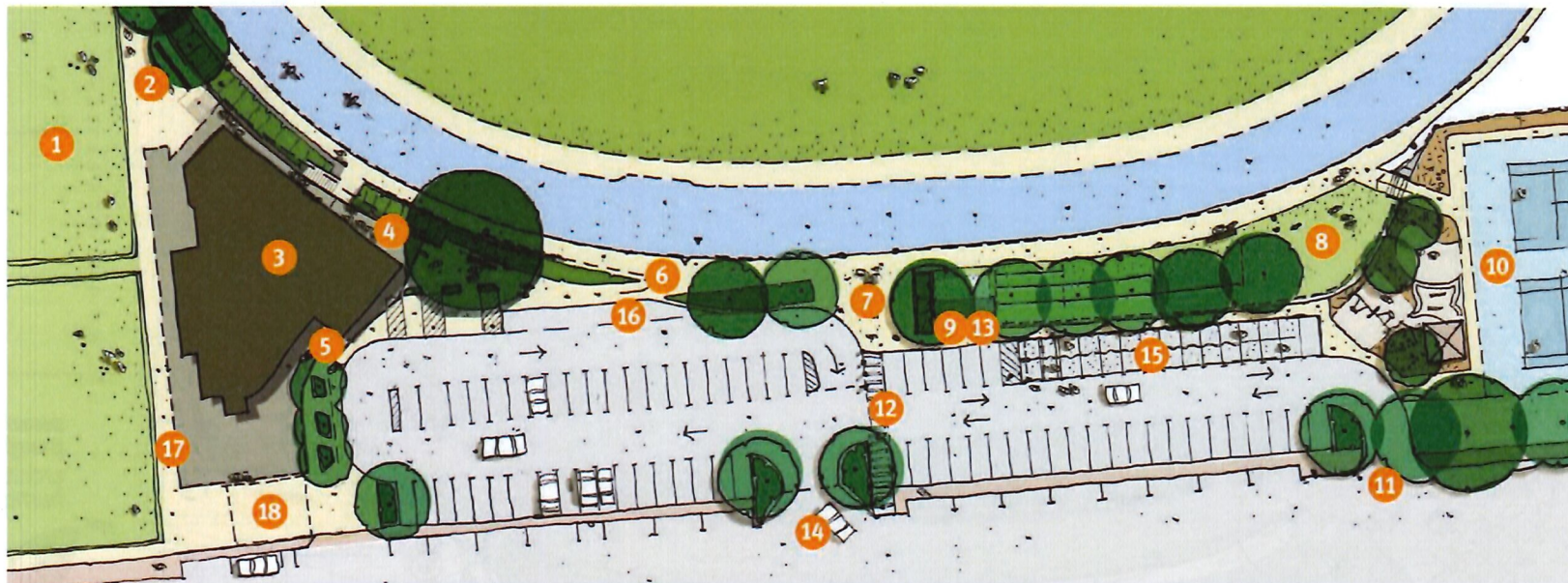


Australian Government

BUILDING OUR FUTURE

## IMPROVED CAR PARKING AND ACCESS

The new car park makes it easier for people to access the facility with separate entry and exit points. There will be 86 car parks and additional on street parking.



- |   |  |   |
|---|--|---|
| 1. Existing bowling greens  | 7. Main entrance to oval and loop path with 'at grade' access and large vehicle access                           | 13. Secure store for 40 bikes   |
| 2. Hard stand and storage area  | 8. Lawns and picnic areas to provide community open space and viewing adjacent to the track, oval and playspace. | 14. Main car park entrance with one way loop access to entrance             |
| 3. Sports and community facility (refer to plans inside this flyer)                       | 9. Cricket net storage   | 15. Cricket nets with retractable netting to allow shared space for parking |
| 4. Verandah with access to changing rooms, canteen, loop path and surrounding open spaces | 10. Existing playspace and community courts  | 16. 'Drop and go' with access to the facility                               |
| 5. Main entrance plaza and breakout space   | 11. New car park entrance  | 17. Viewing area for bowling green  |
| 6. Ramp access with landscaping   | 12. Pedestrian access with continuous footpath crossing  | 18. Storage and service area (including fire pump room and tank storage)    |

# Edwardstown Oval Redevelopment

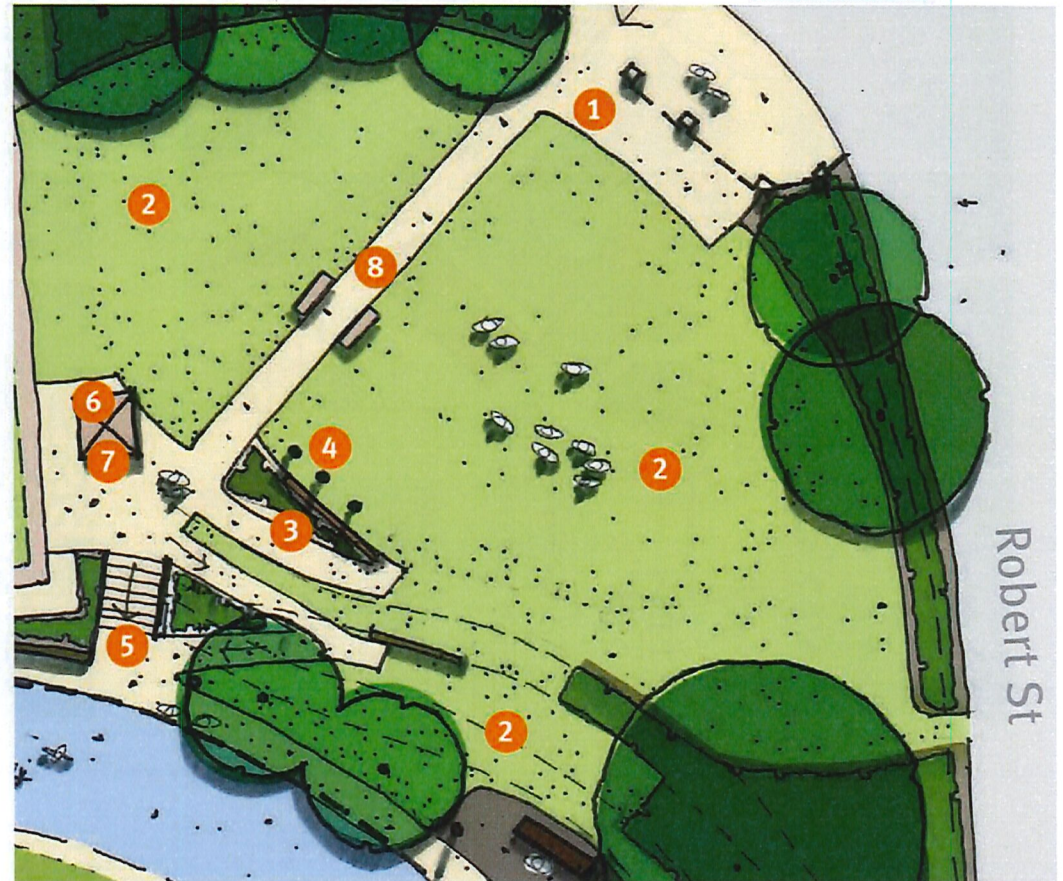


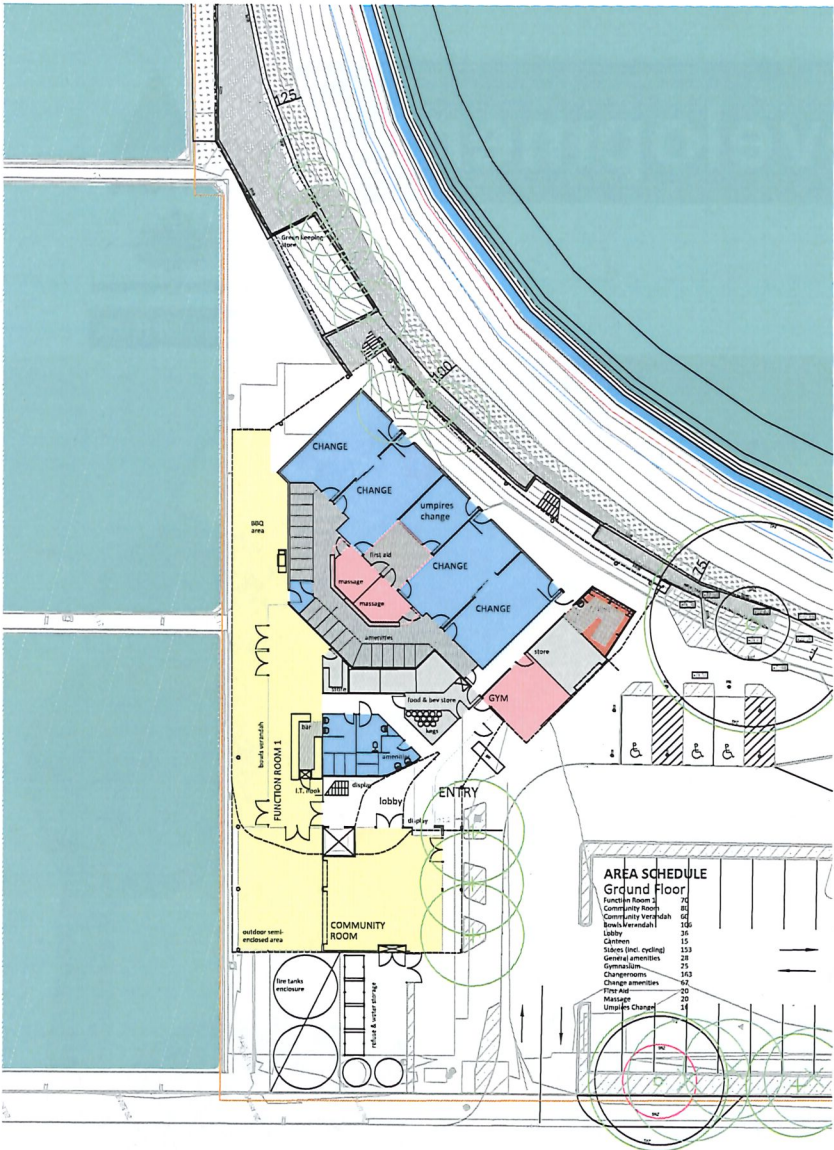
BUILDING OUR FUTURE

## SOLDIERS' MEMORIAL GARDEN

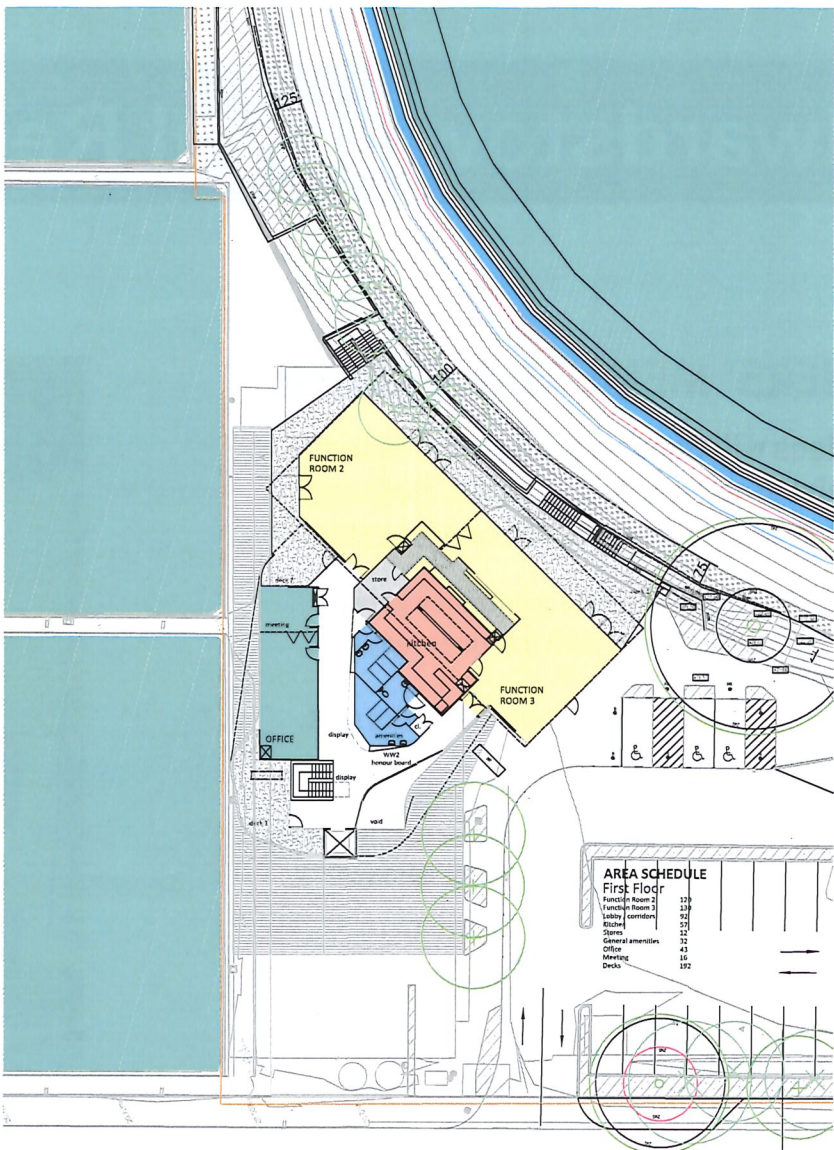
The gardens will be upgraded to increase the ceremonial area for official events. Heritage restoration will be undertaken on the gates.

1. Retain and refurbish existing entrance gates
2. Lawn and embankment with informal seating for community events
3. RSL insignia and other commemoration as part of entrance walling.
4. Flag poles - shared use for RSL and sports groups.
5. Refurbished steps and wheelchair accessible ramp access to velodrome, oval and wider community precinct.
6. Bike racks.
7. Shelter with seating (based on 3x3m).
8. Bench seating.





Ground Floor Plan



First Floor Plan

Revision \_\_\_\_\_ Date Issue \_\_\_\_\_



**EDWARDSTOWN OVAL  
SOLDIERS MEMORIAL  
RECREATION GROUND**  
City of Marion  
Raglan Avenue, Edwardstown

**FUNCTION CENTRE  
FLOOR PLANS**

Scale 1:200 @ A1 Drawn SB Approved \_\_\_\_\_ Date 05.06.17

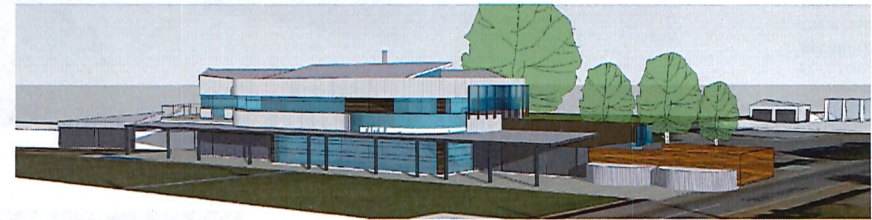
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS.  
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244 GILBERT ST ADELAIDE SA 5000  
PH (08) 8212 2679 FAX (08) 8212 3162  
mail@swanburypenglase.com  
www.swanburypenglase.com

**16279 DD02**

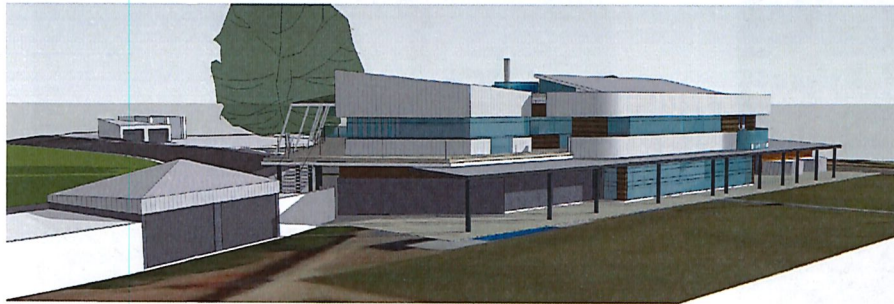




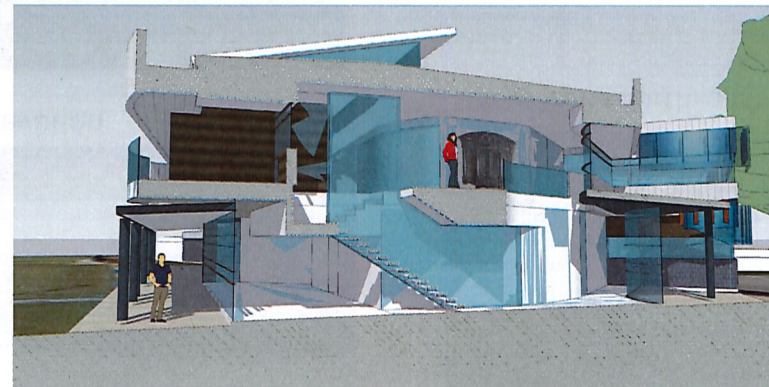
view from oval



view from corner Raglan & East



view from 'C' green



section cut through lobby, towards oval



entry



bird's eye view from south-west (over car park)

Revision \_\_\_\_\_ Date \_\_\_\_\_ Issue \_\_\_\_\_

**swanbury  
penglase**  
architects of  
human space



**EDWARDSTOWN OVAL  
SOLDIERS MEMORIAL  
RECREATION GROUND**  
City of Marion  
Raglan Avenue, Edwardstown

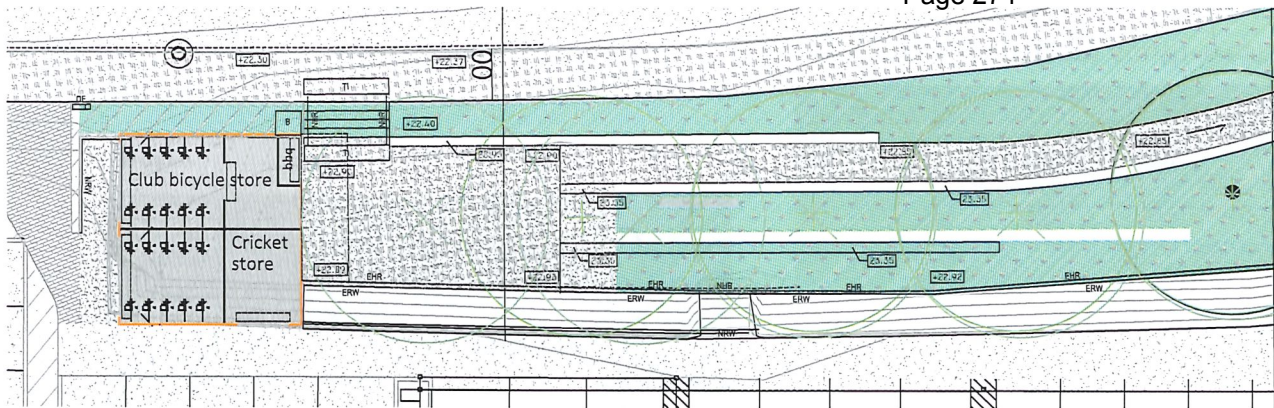
**FUNCTION CENTRE  
PERSPECTIVES**

Scale \_\_\_\_\_ Drawn \_\_\_\_\_ Approved \_\_\_\_\_ Date  
1:1.5 SB 31.05.17

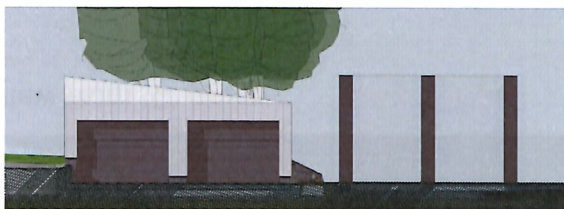
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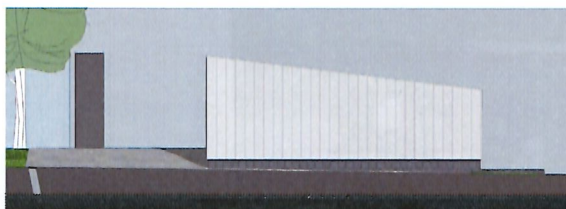
**16279 DD04**



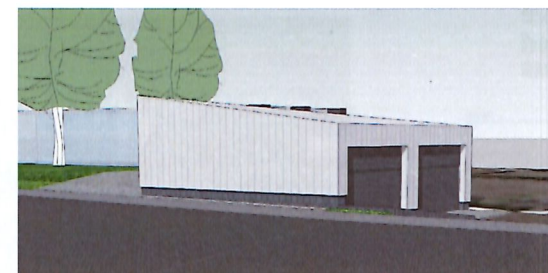
Floor Plan



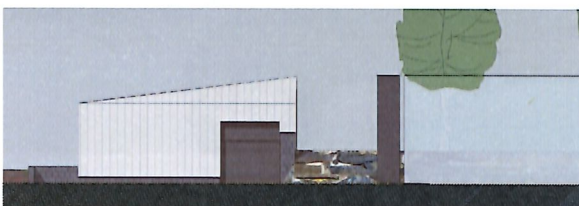
North Elevation



East (oval) Elevation



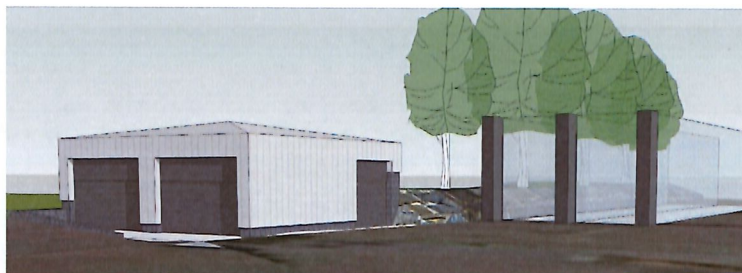
view from north-east



West (car park) Elevation



South Elevation



view from car park



view from south-east

Revision	Date	Issue

**swanbury  
penglase**  
architects of  
human space



**EDWARDSTOWN OVAL  
SOLDIERS MEMORIAL  
RECREATION GROUND**  
City of Marion  
Raglan Avenue, Edwardstown

**CYCLING & CRICKET STORE  
PLAN, ELEVATIONS & VIEWS**

Scale	Drawn	Approved	Date
1:100 @ A1	SB		31.05.17

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**16279 DD05**

# Edwardstown Soldiers Memorial Recreation Ground



Engagement Report  
June 2017

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Background	3
Stakeholders and Participants	4
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## Background

At the Special Council meeting of 8 March 2016 Council considered the Section 48 Prudential Management Report (SGC080316R02) for the Edwardstown Oval Redevelopment project and it was resolved that Council:

- 1. Consider the advice and feedback received from the Finance and Audit Committee on the draft Section 48 Prudential Report.*
- 2. Adopt the Section 48 Prudential Report as amended including the KPMG Report on the Proposed Governance and Management Model and Financial Forecast and the Hardy Milazzo Design Concept.*
- 3. Authorise Council staff to finalise and submit a bid to the National Stronger Regions Fund (NSRF) Round 3 seeking \$4 million in Federal capital funding matching a \$4 million capital funding commitment by the City of Marion.*
- 4. Endorse the capital funding commitment of up to \$4 million for the redevelopment of Edwardstown Oval subject to the successful application for funding to the National Stronger Regions Fund.*
- 5. Endorse the increased on-going operating, maintenance and renewal funding (i.e. Cash) requirement as identified in the Section 48 Prudential Report and note the impact to the City of Marion's adopted Long Term Financial Plan (LTFF) resulting from the additional funding requirement identified in the Section 48 report is forecast to be in the order of \$6.119 million over the 10 year term of the LTFF.*
- 6. Commit to undertaking the redevelopment of Edwardstown Oval if funding is received from the National Stronger Regions Fund.*

The NSRF eligibility criteria was changed in 2016 and capital city based projects were no longer considered. Council subsequently received a \$4 million commitment from the Federal Government which was considered by Council at the 11 November 2016 Council meeting where the following was resolved:

- 1. Resolves to accept the terms and conditions associated with the \$4 million federal funding for the Edwardstown Oval Redevelopment from the Department of Infrastructure and Regional Development.*
- 2. Authorises the Chief Executive Officer to sign the Federal Funding deed for \$4 million from Department of Infrastructure and Regional Development towards the cost of the Edwardstown Oval Redevelopment.*
- 3. Authorises the Chief Executive Officer to review and accept any minor changes that may eventuate from the Department of Infrastructure and Regional Development's quality assurance process so long as any changes do not materially change the deed.*

Since that time a detailed project plan identifying all key stages for the project has been developed and the project team has worked closely with the project's stakeholders through fortnightly user group meetings and management model meetings with the new governing Edwardstown Memorial Sport and Community Club Board.

The design development stage was undertaken between February 2017 to May 2017 and the design is at a level of resolution for Council's consideration and approval to proceed to the next stage of the project.

As part of the endorsement process for design development Council requested community consultation on the developed design to ensure to ensure public concerns and aspirations are consistently understood and considered.

## Stakeholders and Participants

Stakeholder	Organisation	Engagement Process
<b>Existing Site User Groups and Stakeholders</b>	<ul style="list-style-type: none"> <li>• Edwardstown Memorial Sports and Community Club</li> <li>• Edwardstown Football Club</li> <li>• South Road Cricket Club</li> <li>• South Coast Cycling Club</li> <li>• Edwardstown Bowling Club</li> <li>• RSL</li> </ul>	
<b>Potential User Groups</b>	<ul style="list-style-type: none"> <li>• TAFE SA and other training providers</li> <li>• Cycling SA</li> </ul>	
<b>Broader Community</b>	<ul style="list-style-type: none"> <li>• City of Marion residents</li> </ul>	

## The Purpose of the Community Engagement

### Existing Site User Groups

The project seeks to deliver a multi-purpose community facility, which engages a wide cross section of the community. Engagement with the community has occurred throughout the project, commencing in 2012 when Council first commenced plans for the redevelopment.

The project consultation program is designed to work with the project's stakeholders and site user groups to formulate solutions and incorporate their advice and knowledge of their activities, consistent with Council's objectives for the project and the approved single management structure.

Key objectives of the design consultation stage included:

- Identifying current and future stakeholders including general community and key stakeholders who are directly affected
- Informing all stakeholders of opportunities to participate in engagement activities
- Understanding the current and future needs and identify solutions
- Developing potential and preferred management options and solutions to the design
- Informing stakeholders of how their participation influenced the final developed design
- Fortnightly User group meetings to inform the design included the following attendees:
  - Edwardstown Football Club, Edwardstown Cricket Club, South Coast Cycling Club, Lawn Bowls Club and a Board representative from the Edwardstown Memorial Sports and Community Club
  - Other key stakeholders include the RSL, TAFE SA and other training providers
  - Design presentations to the Edwardstown Memorial Sports and Community Club.

Fortnightly management model meetings have occurred in parallel during the design development phase, with the Edwardstown Memorial Sports and Community Club.

### Broader Community

The purpose of the next stage of engagement is to consult the residents living in close proximity to the facility. This stage of engagement will inform residents of the developed design and include a survey to ensure to ensure the public has an opportunity to voice their concerns and aspirations and ensure it is understood and considered by Council before the project is endorsed to progress into the next stage.

## The Community Engagement Process

Community consultation occurred over the period from 31 May to 16 June 2017 regarding the developed design.

The format of the community consultation included;

- An information flyer and hard copy survey was posted to 4600 premises
- A face-to-face sessions held in the mall at Castle Plaza
- A face-to-face session on-site in the Edwardstown Memorial Hall.
- Information and survey listed on the Making Marion website.

The information flyer and hard copy survey was circulated to all residential properties bounded by Marion Road, Cross Road, Daws Road and South Road as shown in the following image.





## Survey Results

The details below provide a summary of the community feedback received from the consultation process.

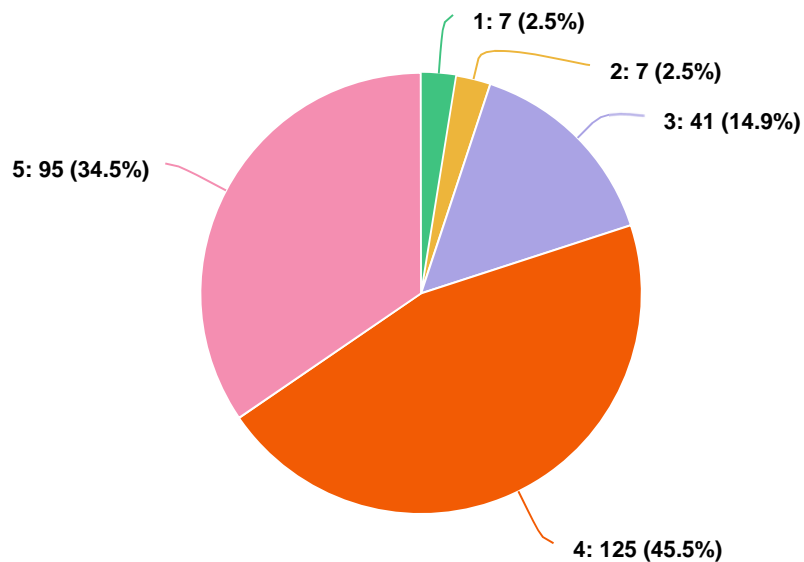
Of the 4600 flyers and surveys distributed 304 responses were received by Council prior to the deadline set of 16 June 2017.

It is important to note that some respondents did not answer all survey questions and some respondents gave multiple answers to some questions.

Council also received responses through phone calls, emails and notes from the face-to-face sessions held at Castle Plaza and Edwardstown Memorial Hall.

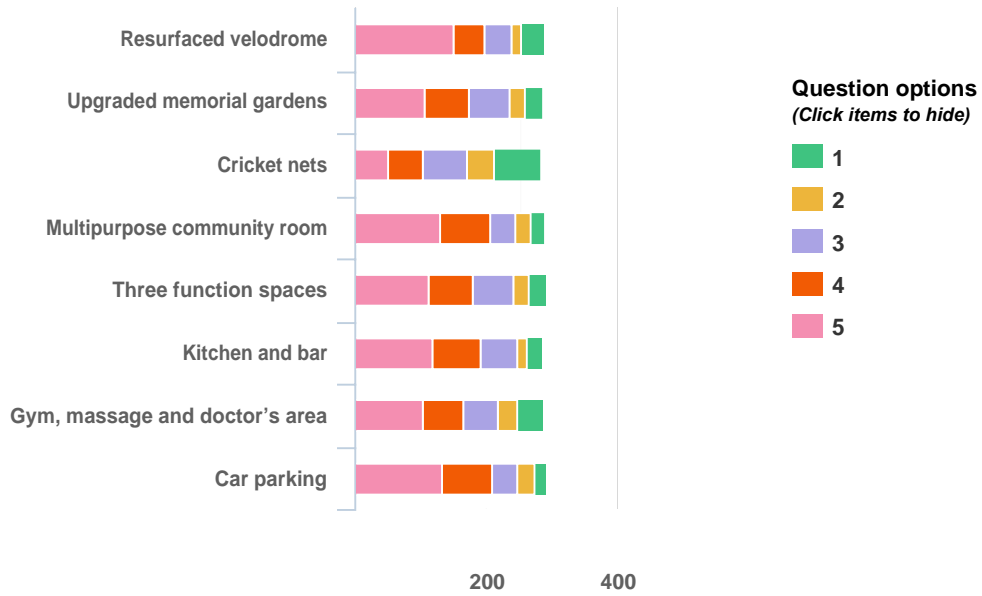
The full community consultation responses are attached as Appendix .

How do you rate the overall design from 1 to 5? (1 being the lowest score and 5 the highest)  
*Optional question*

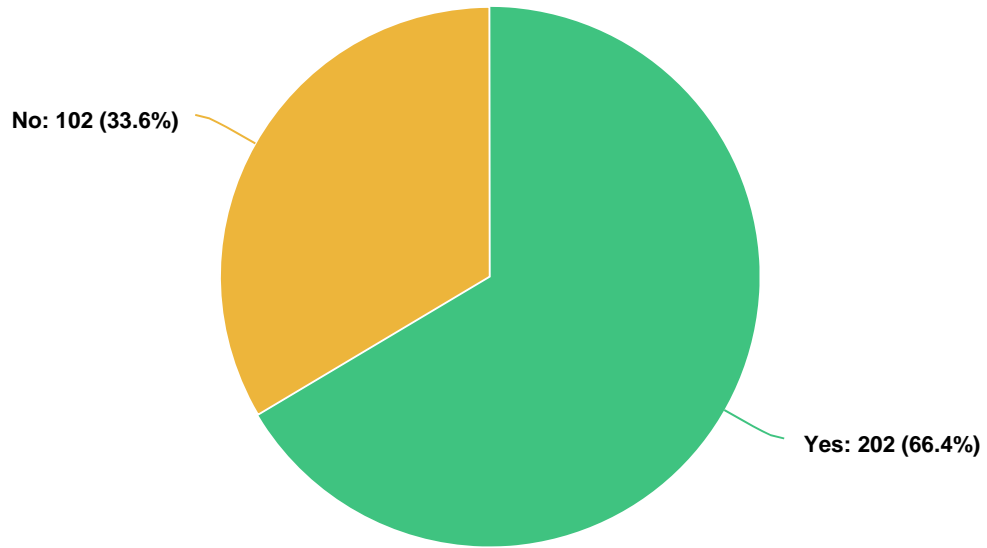


Rate aspects of the design from 1 to 5 (1 being least important to you and 5 being the most important)

*Optional question*

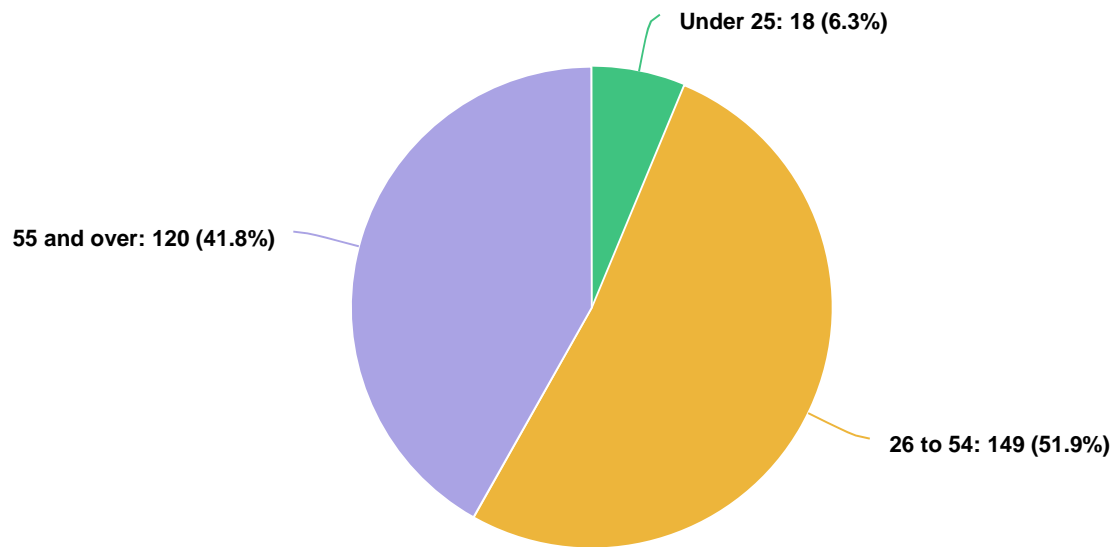


Do you currently use the facility?



Age Groups of respondents

*Optional question*



Additional features you would like to see?

Topic	Number of comments
Tunnels from change rooms to oval	1
<b>Disability and upgraded access/pathways through site and around velodrome</b>	<b>13</b>
Storage for cycling	5
Upgraded fencing	3
Gym for cycling/rehab	2
<b>Seating</b> around velodrome or landscaped areas	<b>10</b>
<b>Dog walking area/dog park</b>	<b>10</b>
Doggy bags	1
<b>Spectator shelter</b>	<b>6</b>
<b>BBQ area and picnic tables</b>	<b>12</b>
Community gym and/or increase floor area	3
<b>Street car parking issues</b>	<b>7</b>
On site car parking	3
Footpath on East Tce	1
<b>Skate/scooter area/BMX</b>	<b>6</b>
WWII Vietnam honor roll	1
Disability swing	1
Covered playground	1
Parents room	1
Bins	1
Meals/catering	1
<b>Playground improvements/lighting/shelter</b>	<b>7</b>
<b>Landscaping improvements</b>	<b>6</b>
Landscaping to East Tce car park	1
<b>Accessible public toilets</b>	<b>7</b>
Electronic scoreboard	3
Spaces for broader public	3
Café/restaurant	4
Community Garden	1
Swimming Pool, spa & sauna	1
Netball and basketball ring at courts	1
Kitchen on the ground floor	2
Roses - Re-use/relocate roses in memorial gardens	3
Exercise equipment for elderly in pocket park	2
Bowling club in separate facility/building	1
Drink fountain	1
Office or meeting spaces for hire	2
Memorial Gardens amp-theatre and shelter	2
Larger Lawn Bowls area	1
Dance floor in building	1
Indoor sports- Table tennis/squash/badminton	1
Full size basketball court	1
Running track	1
Improve existing buildings	1

Other than sporting events, what would you like to see at the site?

Topic	Number of comments
<b>Fair/Festivals/Markets</b>	<b>38</b>
Theatre	1
<b>Community Facility/Spaces/meetings/quiz nights</b>	<b>33</b>
<b>Senior activities</b>	<b>10</b>
Dog events	5
Weddings/21sts/Parties	5
<b>Outdoor cinema</b>	<b>8</b>
Art and Crafts	7
Concerts	3
Poo bags	1
<b>General public fitness sessions</b>	<b>8</b>
Food trucks	2
Youth activities/events	3
Co-working space	1
<b>Yoga</b>	<b>7</b>
Model car club	1
Poker nights	1
School concerts	2
Community meals	1
Heritage meetings	1
WEA training/workshops	2

## Public Consultations

(Face-to-face sessions)

Feedback from 3<sup>rd</sup> June Castle Plaza-Community consultation

- Dog access to oval
- Retain gardens
- Corner not ideal to locate the facilities
- Great positive to see
- I would use the Gym
- Good to see the Memorial gardens more useable
- I would hire the function spaces
- Pram ramp access to oval from playground or pathway
- Consider fence next to playground to close it off from area along Wood St. (Kids are running off.)
- Buildings look old and tired
- More and broader community use is needed
- Two people mentioned that they cannot use o the pocket park fitness equipment.
- Railway Tce works, is the car park extent being reduced?
- Wood St - controlled parking needs to be extended to cover Friday nights as well. Sporting days have extended playing times and people cannot drive down the road to get home.

Feedback from 8<sup>th</sup> June Castle Plaza-Community consultation

- Use function spaces to provide meals
- Good to see facility was still being used by the clubs with better community access
- Night Owls bowls QA session
- Cricket nets, great to have back on the site for training, crossing Robert St. can be unsafe and inefficient.
- Shade sail required over pocket park fitness area. The equipment gets too hot in summer.

Feedback from 10<sup>th</sup> June Edwardstown Memorial hall-Community consultation

- Car parking in the street network and policing of the yellow lines especially on Friday and Saturday.
- Bowls management model and greens maintenance queries.
- Cost of Manger/staff
- Queried safety of the car park in/out points. Proximity to playground?
- Current issues with inappropriate behaviour in the car park during the evenings
- Will children with bikes get on the greens?
- Queried the restriction to car parking due to the retractable cricket nets
- Required carpark East Tce perimeter vegetation to soften view for residents directly across.
- Majority of attendees wanted little or no change to the current facilities.
- Bowls members requested exclusive use of the bar and did not want to mingle with the community or other affiliates.
- Bowls were worried that they would lose their identity.
- Bowls off season 300 weekly attendees and 500 attendees weekly in the on season.
- Community Hall group understand that this should be a community facility and not just about sports.

- Current Community uses for dance, yoga and art. Need sink, cupboards, benchtops and storage for AV.
- Current Community hall also accommodate for children's parties and weddings.
- Review the new community space roller doors, to achieve acoustic separation
- The local RSL is losing patronage and feel that enabling more community use in this facility is a positive outcome.
- Lighting to playground and courts are needs to be adequate.
- Consider changing the speed on East Tce.
- Check that lift takes three people with walkers.

## **Other Submissions**

(Email, letters and phone calls)

Key comments by email

- A place not only for the once a year April service, but for people to visit
- Memorial place with roses
- Include rosemary bushes (maybe from original cuttings)
- Provide double seat
- Provide small pool of reflection
- Ramp for wheelchair access/scooter
- Seating and shelter in ore than one place
- Bike racks – Why? Sports are taking he parentage of complex
- Water fountain at memorial gardens
- Toilets near playground
- Spotlight in memorial gardens
- Area or ability for placement of poppies near the honour roll
- Is there room for other honour rolls
- Consider placing honour roll on ground floor
- Parking issues on East terrace
- Charging stations for electric pedestrian vehicles
- Survey form did not have the facility to comment on management model
- Will there be TAB
- The proposed management model will impact on volunteers
- Will the clubs (football and bowls) lose revenue and sponsorship
- Could community centre be stand alone and not impact on sporting clubs



## Analysis

### SURVEY RESULTS

- When asked how you rate the overall design 80% of the respondents rated the facility 4 or 5 out of five indicating a majority of the community support the design.
- When rating the importance of individual spaces the respondents indicated that all spaces were of equal value or importance to the overall design.
- 66% of respondents indicated they currently use the site for recreation or sporting activities.
- Age groupings for responses are as follows
  - 26 to 54 = 51.9%
  - 55+ = 41.8%
  - Under 25 =6.3%

A qualitative question asking what additional features they would like to see the top responses recorded are shown in the table below;

Topic	Number of comments
Disability and upgraded access/pathways through site and around velodrome	13
BBQ area and picnic tables	12
Seating around velodrome or landscaped areas	10
Dog walking area/dog park	10
Street car parking issues	7
Playground improvements/lighting/shelter	7
Accessible public toilets	7

A qualitative question asking other than sporting events, what would you like to see at the site the top responses recorded are shown in the table below;

Topic	Number of comments
Fair/Festivals/Markets	38
Community Facility/Spaces/meetings/quiz nights	33
Senior activities	10
Outdoor cinema	8
General public fitness sessions	8
Art and Crafts	7
Yoga	7

## FACE-TO-FACE SESSIONS

Key themes and comments from Castle Plaza face-to-face sessions;

- Dog access to oval
- Retain/upgrade gardens
- Car parking
- Community use/hire
- Consider fence next to playground area along Wood St
- Use function spaces to provide meals
- Shade sail required over pocket park fitness area

Key themes and comments from Edwardstown Memorial hall face-to-face sessions;

- A number of issues relating to the Impact of management model on Bowling club were raised including
  - Green keepers contract
  - Financial concerns/loss of income for the club
  - Do not want to associate with other clubs
  - Loss of identity
- Car parking/traffic management
  - On site – number of parks and entry points
  - Management of parking in surrounding streets
  - Anti-social behaviour in car park areas
- Spaces for community (not just sports)

*Note – a number of attendees were members of the Bowls club*

## OTHER SUBMISSIONS

Key themes froms emails, letters and phone calls include

- Memorial garden treatments and design needs to respect the ANZAC history of the site
- Parking issues on East terrace
- Charging stations for electric pedestrian vehicles
- Survey form did not have the facility to comment on management model
- The proposed management model will impact on volunteers
- Will the clubs (football and bowls) lose revenue and sponsorship?
- Could community centre be stand alone and not impact on sporting clubs

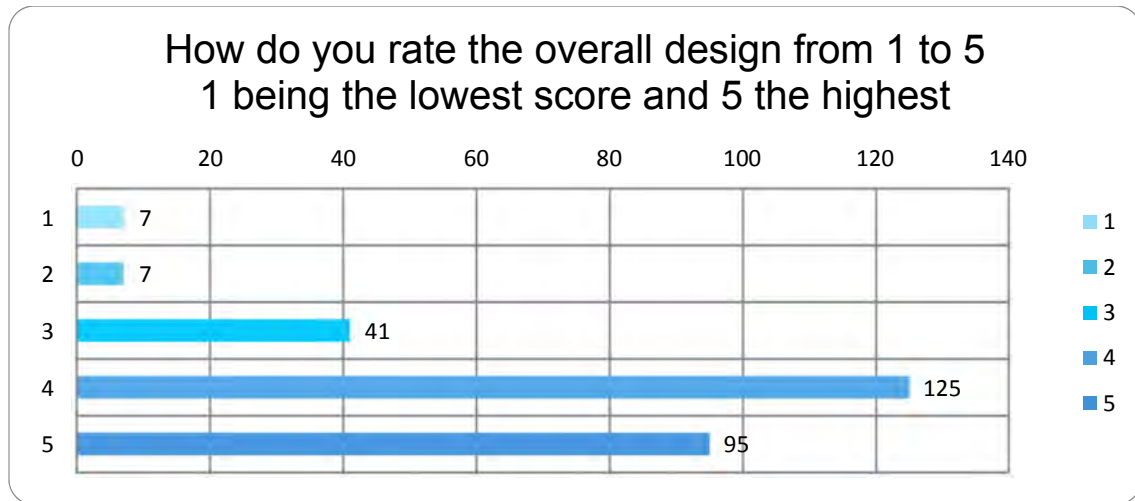


# Edwardstown Soldiers Memorial Recreation Ground

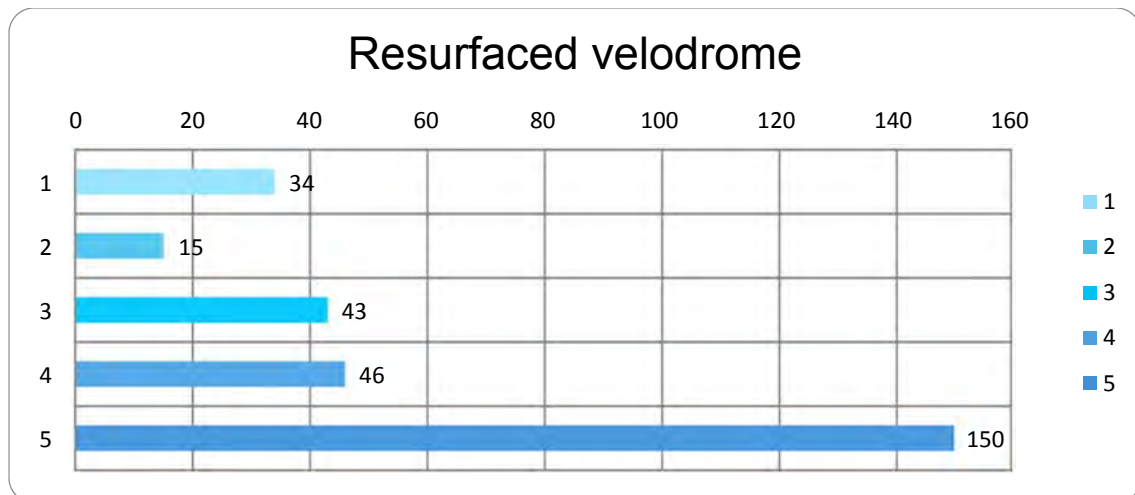
Engagement Report - Appendix

## Survey Responses

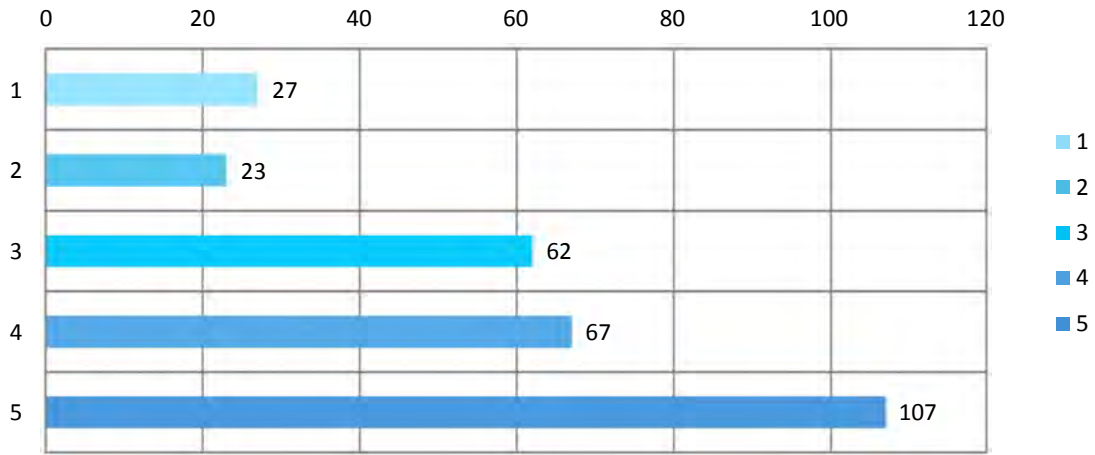
**How do you rate the overall design from 1 to 5?  
(1 being the lowest score and 5 the highest)**



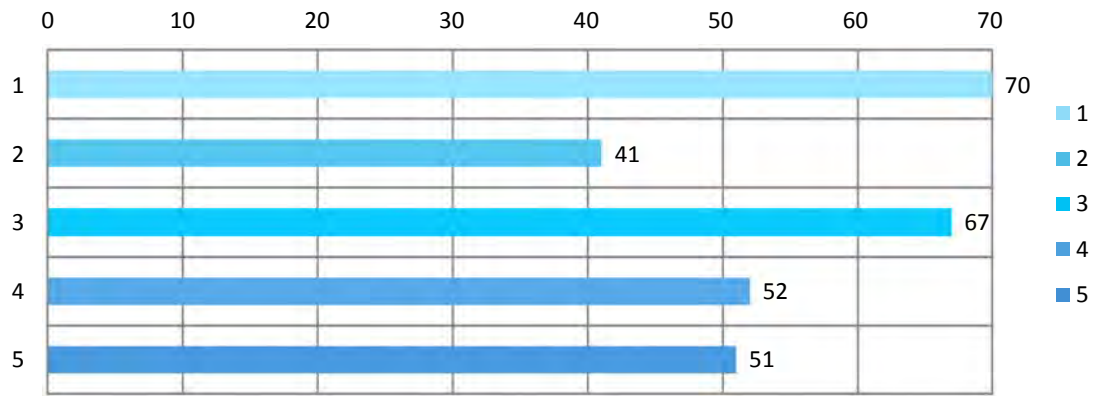
**Rate aspects of the design from 1 to 5  
(1 being least important to you and 5 being the most important)**



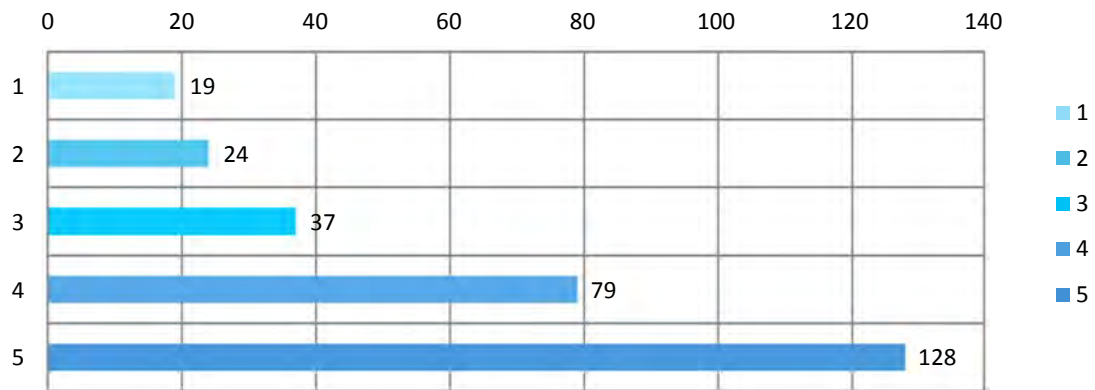
### Upgraded memorial gardens



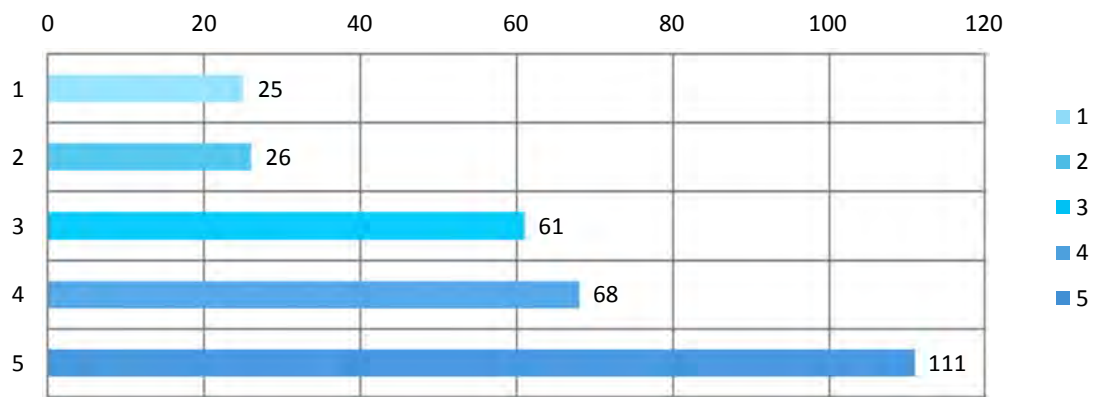
### Cricket nets



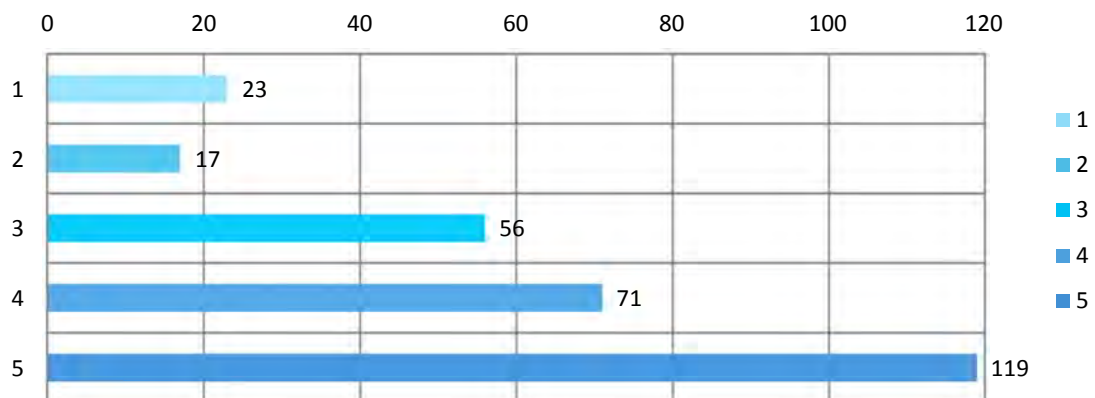
### Multipurpose community room



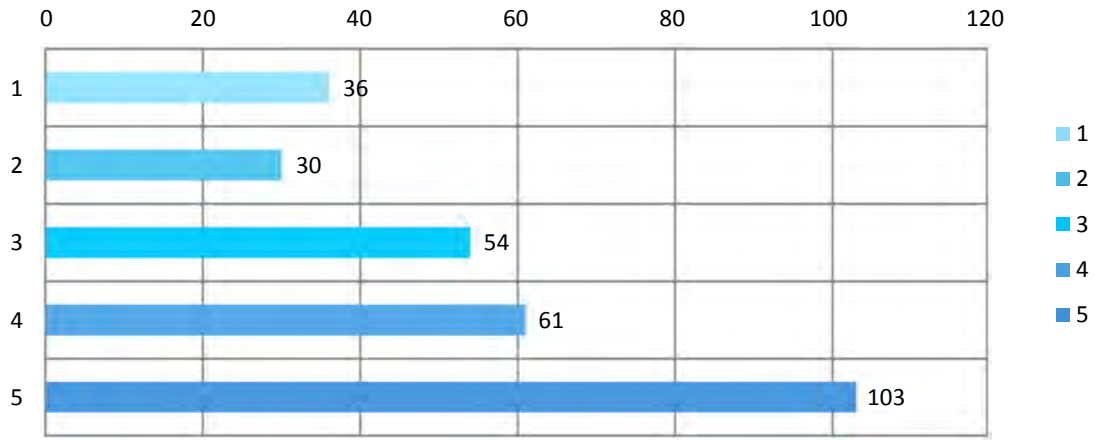
### Three function spaces



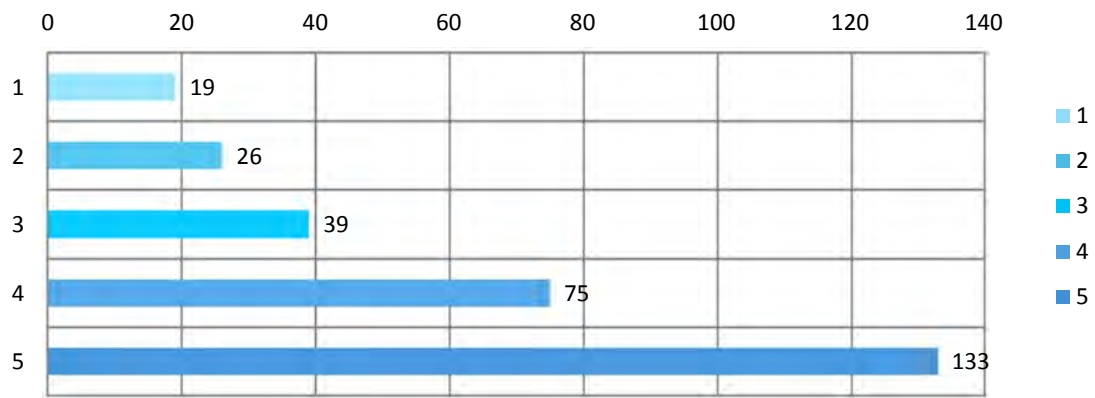
### Kitchen and bar

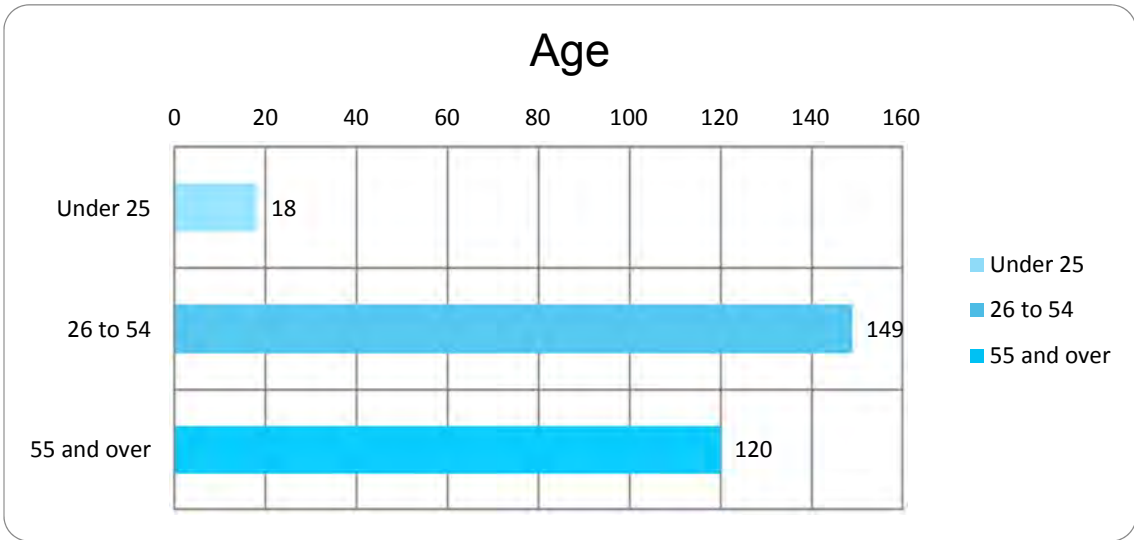
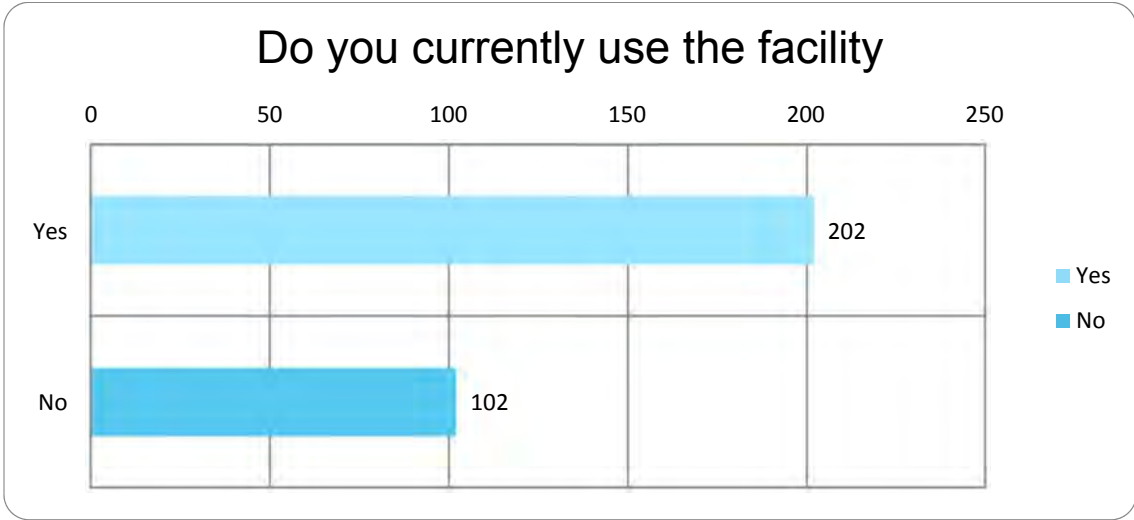


### Gym massage and doctors area



### Car parking





**Describe any additional features you would like to see included in the design if budget permits**

would be good to see tunnels from changerooms to oval  
I'm especially wanting to see maximised disability access to the velodrome and oval from Robert Street for those living East of the Oval.  
Do other areas that require more attention, i feel that this will have very limited use  
Permanent club rooms and storage facilities for South Coast Cycling Club.  
Upgraded fencing to protect children and pets.  
Bike shed similar to Whyalla velodrome  
Secure bike storage with high grade (day/night CCTV) for the building / car park & bike areas. Gym specific to cycling warmup / cool down & rehab.  
Facilities to enhance the use of velodrome for those participating in multisports such as cycling and Triathlon so local clubs could make the facility there club house with gym facilities etc  
Outdoor seating around velodrome  
an excellent plan to be enjoyed by many sporting & social groups  
All looks good to me and long over due. Well done to all those involved.  
Designated dog walking area so people don't walk their dogs on the oval, not everyone cleans up after their dogs unfortunately  
Undercover spectators area for the oval  
Ensure that with the upgraded velodrome that there is upgraded bike lockup facilities, bbq area?. concerns: car parking arrangement and maneuverability, cricket nets taking up car parking spaces, opening hours of new facility, more details on mem garden.  
Community gym. A resolution to the traffic congestion on Wood street, most Saturdays when there are sporting events, it is becoming increasingly difficult to pass safely through this area.  
A skate and scooter area for kids  
Unclear from the design on details of the cricket nets and cycling facilities? Unclear on how much seating/standing room is available on balcony or around the ground  
BBQ in area 8  
WWII, Korea, Vietnam etc honor roll  
Provision of a disability swing near the playground are, one that allows for a wheelchair  
Happy with your plan  
Less parking on Raglan Ave as it makes getting out of the driveway hard, because the cars block visibility.  
Parents room and covered playground  
Walking path around oval upgraded  
Garbage Bins  
more than one BBQ or do you expect people to que up to use the one?  
Have meals during the week and encourage locals to use the facility - Create community in the area  
Playground  
Upgraded loop path  
Better landscaping around the whole site  
Recycled rubber running track inside velodrome, encouraging running and walking for nearby residents.  
more parking?  
Big car park  
wider path on perimeter oval for jogging  
I live in Nelson st and having the carpark entrance on East tce is frustrating as a lot of people come out the gates, don't look and speed down.  
I can't see outside accessible toilet facilities - same as currently - will there be some?



Area for private retail and personal party availability? The rental would aid the facility. Weddings?

An area for BMX bikes, all it would need are some mounds of dirt. There are still few facilities for 10-15 age bracket

Cricket nets relocated away from car park

Fail to see money spent is worthwhile. Better parking restrictions on Wood st. It is a nightmare on Sundays with cars parked on both sides.

A little skate park to keep our kids close to us and in the area and more family get together

Where will the cricket nets go in this new design? Stay adrift across the road as now? Lots of seating on north and south and eastern sides of the oval with plenty of shade trees

Parking restricted to one side of Robert, Wood, Oval ave to allow better local traffic access

I would like to see \$4million dollars being used better. Help Australia's Murray River, save our water. Help the unemployed people by giving more jobs.

More cricket net and pitch. Soccer facility

Multiuse LED electronic scoreboard, uses for football, cricket, cycling. Some newer ones allow advertising also

Nothing additional. Just need to ensure that this is genuinely the community facility that we desperately need and not just about the minority in our community that play organised sport.

Upgraded score board

I am just wondering how the canteen and bbq areas will work given that they seem to be located in differing locations? Clubs will often sell bbq items through their canteen during sporting events. Will solar panels and efficient LED lighting used?

It is unclear what "cycling facilities" are? Swap first aid and umpires change rooms. What storage facilities for each sport (seems to be missing)?

More space for pedestrians around the oval to walk with dogs

Lights at playground/courts to allow use in winter. Perhaps a timer on lights to auto turn off at say 9pm - similar to daylight savings

External toilet for the playground area

Anything that concentrates more on the broader public and less on exclusive organised sports

We think the design is very good, in general

A dog park facility- there is none in the neighbourhood

What about a turf cricket pitch instead of a concrete one?

All okay

Public toilets, adequate drinking fountains, electric BBQ in Picnic area

The oval, also used as a dog park is safely fenced and enclosed with a dog water bowl

More trees

Big screen TV scoreboard with scores and advertising

Maintain access/entry points to walk around the loop path

Cafe

Paths for wheelchair/walker/pram access where there are currently stairs especially from the playground to the oval; it's a long way to get there if kids run up to the oval for carers/parents to be with them.

Could you please consider updating the parking controls on Wood st? Sometimes cars are parked on both sides on Friday nights, not just Saturdays

Community garden area

Swimming pool incl spa and sauna, skate ramp, Netball and basketball ring added to courts, bigger gym with creche, better playground

Toddler and pre school friendly space, enclosed and indoors, Healthy choices in the canteen

I think the proposal is great as it is

Outdoor BBQ facilities

Larger BBQ area and locate in Memorial garden for better use

Please keep the tennis court/basketball court somewhere in the plan

Kitchen area on ground floor, outdoor bowls/function area to ground floor bar area

More seating in memorial gardens, only 3 on plan

I don't use the facility because I am old and don't go out much. I think the Edwardstown Oval redevelopment is very good for people who use the oval

Please resurface all paths around the oval with a solid concrete, as they are hard to push prams and walkers on. Please make sure they are clear of grave

Retaining the beautiful roses in the memorial gardens where possible or relocating them.

Public restaurant or cafe

I think what you have done so far is great really enhance the oval area well done to all.

Will there be a playground for under 7 yr. old children?

I would still like to see some equipment suitable for use by the elderly (stepper etc.) added to the corner bound by Wood and Robert st.

Space for a cycling store/workshop/indoor training setup/cafe

More restrooms, especially closet to the playground.

I can't think of any. You are so amazing

Elevator if not included

Sees to cover all bases exceptionally well

The walking track around the fence to be widened. many people including myself use it because you know how far you have walked & it is safe. no traffic

Would prefer the Bowling club to remain separate building used by many people all year long

You have planned 86 car parks, 3 function rooms how many patrons capacity? Off street parking, are there restrictions in Raglan Ave, wood street, Roberts Street, East Tce? Parking Fines

Outdoor drink fountain

Nil

I don't use this facility, I think it's good if you upgrade it and keep to budget

I can't think of anything not already included.

I would like to football club to sell coffee

Disability services throughout all of the areas

As much parking as possible everything cricket

Area left by removal of C/Nets to be enhanced by memorial trees and sensory garden

There is no undercover area to watch sports on oval. needs a verandah (rain winter/sun in summer)

More doggy bags - rubbish bins on the arena at oval (all around oval)

Doesn't seem to be any public toilets for outdoor sporting area and spectators, there are only 6 on the plan for the function area and none for the velodrome; cricket, change room, outdoor bowls and bbq area all have none? A restaurant would be good

Bike racks, shelter and seating around the oval area

restaurant similar to Club Marion

Amphitheatre concept in memorial gardens for better viewing during events, or raised platforms

Trees

Less consultation and more actions. Just finish the damn thing. you don't need to garner consensus at every step. Everyone's on board. Just get it done.

Disability friendly office/meeting space for hire. Free WiFi connection, Skate/scooter ramps for older youth

Fenced in area for dogs, fence around velodrome to separate cyclists from oval

Great design will provide amazing opportunities for the existing clubs and the broader community

Extension of the playground to accommodate children over 5

Pet Friendly Park

Area to walk dog off the lead

Would be good if the layout of the access points allowed people, prams and bike to move throughout the space, so there was always people to keep it looking used.

Bee friendly plants/flowers, more formal gardens in and around memorial garden

BBQ area

Good idea to integrate cricket nets  
Children's area so adults can watch sport when raining  
There appears as though not enough thought for the lawn bowls areas. What is the capacity of seating (120-160). Larger bar and store area, workshop area for lawn amenities  
Sufficient access and egress for people living with a disability  
More seating in shade of trees  
BBQ area accessible to public  
More seating around the oval, BBQ area in the memorial gardens, toilet near the playground- like Jervois street so you don't have to cross the car park, bike racks for storage whilst eating  
A proper floor for dancing, gym equipment for the aged and children, kitchen on ground floor  
Leave football and bowls as is with refurbishment  
More playing area for children and undercover  
Kids playing area is very small, please add more, more indoor sports table tennis, squash, yoga and Badminton  
A larger lift for elderly and prams. Shift entrance right next to the playground. some kids will get run over  
2nd shelter with seating, Roses along Robert st.  
Please don't use the company/project manager who did the SE Garden update for the memorial gardens - look cheap, unlike the SW upgrade which is professional.  
Dog running area  
Cricket nets for public use  
Cafe/restaurant for community to use- it could be a fantastic venue with great views would be used for coffee and or meals for everyone, not just those using the oval  
Name of the Centre? WWi, WW2 or local figure?  
Larger Gym, Bigger Car Park, scale of drawing makes the building look small (is it truly smaller than a tennis court?) Elevator for elderly and disabled access especially for bowls patrons/members  
A small kitchenette is necessary on the ground floor adjacent the community room. Bad parking habits need to be overcome, probably by penalties as surrounding streets suffer badly.  
I would rather see the Marion Council spend the funds upgrading footpaths and walking trails in the Council. This would be something that benefits everyone  
Low garden opposite hoses on East tce. Car entrance too close to playground, removal of drum equipment in playground to something quieter. Traffic around oval to be policed and council to look into parking around complex.  
The design looks great  
Apart from WWI at least the names of the men and women who gave their lives in other battles, should also be displayed.  
We like the design as it is. Community function room for residents and sporting clubs  
Outdoor fitness equipment  
Full size basketball court  
BBQ accessible to everyone, more picnic tables reduce carpark to increase the playground area.  
Not enough car parking, there isn't enough now. if you get more sporting events you will need more car parks  
Meeting rooms and video projectors - good audio in the space, (carpet floor) so sounds and speech can be heard  
Playground area  
Build a concrete track, why are the buildings being knocked down. Move the velodrome to adjacent castle plaza. Money spent better elsewhere.  
Moved cricket nets away from car park  
Upgraded Benches  
New landscaping and trees. Get rid of all the scrappy existing stuff.  
Dog Park area to keep animals safe and away from cyclists on track

Extra lighting

Velodrome resurfacing to be undertaken with consultation from track racing community and Cycling South Australia

Velodrome needs consulting for upgrade see PACC

400m multi-lane Synthetic running track

Possibly lighting for evening events.

Decent seating area around the track

Ensure pedestrian access to oval with needing to cross the velodrome. Public bicycle infrastructure like the Dero Fixit.

I would like to see the cycling track small 333 meters and banked corners

Toilets

Undercover seating. Outside power access. Digital signage/scoreboard/LED screen

Updated velodrome seating

Shade around trackside

Add BBQ to area 8 in cycling facilities area along with shade sail

Ensure the fence goes completely to the ground so that things such as water bottle or balls can not roll under it and onto the track like it can now. Storage facilities for ongoing tenants.

Shaded seating areas outdoors, near BBQ areas.

I think the money would be better spent upgrading both buildings. I would like to see the kitchen & amenities on the ground floor for use by older people. Are ramps going to be provided for wheelchair?

can the centre be used on weekends for breakfast and dinner?

A lift in the new building would be an asset for elderly residents

keep as much open space as possible, keep trees and plant more.

kitchen looks quite small

water fountain, second table/seating maybe no roof in memorial gardens, footpath on East tce, easy access to toilets

skate park, running tracks

I hope you are keeping the roses and maybe more

Eastern side shade for spectators and playground/outdoor gym area

Baby change facilities and clean toilets safe for children

I used to love taking my dog to the oval but we aren't allowed to use it anymore which is really disappointing

Dog park or even at least watering facility for dogs and more dog bags

a section of loop path where older people can do walking to promote their active ageing

Re-fence(Child safety) the south eastern garden area of oval. Great area but not safe

green space and picnic tables, space for dogs, less gated fences but privacy

Seating around oval for spectators

**Other than sporting events, what other types of activities would you like to see at the site?**

Theatre

Other community sessions similar to Glandore and Cooina. Is there anything happening in the small hall that exists there? No notices to say what happens there.

Sports shows with sports personalities

Activity for over 50s gym - groups,

n/a

Dog events, as I assume you will still be available to have your dogs off leash when sport is not occurring??? please correct me if I am incorrect. Cheers

All functions for 200 or less people who require a room with projector/seating such as training and development days.

Weddings

Community involvement days. Like showing off new sports like pedal prix

Community fairs, car-boot sales, festivals, quiz nights, out-door cinema events, lazy Sunday arvo's with jazz bands,

we visit as guests of several organizations

Cultural events, food markets.

sport ok, would like to see a more welcoming functional space to take the family to dinner Markets. open air cinemas in summer months. Opening the restaurant a couple of nights a week for community meals, it schnitzel or roast nights.

Community use of the common facility to get better usage out of the area rather than just match day/events

Installation of a fence around the track that keeps dogs out, as track bikes do NOT have brakes. The fence should connect to the ground and gates should have latches and signs.

Ideally Dogs should be exercised at dog parks not at this arena.

Move and add more bike racks on fence between memorial gardens and bowls

arts/crafts event

Social connections with older people

Music concerts, market days and school events

Saturday or Sunday markets

Bags for Animal droppings

bowling green

a fair during the Adelaide show week, for those that can't afford to go to the Adelaide showgrounds.

fitness sessions for general public (PT group sessions), Kids sporting events SA Football

Community events that make use of this prime open space. Moonlight cinema on the oval with food trucks!!

community events - Arts festivals and openings. Anything to utilise this new facility. Looks great and I would like to use the facility in the future. Good work Council!!

Markets

weeding functions, 21st functions and work conferences

fitness classes, youth & Kid activities, play group, co-working space for those who work from home, to improve community wellbeing and to use the space.

fairs and fete's, farmers markets

function rooms is great, somewhere for dogs to play

social activities for 65+ age group, i.e. ballroom dancing social club meals.

Table tennis facilities

community meetings

I think you will find the parking facilities won't be enough.

community concerts, markets

maybe a monthly little market of any kind to keep family together.

when sports not being played, some events for children on the oval.

Quiz nights

Make home loans possible, there's a lot you can do with this \$4 million  
yoga and art n craft activity room  
More functions like weddings/21st. perhaps some community bodies can use the facility for meetings/member nights. Women's umpire change rooms, currently just one room should be 2 separate rooms  
maybe a community market  
Broad and inclusive community use. More cycling events. Some permanent and ongoing commercial use.  
community culture events, family/ reunion gatherings, swap meets  
Could other groups such as scouts use the community room instead of a separate hall?  
Gym seems small. No area for community participation, kids dance, gym play etc. Nothing for participation for older members of the community and no room to do it in.  
community fairs  
Weekend markets, kids activities not sport related  
Use of teh facility as a community venue for meals etc similar to surf club type set up  
outdoor fitness classes, playgroup gatherings, outdoor /adventure play group events  
community events. a pop up library.  
Social community events  
Model car track for radio controlled model cars. this would take up approx the same area as a small skate park (like Oaklands road site)  
children's playgroup, community activities, hall for hire  
community events  
Perhaps community events, there is a low community spirit  
Unfortunately I don't use the facility but it will be a great improvement to the whole of Edwardstown.  
Dog exercise  
dog park events, craft events, fairs, food & drink festivals, Music venue  
community groups e.g. Lions rotary, Ballroom dancing  
running track around the outside of the oval  
outdoor cinema in summer  
Monthly markets, school usage, cultural events, outdoor movies in summer  
Very good to see the Honour Board will have a prominent position, will the RSL move to the oval?  
community activities-using the facilities for playgroups/parenting seminars  
Boot sales, fetes  
Poker in the club  
cover for sandpit outdoor table tennis/volleyball  
I currently attend yoga classes in one of the existing halls. I'd like to see that continue.  
Sunday fruit and vege, Bric brack market  
family gatherings/kids party and safe kid playing  
Christmas carols, monthly markets, short courses  
existing bridge cards area  
invite, organise and publicise fitness, gentle health exercises for seniors cna be held on the ground floor. e.g Asian Tai chi  
Don't use the oval for anything but sporting and walking around.  
Markets, food, craft. Space for a mobile cafe at the playground  
Family activities on the oval, Sunday markets  
Wedding receptions, public meetings open to public, Council meetings. Could it be an emergency safe haven in Disasters?  
Community activities for seniors as I feel that this is sadly overlooked in this area. Meals at the club would also be a great idea.  
food truck events; family events; open air cinema screening  
What a waste of money these community consultations are.

I would hope that Yoga Tai Chi and similar classes day and night times established  
I didn't know you held exercise classes at the centre - do you provide timetables  
Space permitting weekends - monthly community markets etc.. perhaps charge for trestle  
hiring  
art displays or exhibitions  
Public Entry and Dinning Room  
Fitness area for elderly. Community events. stalls for children's games, would help raise  
funds for community  
I hope some sort of exercise classes for older citizens will be included in a schedule  
Playground not as good as the old one  
Remembrance Services  
I attend Anzac day  
school concerts/seniors activities  
love that it is all sports for our community  
Soccer put walking group over 50's social club community meals for people in need were  
people earn to get a meal - likes dishes  
restaurant.  
exercise classes, recreational activities for aged, physiotherapy service  
community events - fairs, fetes, music nights, displays  
Carols by candlelight, outdoor cinema, bike storage  
community events  
outdoor cinema  
community events and festivals  
rehearsal rooms for bands and musicians  
community events  
community events, recreation and health - yoga, Pilates  
more dog related activity areas  
any interest group meetings/activities  
community/social groups, arts/crafts, youth focussed activities  
art display exhibitions  
oval to be multipurpose and put to greater use with additional sports such as soccer, hockey,  
lacrosse. Male and Female teams  
oldies indoor sporting events, bowls exercise groups, bingo night. something for 60+ age  
community events  
yoga  
youth and community events for all ages  
band concerts  
community function centre - market, private functions, seniors activities  
More kids activities, amazing space for outdoor kids activities  
freidnship group for seniors, parents group, bi-monthly market  
none  
local market  
Community events, carols by candlelight, craft market  
Garden style fete  
No pokies  
Community events  
Heritage meetings, History of Edwardstown interpretive boards, commemorative roses,  
I love the gym - how much is membership  
fairs  
outdoor markets, ability to hire for celebrations such as birthdays  
school sports, maybe tennis courts should have been netball courts  
friendship groups, board game clubs to bring people together who are otherwise lonely,  
WEA, Flinders Uni day time talks, groups that have diverse interests/garden etc.  
walking paths

community clubs, Probus, Rotary or similar

Also teach cooking on a budget, EARLY MEALS. opportunities FOR PEOPLE TO MEET TOGETHER EG BINGO; GAMES ETC ESPACIALLY FOR ELDERLY AND ISOLATED PEOPLE

planned family events organised by not for profit organisations

concerts, community meetings, political promotion

council aware sessions to be conducted to inform people about future happenings

community markets, car boot sales, mini festivals, outdoor movie night

My grandchildren love the playground area, but in several years would enjoy the velodrome track & BBQ

table tennis

BBQ on spectator mound. The current site is a male dominated area

the lawn bowls people aren't user friendly if your not in a sporting organisation your on the outer

fetes and carnivals

Community events geared to a broad audience

Dog obedience

Cyclocross , archery

Millswood

Na

Presentation night or functions for car clubs with a display area

I think what is on offer is tremendous at the moment. I still love the memorial garden. A service to the community no matter whether you are a past council rate payer or present or using the facility from other councils

HPV racing

Bit of bar action

BBQ area with shade sails

NO DOGS on the oval as this is a danger to track cyclists anytime

Community fairs, workshops

Hiring site for functions like birthday parties, using kitchen area, yoga classes and community classes

quiz nights, something for seniors

picnic areas

sporting events and space for public exercise and recreation. Unstructured personal public use is most important and not hijacked by events.

community clubs, arts and crafts, yoga

less sport, women's sport, space for dogs and walkers with dogs.

markets, live music

markets like Brighton High school

Function rooms to be available for a wide range local community groups.

local drop in coffee mornings, kinder gym or other kids activities

pet friendly area

move basketball ring to separate place, soccer goals on oval

activities for older people and for pre-school children to promote their integration with the community. Worship activities since Australia is a Christian nation.

dog activities that make the most of the facilities

community picnics, council consultations, Edwardstown primary school activities

Monthly market

Dogs shouldn't be allowed on the oval at all times - to maintain a safe and clean environment



**If you answered 'YES', please tell us what you use the facility for.**

Running

We attend Track Cycling Monday, Wednesday and Friday Nights and also when the track or facilities are not in use.

Oval activities with my child.

I use the Velodrome all year round for track training and racing

Walking my dogs. I have found it to be a great facility with nearby Children's playground as well. I find the atmosphere quite good even when football is playing

Velodrome - Cycling Training

Cycling training

Velodrome with meteors

Safe cycle training.

Velodrome with Meteors Triathlon club to train bike and run

I only use the oval and the playground

Cycling

Cycling

Cycle around the velodrome, watch Town play, kick the football on the oval, its a great open space.

Junior Footy

We recently held a 21st party there

Track cycling

Our children attend the Auskick clinic there and play for Under 8s

Junior/senior Football

cycling on velodrome, auskick, playground and oval to play footy, soccer etc

Cycling and exercising our dogs.

Walking the dogs, exercise, kids playground, tennis and basketball courts and a member of the football club

Football change rooms and bar/kitchen

Football and Community Events

I have used the track for cycling, both racing and training for the last 40 years. My father also used this track for cycling before it was bitumised and now my nephew is using it for cycling, racing and training.

my son plays football there

Tennis and ANZAC day

exercise

Cycling track for myself and grandchildren, Playground for grandchildren and ANZAC day

velodrome - bike exercise

Walking and exercise

Playground (a lot) and velodrome with the kids. In the future, this site needs to be more about community use and open space. Must be run for the benefit of the whole community not just a few sports club members. We own it and our rates maintain it.

walk the cat.

Birthday

Bike riding, tennis/basketball and watching footy

The parks, I hope all the nature playground sections will remain.

Take my dog to the oval and rose garden

Mainly to walk the dog, but would use more if there were activities apart from sport.

Edwardstown football club

take our kids there for playing and riding bikes

Only for the playground, oval and bike track. Not often at all. We have never used the building as that is always locked up, or only open at special events which are for specific groups. (not open for residents in the neighbourhood)

Son played for EFC since 2006, Live 2 streets away, walk my dog there 3 times a week. Also attend ANZAC service. and if my grown up kids were still small would use the playground as well.

We use the velodrome, playground & oval a lot. Go to dawn service too. Never been into the buildings - would like to go in for a drink but the public does not feel welcome at all at the moment. We desperately need an actual community facility.

recreational use of the velodrome

Velodrome, bar/meeting area.

walk with dog, gym area.

and walking and kicking ball with kids

velodrome, playground

new playground. gardens for Anzac day and velodrome. avoid it if organised sport is on.

Lawn bowls which is the most used facility in the complex. The bowls will suffer from this design.

Bowls club socially and to host fundraisers for the cancer council

family outings/leisure

Kick the football with daughter, Use netball and basketball areas

Walking, watching events

velodrome for cycle training, walking the dog and the oval for fitness training

walk my small dog on the oval

Walking, Bring grandchildren, use tennis courts (Seats need upgrading)

activities with kids on velodrome and oval. Would use cricket nets if on site

walking loop path and sometimes bike riding

Mainly the playground and the toilets.

We use the playground, courts area. We walk through the soldiers memorial garden and around the oval.

walking dogs, tennis courts, running the velodrome

Bike riding and sports on the oval including flying drones on the oval and playing on the playground

Mostly to take the grandchildren to the oval and playgrounds

apart from yoga classes I take my grandchildren to the lovely play area (pleased it remains in plan) I'm likely to use a gym if available to public

football and ANZAC service

walking around the track, occasional bike ride

walking the dog, bike riding

kids playground, memorial garden, oval track and community courts

tennis occasionally

bowling club and recreational activities

walking myself and dog, take grandchild to play area. enjoy the open space and views.

Playground

walking my dog

Cycling, general outdoors space

open space and exercise

I use the oval for walking, have attended functions at the club rooms and watch junior football.

Riding/training on the velodrome, taking the dog for a run on the oval. Currently if there are riders on the track I won't do that though as it is not segregated and dangerous for riders.

Playground; oval; velodrome - mainly with children

walking the fence, plus watching sporting activities

Lawn Bowls - daytime and night owls. The bowling club is used continuously during the year not seasonal. How much are the tennis nets used

Tennis Courts and Bike track, running track around outside and gym area toilets

Anzac Day

outdoor gym equip, velodrome, memorial garden, kids play area

velodrome, Oval tp walk dogs and exercise

Lawn Bowls; Currently we use the facility 50 weeks out of 52 per year sometimes hosting 120+ participants. This renovation is entirely unsuitable for this as many participants are elderly and would not be able to access up stairs with mobility equipment

walk dog, - would like off lead times and exercise

Exercise

walking, exercise, would like to see walking and bike machines, upgrade path around the oval

football - junior and senior - lost ability to lock oval for finals, huge loss of revenue for us, when fencing was removed for new gym and playground

dog walking, walking

recreational riding on the velodrome

Going to watch the footy and social gatherings.

member of cycling club use velodrome 1-2 days a week from October to April racing and also training

walking, playground and sport with grandchildren.

playground, tennis , oval

occasionally dog walking, riding bikes, playground

playground, oval for running and playing with dog

and friends

have been a lawn bowler at Edwardstown for 17 years and enjoyed.

Cycling

Riding/racing on the velodrome

walking my dog

playground and memorial gardens (for picnics) and jog on oval

Velodrome

cycling and running

Playground, kids bike riding, spectating cycling

Memorial Hall secretary, football, netball, tennis and cycling. Look forward to seeing the development evolve.

dog and children's

watch football

running and tennis

Dance classes the hall has a wooden floor

Velodrome

walk around oval

walking the pet dog and ball games on oval

taking dog for a walk, exercise

riding and walking and tennis

cycling, running, ANZAC day and playing with kids

playground and oval with my children

playground, great design and pleasant space

kids playground, tennis courts, oval

Cycling on the velodrome and socializing in the bar with club mates

cycling on velodrome 2-3 times a week.

Lawn Bowls

father of kids who play for footy club family "townies" members. I'm hoping the bar and

kitchen \$ are kept by the club(s), we also use the bike track, walk dog on oval etc

committee meetings at community hall, relaxing walks, enjoy watching playground and court users

walking exercise each day, voluntary maintenance for community hall, meetings at Hall.

walking  
cycling  
ride on track, tennis, maybe join bowls this year.  
Organised cycling events and training. Also use it for individual cycling training/recreation  
Walking laps, velodrome, playground and tennis courts.  
Cycling  
Cycling and dog walking  
Cycling  
Cycling. Dog walking. General open space  
Track cycling  
Cycling  
Football  
Cycling training and racing  
Cycling  
Cycling  
Riding my hand cycle  
The velodrome. I have been using the velodrome since 1984. Funnily enough it was a major part of my training for the 1992-1996 Olympics. So for me personally it has been an important part of my life. And still is.  
Cycling  
Cycling  
Cycling  
Football oval, velodrome clubrooms and play ground  
play tennis, gran children love the play group, watch football cricket and cycling. Also watching the people play bowls  
velodrome for cycling  
running and tennis courts  
walking dog and exercising dog on oval  
walking track/exercise, football club, tennis courts and playground  
My family uses the recently upgraded play ground facilities. As the children age the other sporting areas may be used  
Cycling  
Cycling track  
Velodrome for pedal prix training  
Human power vehicles aka pedal prix  
Velodrome for cycling  
HPV training and cycling training  
Cycling  
Cycling  
Cycling, running.  
Cycling  
Cycling events  
Predominantly cycling on the velodrome  
Cycling  
Cycling racing and training  
Cycling  
Teaching my children to ride their bikes in a very safe environment  
Cycling, playground tennis  
family parties hiring the lawn bowls club  
bowling  
walking for fitness  
watch football, playground, walking  
tennis courts, oval, watch cricket and football and cycling around velodrome  
yoga (have been doing yoga there for 45 years - now 83)  
kicking the football, playing basketball/tennis and walking the dog

bike riding, tennis watch football  
running, walking around oval.  
football, riding bikes with the kids  
take my grandchildren, not much for toddlers.  
walk/run once a fortnight, stretch /workout. Keep at it. So important to invest in space like  
this. Unley Council shouldn't have them all. Well done.

Cycling

Cycle racing and training

Cycling

cycling

Velodrome

Cycling training

Cycling training and racing

I race on the velodrome and use the velodrome mid week for cycling training, and my kids  
and I spend time on the grass and playground.

The track and club rooms

Cycling

## Face-To-Face Public Consultations

### Feedback from 3<sup>rd</sup> June Castle Plaza-Community consultation

- Dog access to oval
- Retain gardens
- Corner not ideal to locate the facilities
- Great positive to see
- I would use the Gym
- Good to see the Memorial gardens more useable
- I would hire the function spaces
- Pram ramp access to oval from playground or pathway
- Consider fence next to playground to close it off from area along Wood St. (Kids are running off.)
- Buildings look old and tired
- More and broader community use is needed
- Two people mentioned that they cannot use or undetadn the pocket park fitness equipment.
- Railway Tce works, is the car park extent being reduced?
- Wood St - controlled parking needs to be extended to cover Friday nights as well. Sporting days have extended playing times and people cannot drive down the road to get home.

### Feedback from 8<sup>th</sup> June Castle Plaza-Community consultation

- Use function spaces to provide meals
- Good to see facility was still being used by the clubs with better community access
- Night Owls bowls QA session
- Cricket nets, great to have back on the site for training, crossing Robert St. can be unsafe and inefficient.
- Shade sail required over pocket park fitness area. The equipment gets too hot in summer.

### Feedback from 10<sup>th</sup> June Edwardstown Memorial hall-Community consultation

- Car parking in the street network and policing of the yellow lines especially on Friday and Saturday.
- Bowls management model and greens maintenance queries.
- Queried safety of the car park in/out points. Proximity to playground?
- Current issues with inappropriate behaviour in the car park during the evenings
- Will children with bikes get on the greens?
- Queried the restriction to car parking due to the retractable cricket nets
- Required carpark East Tce perimeter vegetation to soften view for residents directly across.
- Majority of attendees wanted little or no change to the current facilities.
- Bowls members requested exclusive use of the bar and did not want to mingle with the community or other affiliates.
- Bowls were worried that they would lose their identity.
- Bowls off season 300 weekly attendees and 500 attendees weekly in the on season.
- Community Hall group understand that this should be a community facility and not just about sports.

- Current Community uses for dance, yoga and art. Need sink, cupboards, benchtops and storage for AV.
- Current Community hall also accommodate for children's parties and weddings.
- Review the new community space roller doors, to achieve acoustic separation
- The local RSL is losing patronage and feel that enabling more community use in this facility is a positive outcome.
- Lighting to playground and courts are needs to be adequate.
- Consider changing the speed on East Tce.
- Check that lift takes three people with walkers.

## Email Comments

Hi Tim,

For your information and for Birgit as you mentioned. I couldn't find her email so can you send it off to her. I have spoken to her, but written is better.

My hands are so tired, so any mistakes, please ignore. If anyone wants me to clarify or explain anything that may seem a bit confusing below, go for it - you have my number.

Have spoken to a number of people over past couple of weeks and much of what I have written is also been based on their thoughts too.

You know I talk too much, but there are times it comes in handy as most people feel comfortable talking to me.

Stay well,

Night

J

(1) Actual Memorial area. A place not only for the once a year April service, but for people to visit. To remember those in previous wars; long gone relatives and friends; those who have served in Australia and overseas; and those who have died since. The world problems today appear to show us that war is not over today, nor will be tomorrow.

A memorial place - with roses (contact Mrs Ross of Willunga- her late husband planned and planted the original rose gardens). Would be able to give GOOD information in regards to which roses to plant and where etc - also there are new roses commemorating later events which could be included. Keep some/all of the rosemary bushes somewhere safe - not with council gardeners - so they can be planted later at the memorial. Was told they came from cuttings - originally taken from plants off Gallipoli.

Is there a seat - best a double seat - so that eg parents can sit together to pray, remember, talk to and about their loved one/s. With the number of ex-service personnel who have taken their own lives, the memorial must be a place that holds relevance to all.

I would love a small pool of reflection or such - this surrounded by roses and rosemary would be a place for all cultures - water is part of many cultures. Doesn't have to be 'in ground' either.

If the 'memorial' is going to be a couple of cement lengths as I saw on a plan once, then seating, or plants or such must be placed so that no part of this memorial can be used as a platform for anything other than reflection or such.

### (2) PLACEMENT

Plan has the ramp/steps going up to oval from what I hope is a plain cement pathway. No brick pathways please.



Please make sure the ramp is not too steep for people with walkers; for those on electric wheelchairs and mobility scooters. Both of the latter should be ridden at certain degrees - can be checked out on specialty sites. For safety, it could be possibly be better to have a curved slope with handrails.

One side of what I assume is the 'cemented area at bottom of the ramp/steps is memorial area. and the other seating under cover and bike racks.

(a) The plans have 'all' in one place. So movement of people - kids on bikes, boards etc running, yelling, etc. People hurrying to the oval. People going to other places in the complex. Music, noise, movement. Not exactly conducive to someone sitting or standing at the memorial. Why have the memorial - which is a place of remembrance - memory - right there?

Can it be moved slightly away from the steps area; more to where it is now. This would give a sense of being there for all people - giving meaning to memorial garden, and allowing anyone to use the space at any time, for memory (remembering). It may also stop any nuisance use of the area by passers by or those making other use of the area.

(b) Seating under cover. You have it near the fence of the bowling greens. Right next to the ramp/steps and traffic as mentioned above.

Please take into consideration the sun/rain and especially the wind. Having lived in the area for nearly 30 years and talked to residents of more than 50 years, one must know that the wind gusts across this area **very** strongly. Raglan Ave is like a wind tunnel. Winter it blasts up the road and across the garden area. There would be no shelter with the winter rains coming straight across the greens. Summer winds and rain the same but opposite side. No shelter on that part of your plan as it is in the most open spot and on cement. Summer would have the heat coming back up from the cement. Not comfortable. And the seating I see around would be very hot in full sun there in that open space.

The wind has been a problem with the standard roses, no matter what the council gardeners say. One time in recent years, most of the sticks holding the roses upright were snapped at the bottom by the winds - NOT vandals. Bad luck for the roses. That is why the bush roses do so well. Many of the residents along the road and nearby had the same thing happen in their gardens - we lost a lot that particular time. And the winds over past year or so seem to be on the increase of intensity. The garden once was really beautiful - a place for weddings and photos. It was well looked after too. With a much smaller garden area, it seems, good planning would bring it back to a place to be and enjoy.

Moving the picnic area ie No 7 shelter with seating to the other side - around where you have no 2, if one sits up near where the rubbish bin spot is now - or nearby is more sheltered. The seat there now is actually very nicely placed. The raised bed behind gives some shelter.

As to the picnic seating. We need more outdoor use because of lack of back/side/front yards.

Often go around to Dumbarton where there is only the one seating area, and when one family comes with picnic gear etc there is no room for anyone else. Have seen the second group leave. And honestly, I would not join in with another family whilst they are eating or celebrating or whatever. I don't mind sharing a seat and talking, but this would be more of butting in on other lives. Why not put in another table with seating and maybe one that people can put a large umbrella up themselves for the time they are there? It could be some other spot or it could be nearby. Where a bin is also close enough to be used!!!!

**Bike racks** - why??? and who for. Sports are taking up a huge percentage of the whole complex. Don't mess up with bike racks in this small area, or if you are determined - put them out of the way and certainly not next to people chatting together or eating together or just relaxing together.

Two spots for a seat or two that are good, are between bowling green and path and greenery on Raglan Ave side - where the old nice roses are now. Sitting there and facing the whole of the area and trees along Robert and all the activities that could be going on. Other is near where I mentioned earlier - around the area where seating is now.

**Dogs** should be able to use area but on a leash! Unless you take a bit of oval and fence it off!! Ok that is a joke. I used the old tennis courts with a small dog which couldn't be let off leash anywhere else. It was safe and a good spot with seats under trees. Many, many other people used the oval area as most dogs could be off leash. They can't do that anymore.

On corner of Robert and Wood St - adult playground has a **water drink fountain** - could that be included?

What about a nice pergola type area with plants growing all over it?

## **TOILETS**

Query many people ask - what about toilets? Many parents have asked if a or the toilets could be placed near the playground. They talk of the difficulties of having more than one child and so having to take both or all for a 'walk' to toilet. Often impossible as they have 'gear' with them as well. So many have said they have to pack up and go home. This is the one problem they keep addressing about the new area which for note, they enjoy, like and would like to spend more time there - if there were the facilities close by.

So there is a need at the Wood St end and also near the garden area. Where are they going to be - when will they be open? I'd rather have a loo discreetly near a tree than bike racks.

## **Lighting of the area**

For safety and use in summer - you may even be able to fly flags more often like other councils can. One spotlight - use solar - doesn't have to be expensive at all.

## **PARKING**

For people driving to use the garden park area. Where does one park? Is there a clear access way for disabled etc as well as those possibly carrying picnic gear or young children's play equipment? Signage?

## **MEMORIAL BOARD**

What I see is the board placed on the upper floor and from what I see, next to kitchen, office, amenities etc. Yes, there are function rooms on the floor, but people attending those rooms would not go passed the board unless they were told about it or knew of it. Only those working in the area would see it. Birgit said it was going to be lit up and could be seen from the car park and entrance to complex. People are more likely to be watching sport, parking vehicles, getting ready for sport - not looking up high.

How are people with disabilities going to get there. I for one do not go in lifts! Can people place poppies near their relatives names?

After Anzac Day - free bbq - how available is board.

Me - I know it would look good lit up - but surely to be lit up and readily available for visitor to go to would be nicer. Is there room for any other memorials such as WW2, Vietnam and Korea - onwards? My aboriginal relatives were in Korea and died very young due to mental health problems - ie ptsd now - from what happened over there. I would like to go to the memorial area and see their names.

## **PARKING**

The outside of complex on East Tce from main gates to playground. No footpath. Cars block any foot traffic or even bikes or wheelchairs etc. Forced to use opposite side of road. Sporting events block usage of area outside playground where one should be able to park fairly near the gates so children can get safely into the play areas. Trying to cross road from 'houses' side of East Tce to get to footpath alongside bowling area is often impossible and so have to go up to Raglan and cross just before. However, there is no going back, as the only other place to get off the footpath with a chair or scooter is at the roundabout. Though the new safety bit in middle of road there is great!

**From:** [REDACTED] <[REDACTED]>  
**Date:** 16 June 2017 at 11:21:27 pm ACST  
**To:** Tim Pfeiffer <[tim.pfeiffer@marion.sa.gov.au](mailto:tim.pfeiffer@marion.sa.gov.au)>  
**Subject:** One extra thought re oval complex  
**Reply-To:** [REDACTED] <[REDACTED]>

Hi Tim,

Did write to Kris a while back, but he didn't answer question about charging stations.

Are there going to be charging station/s for electric pedestrian vehicles such as scooters and wheelchairs so people can go to bowling or gardens or watch football etc All that is needed is safe place to - if needed- leave mobility scooter while it is charging into a normal plug socket. These 'vehicles' can be driven quite some distance and there are more and more people using them, especially as they become lighter and more able to access areas they may not have done in past.

Electric cars also need charging and nearest charge in cnr Ackland and South. Won't help anyone using them for the oval.

And also a wifi thing - that is not for me, but as long as you are building then that is necessary thing these days, and also a spot for charging electronic devices.

Really late for me now,

SO off to bed as Sam has to get four pedicures tomorrow

J

Good afternoon

My name is [REDACTED]. I have had a nearly 40 year background in club, league and community club administration.

I am writing to express concerns regarding the development of Edwardstown oval. Concerns listed as briefly as poss.

1. As a ratepayer the first I know of this development was last week and then given a week to fill out a tick box form which predicates the development will take place. But without the facility to comment.
2. I have had an email conversation with [REDACTED] re the development but still have concerns. I asked about gambling as a measure to shore up the centres income, Birgit replied that there was no plan for pokies but did not say anything about other forms such as TAB. I asked about the composition of the MSCC but have not as yet been answered.
3. I asked how the centre would be run given there are two current licencees. Birgit replied that the Council and the MSCC had not decided how it was to be run. I find that a little disconcerting if true and if not pretty disappointing that I am being asked to comment on a proposal without disclosure. I fear that the football and bowls club (I am a member of neither) will lose the revenue and sponsorships they gain and the centre will be run as a business employing staff with the incumbent clubs becoming impoverished. The impoverishment comes in two ways financially through the loss of income which occurs with the employment of staff and the other entities who then have a claim on any profits available. Over time there is also an impoverishment in that rather than club members individuals become customers. By that I mean rather than volunteers with a common interest they become consumers of a service that others supply and the essence of what a club is dies.

The puff piece in the messenger claims 2000 people visit the oval a week. This is clearly disingenuous there may be 2000 visits to the oval but as you would know those comprise in the vast majority of multiple visits by football and bowling club members. Its insulting when this sort of stuff is put out, my council treating me as an idiot.

Local clubs, which have evolved over time, provide in effect the environment once provided by the village. Children, and there are many at the football club, learn the interactions required and responsibilities of being part of a community. Young and working adults participate, coach, run events, run the club their efforts not being for their benefit but for their community and the older members have the benefit of a place to belong.

This is all at risk, for what? Council it seems, but won't say, wants to leverage the culture of the clubs at the oval into something bigger better more inclusive perhaps by appropriating the assets and income of the existing clubs and, at a cost to tax and ratepayers of \$8m, all because they know what's best for us?

The building of a community centre at the oval is a good that could be standalone such as at Thebarton which does not require existing clubs to fund its operations.

Given this project is presented a fait accompli the football and bowling clubs should be allocated a bar each to trade lest they expire.

Not as brief as I started out to be.

[REDACTED] DK

City of Marion  
Sturt Road  
Marion SA

# Note received by  
Project Staff

22 June 2017

Dear Sports Ground Planners

**Edwardstown Memorial Oval Redevelopment**

**Preamble**

**1. Funding arrangements**

Grants have been secured of \$8 million to redevelop the Edwardstown memorial Oval grounds given to the City of Marion under trust in the 20<sup>th</sup> Century. The Federal Gov't has guaranteed \$4m on the basis that the City of Marion have also set aside \$4m to fund the project.

Issue 1: The City of Marion does not have \$4m set aside for the project, but has fudged this issue in order to secure this wish list project. It appears you barely have \$400k set aside.

Issue 2: The City of Marion has not yet come forward in a transparent manner and explained to the Marion Council ratepayers, and the Edwardstown community how the shortfall of circa \$3.6m will be funded now or into the future.

Issue 3: As a consequence, plainly the Marion Council will secure a loan through the usual lending facilities eg Local Gov't Authority and either burden the ratepayers with an increase in Council Rates, or expect to leverage the sports groups and other users of the facility to pay the interest and principle.

Issue 4: If the Council takes the option of placing the burden on users of the facilities, neither the sports groups or the users will meet the \$150,000 (4% say) interest charge and still function. Of course, pokies and gaming are not on the agenda as a means to raise the funds – which is morally and ethically appropriate.

**2. Ownership**

The City of Marion Council upholds the view that they have envisaged a business model that supports the concept of a community hub for Edwardstown at this venue. The hub focuses on a community specific building that will support sports activities as well as provide a facility for community participation and use of Gymnasium, Internet Kiosk and the like.

Issue 1: The Marion Council and the Oval Board (in particular) has not put forward a financial plan and projection of how the development will be funded and how it will become financially sustainable. Firstly, under current arrangements and operations, the facility cannot finance the interest component – let alone repay any capital. Each of the sports clubs only make a minimal profit eg \$10k perhaps – and not necessarily each year. The Bowls Club for example operates on a

professional basis using all business principles and financial opportunities that are available to it, and strongly promotes its activities and makes welcome the local community to participate. Secondly, a significant amount of input comes from volunteer services with the support of casual staff (as required).

Issue 2: If ownership of the day to day operations of eg the Bowls Club, Football Club is taken away or mitigated by a facilities management team – then members are much less likely to volunteer their services for the good of an alien Community Board and Team of paid employees. Firstly, they don't have full control of their own destiny and the destiny of their club. The planned changes are very emotive and has serious consequences for the members. Secondly, they are also less likely to feel obliged to commit or be so loyal to the Community Board as opposed to the non-profit club they have belonged to for some years.

Issue 3: The concept of ownership and the Council's ideologies that this rearrangement of affairs will work, has not been replicated at the Marion Community and Sports Club. The Marion Rams have lost all their support base, players and volunteers because that Football Club is in disarray on the football field this year. Other Councils eg West lakes have also progressed down this path and are struggling to sustain their facilities financially.

Issue 4: You want to cast a magic wand over this project and make it work according to an ideology, but it doesn't happen by magic and the Council and Community Board can't prove that this will be a success. If you could, then you would be more transparent and have already published the financial model for this venue to prove your case.

### **3. Venue Design**

The venue is fundamentally a smaller area by far than other sports grounds and facilities eg Lockleys FC, Marion FC situated on an area of just 200m x 400m at best. The size of the grounds significantly reduces the capacity to provide for off-street public parking facilities.

Issue 1: It is currently difficult to provide sufficient off-street parking for some activities, especially when the Bowls Club has two activities at the same time. This is further compounded when the Football Club also organises an activity that involves many more people. Hence, this interrupts the local residents when the surrounding streets become car parks for the Memorial Oval participants.

Issue 2: West Torrens Council established a stand-alone Community Centre at the corner of Ashwin Parade and South Road, Thebarton. A similar concept for Edwardstown could be instigated / established at the recently revamped recreation grounds in the vicinity of Melville St and Lawrence St, South Plympton – mitigating the potential off-street parking congestion at the Edwardstown Memorial Grounds.

Issue 3: The off-street carpark design / layout has shrunk from a current 4 row parking area between the existing Football Club and Bowls Club to two rows of parking plus a small officials parking space allocation. I don't understand why that is so – that up to 20 additional car parking spaces have been lost in your layout design.

#### 4. Building Design

Marion Council has significantly failed to reach its ideal funding arrangement with the Federal Gov't to secure a sizeable and functional facility that meets the needs of all the current stakeholders. The Councils view is that we can't forgo this opportunity, because it is more important to secure the Gov't grant of \$4m to satisfy the ideology of a community hub in Edwardstown. As a result, the functionality of the facility is significantly compromised, and NOT saved because of poor overall design, overuse of walkways and doors that take-up otherwise useful space.

The proposed "hybrid between a Y and L" shape (for a better term) of the building either provided the architects with an opportunity to provide something special and unique in design, or created a major nightmare to deal with awkward 45° and 135° angles - and yet not lose useful space.

Issue 1: The architects (might I suggest) seem to be much better off using an L shape platform for the core of the facility, and using the Eastern front of the building to expand and follow the curvature of the Oval. The upstairs function room and the downstairs change rooms can absorb such a design better than the centre of the building currently set aside for ablutions (downstairs).

Issue 2. I have never come across a facility where the ablutions are first feature that you encounter when walking into a venue, and are in the centre of the building rather than along a side or rear wall. The designs for these utilities downstairs is just appalling.

Issue 3. Can I have the contract to install all 50 doors. This is excessive to the extreme. The door design is not consistent eg entries to function rooms up stairs are not set the same. Some doors are set to open in wrong direction, impeding the natural flow of a person through that entry – or taking space away from the activity rooms which should be central and priority features requiring the greatest need.

Issue 4. The plans do not specify the seating capacities of the various areas of the downstairs and upstairs function areas. Nevertheless, it is reasonably clear that there are more losers than winners here. The facility is not as big as the Bowls Club would need / desire. Very little consultation has transpired with the end users to understand how existing facilities operate and why they are so. Bowls Clubs eg generally operate on the same design features as we have (with an odd exception with smaller clubs), which basically includes a function room and a separate lounge. The function room is often up to 150% to 200% the area.

Issue 5: Under the current design, the kitchen upstairs is a centrepiece that splits the function rooms from the stairs and lift. In the event of a fire in the kitchen, there is no fire escape or means of egress for the function participants trapped upstairs. The building requires a fire escape along the southern wall into the carpark or directly onto the oval (might be better).

Issue 6: Previously I have stated that the number of doors is generally excessive. More specifically though, it would take considerable time to ensure that all exterior doors and storage access points are locked. Downstairs (16), upstairs (15), storage (2). Any breach of security and the local riff-raff can and might readily take advantage of it with detrimental outcomes.

## 5. Function Capacities

It's a pity that your published plans do not clearly indicate the seating envisaged capacities in the various upstairs and downstairs function areas. Overall, the view is that these areas individually and collectively cater for less personnel than what currently exists.

Issue 1: The Bowls Club, for example, is seriously concerned that during the pennants season and tournaments the seating capacity may not be adequate for its needs. The Club could be compromised, arranging for seating across more areas than just areas 9 @ 13 – losing the concept of a co-joined / all inclusive seating arrangement.

However, the plan details do not assist to analyse this element in detail to establish how much a Club has been compromised – as it endeavours to conduct its sporting activities.

## CONCLUSION

I appreciate that there are elements in the building design to move the facilities forward in accordance with community expectations and standards. Separate change rooms for men and women, first aid room, gymnasium, shower design and the retention of a perimeter kitchen [SE corner].

I don't see the need for the doors through the shower area to the outdoor BBQ setting. Equally, the doors [Nth aspect] in Function 1 – preferring the 45° northern wall become a 90° corner. A landing area 4 already provides for that concept.


Each toilet facility needs about 12 square metres – square design and should not be compromised by odd angles. Disabled toilets need less and your design suffices.

More open space and less doors, I believe, would be more desirable.

Generally, this is an overview of your plan and layout. The specifics would take much more discussion to analyse. I trust that nevertheless, you can give my comments and suggestions some thought. At the end of the day, the Marion Council seems to be committed to their development plan – and the consultation process [with its limited timetable and scope] probably only offers to tweak the current design before us, rather than start all over again.

The old adage – “It will be what it will be”.

Thank you for your time.

  
Edwardstown Bowling Club member [6 years]

  
Resident in the West Torrens Council

16/6/2017



# EDWARDSTOWN OVAL REDEVELOPMENT

Community Consultation May/June 2017



Australian Government

**BUILDING OUR FUTURE**



Dear Resident,

You are invited to provide feedback on the design of the new Edwardstown Oval.

The City of Marion and the Australian Government are redeveloping the oval into a modern sporting and community facility with a purpose-built two-storey building at a cost of \$8 million.

Visitors will have uninterrupted views of sporting fixtures on the oval, the new velodrome, and the Adelaide Hills.

Central to this project is recognising the sacrifice of our servicemen and women. The upgraded Soldiers' Memorial Garden will be a fitting place for the community to pay their respects, and an historic World War One Honour Board will take pride of place in the new building.

The redevelopment will address the shortage of community, recreation and sporting facilities in the region and provide skills based training to support employment.

The new Edwardstown Oval will be more versatile and bring residents, sports and student groups together. Jobs will be created during the construction phase.

To ensure the final design reflects the needs of the community we ask you to read this flyer, provide feedback and tell us how you would like to use this new facility.

## Please provide feedback by Friday 16 June, using one of these options:



Complete and return the enclosed survey in the reply paid envelope provided



Complete the survey on the Making Marion website [makingmarion.com.au](http://makingmarion.com.au)



Talk to staff at Castle Plaza Shopping Centre, Saturday, 3 June 9am to 12 midday and Thursday, 8 June, 6pm to 8pm.



Come to the onsite consultation at the Edwardstown Soldiers' Memorial Hall, off East Terrace, Saturday, 10 June, 10am to 12 midday.



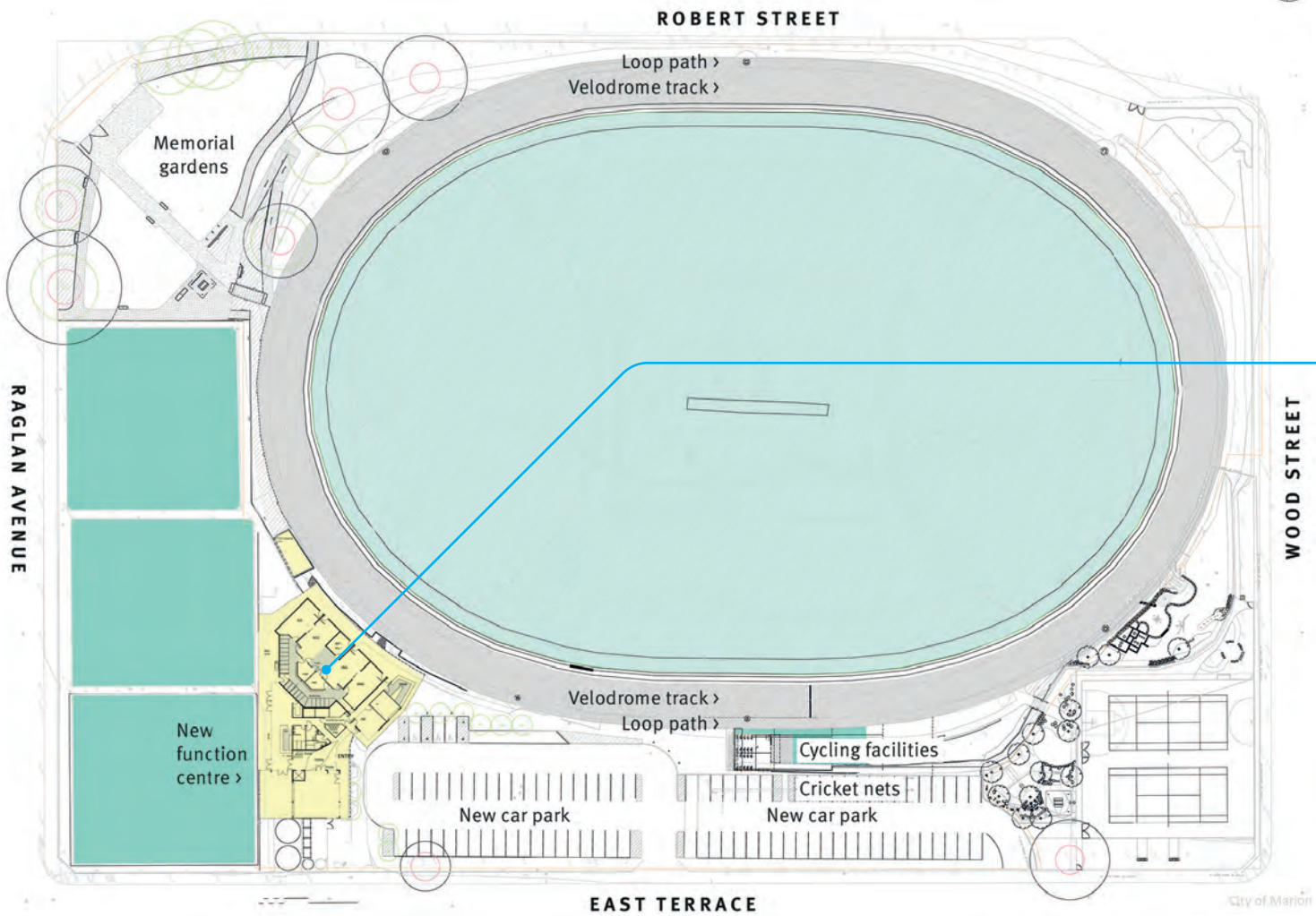
*Design showing entry to new sports and community centre.*

# THE NEW EDWARDSTOWN OVAL

This design has been developed following consultation with sports clubs.

## SITE PLAN

This plan shows the resurfaced velodrome encircling the oval and the location of other improvements, including a new two-storey sports and community facility, cricket nets and the upgraded Soldiers' Memorial Garden.



# TWO-STOREY SPORTS AND COMMUNITY FACILITY

## GROUND FLOOR

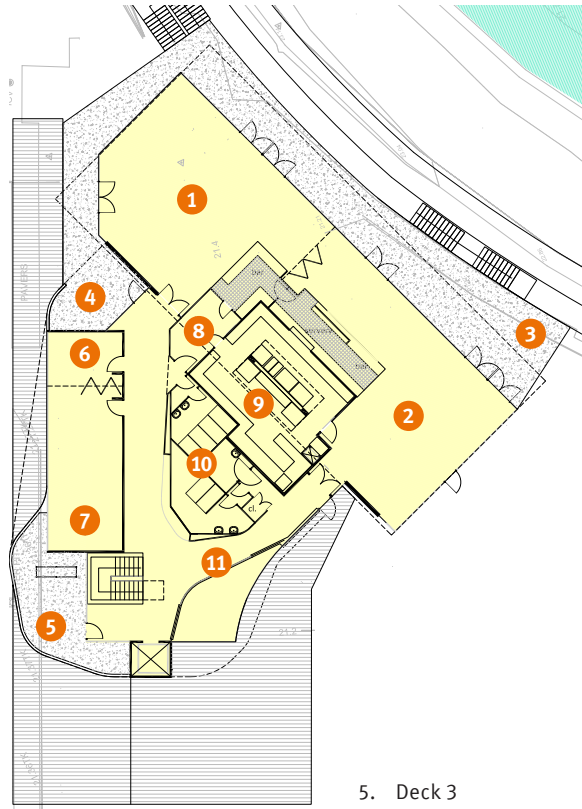
This plan shows the location of facilities for sports and community use, including a barbecue area, gym and function room.



- 1. Changing rooms
- 2. Umpires change
- 3. First aid
- 4. Massage
- 5. Canteen
- 6. Store
- 7. Gym
- 8. Amenities
- 9. Community room
- 10. BBQ area
- 11. Outdoor bowls
- 12. Function room 1
- 13. Semi-enclosed outdoor area

## FIRST FLOOR

This plan shows how the upper level will include two decks that overlook the oval and bowling greens, two versatile function rooms, and the location of an historic World War One Honour Board.



- 1. Function room 2
- 2. Function room 3
- 3. Deck 1
- 4. Deck 2
- 5. Deck 3
- 6. Meeting
- 7. Office
- 8. Store
- 9. Kitchen
- 10. Amenities
- 11. WWI honour board



2015

Concept plan developed with sports clubs

2016

Concept plan endorsed

2016

Australian Government and Council commit \$4 million each to upgrade

2017

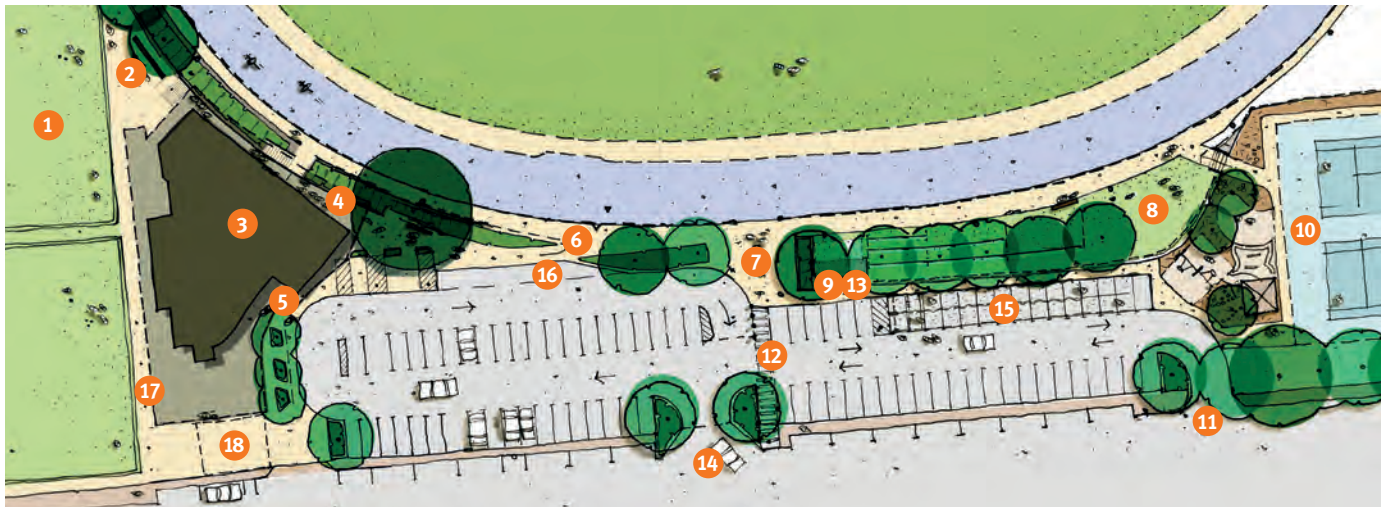
June  
Community feedback to be considered by Council

# THE NEW EDWARDSTOWN OVAL

This design has been developed following consultation with sports clubs.

## IMPROVED CAR PARKING AND ACCESS

The new car park makes it easier for people to access the facility with separate entry and exit points. There will be 86 car parks and additional on street parking.



- 1. Existing bowling greens
- 2. Hard stand and storage area
- 3. Sports and community facility (refer to plans inside this flyer)
- 4. Verandah with access to changing rooms, canteen, loop path and surrounding open spaces
- 5. Main entrance plaza and breakout space
- 6. Ramp access with landscaping
- 7. Main entrance to oval and loop path with 'at grade' access and large vehicle access
- 8. Lawns and picnic areas to provide community open space and viewing adjacent to the track, oval and playspace.
- 9. Cricket net storage
- 10. Existing playspace and community courts
- 11. New car park entrance
- 12. Pedestrian access with continuous footpath crossing
- 13. Secure store for 40 bikes
- 14. Main car park entrance with one way loop access to entrance
- 15. Cricket nets with retractable netting to allow shared space for parking
- 16. 'Drop and go' with access to the facility
- 17. Viewing area for bowling green
- 18. Storage and service area (including fire pump room and tank storage)

## SOLDIERS' MEMORIAL GARDEN

The gardens will be upgraded to increase the ceremonial area for official events. Heritage restoration will be undertaken on the gates.

- 1. Retain and refurbish existing entrance gates
- 2. Lawn and embankment with informal seating for community events
- 3. RSL insignia and other commemoration as part of entrance walling.
- 4. Flag poles - shared use for RSL and sports groups.
- 5. Refurbished steps and wheelchair accessible ramp access to velodrome, oval and wider community precinct.
- 6. Bike racks.
- 7. Shelter with seating (based on 3x3m).
- 8. Bench seating.



### MORE INFORMATION

Contact Strategic Projects | City of Marion | 8375 6600

# EDWARDSTOWN OVAL REDEVELOPMENT

## Community Consultation May/June Feedback Form



Australian Government

**BUILDING OUR FUTURE**



Provide your feedback by completing and returning this form using the enclosed self-addressed envelope by Friday, 16 June.

**1** How do you rate the overall design from 1 to 5? (1 being the lowest score and 5 the highest) 1 2 3 4 5

**2** Rate aspects of the design from 1 to 5 (1 being least important to you and 5 being the most important)

	1	2	3	4	5		1	2	3	4	5
Resurfaced velodrome	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Three function spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Upgraded memorial gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Kitchen and bar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cricket nets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Gym, massage and doctor's area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multipurpose community room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Car parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**3** Describe any additional features you would like to see included in the design if budget permits

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**4** Other than sporting events, what other types of activities would you like to see at the site?

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**5** Do you currently use the facility?  
YES  NO   
If you answered 'YES', please tell us what you use the facility for.





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Please provide your contact details so we can keep you updated about the upgrade of Edwardstown Oval.

Name \_\_\_\_\_  
Age Under 25  26 to 54  55 and over   
Address \_\_\_\_\_  
Email \_\_\_\_\_

- Occupancy**
-  Bar 42 seated
  -  Semi-enclosed space 70 seated
  -  Community space 84 seated
  -  Interconnecting roller door



**FUNCTION CENTRE GROUND FLOOR FURNITURE PLAN - SCALE 1:100**  
**EDWARDSTOWN OVAL MEMORIAL RECREATION GROUND**

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architects of  
human space

JUNE 2017  
16279 SK13

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Alicia Clutterham, Team Leader Open Space and Recreation  
**Manager:** Fiona Harvey, Manager Innovation and Strategy  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Playground Framework Progress Report  
**Report Reference:** GC270617R12

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**REPORT OBJECTIVES**

To provide a progress report regarding the Playground Framework.

**EXECUTIVE SUMMARY**

At the Council meeting held on 23 May 2017 (GC230517) Council resolved:

1. *Notes the final Playground Policy and Playground service levels will be presented to Council as part of the Playground Framework for consideration and adoption in June 2017.*

An Elected Member forum was held on 21 March 2017, at which time clarification on a number of items within the framework was sought including the provision of shade to playgrounds, a Destination Playground, reclassifications and new playgrounds.

Community consultation was undertaken 19 March – 13 April 2017 on the draft Playground Policy and Service levels.

Substantial work has progressed on these items with discussions continuing at ward briefings to further progress some matters.

In addition, a shade audit has been undertaken for neighbourhood and regional playgrounds to inform a 5 year shade works program to be considered as part of the Playground Framework.

More recently, the subject of further consideration of user catchment distances in southern parts of the Council area has been raised for investigation. Further time is required to review and discuss with Members the impacts (including financial impacts) and issues relating to a reduced user catchment distance for playgrounds in parts of the Council that have unique topography considerations before providing a report back to Council.

**RECOMMENDATION**

**DUE DATES**

**That Council:**

1. Notes the final Playground Policy and Playground service levels will be presented to Council as part of the Playground Framework for consideration and adoption in August 2017.

**August 2017**

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Nadia Yeoman, Coordinator Traffic and Parking  
**Manager:** Mathew Allen, Manager Engineering & Field Services  
**General Manager:** Tony Lines, General Manager City Services  
**Subject:** Glandore Laneways – Traffic Controls  
**Reference No:** GC270617R13

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**REPORT OBJECTIVE AND EXECUTIVE SUMMARY:**

At its meeting dated 23 February 2016, Council resolved the following:

Endorses the following part and full road closures of the Glandore Laneways for traffic management purposes once they become public roads to facilitate the completion of contractual agreements with affected owners, design plans and forthcoming council reports and resolutions:

- The east-west lane between Nottingham Crescent and Maude Street will be one way and run from east to west;
- The east-west lane between Maude Street and Pleasant Avenue will be one way and run from west to east;
- The section of north-south lane off Pleasant Avenue to remain open as a walkway but closed to through motor vehicle traffic;
- The section of north-south lane off Nottingham Crescent to be closed to all traffic;
- The section of north-south lane off Maude Street to be closed to all traffic.

The report dated 23 February 2016 referred to “forthcoming council reports and resolutions”. Following completion of construction, permanent traffic restrictions listed above for traffic management purposes will require a resolution by Council under the process specified by Section 32 of the Road Traffic Act 1961. The purpose of this report is to seek Council approval of the formalisation of these traffic restrictions.

**RECOMMENDATIONS**

**That Council:**

**1. Notes the report.**

**DUE DATES  
27 June 2017**

**2. Endorsement of the traffic restrictions**

**27 June 2017**

- **The east-west lane between Nottingham Crescent and Maude Street will be one way and run from east to west;**
- **The east-west lane between Maude Street and Pleasant Avenue will be one way and run from west to east;**
- **The section of north-south lane off Pleasant Avenue to remain open as a walkway but closed to through motor vehicle traffic;**
- **The section of north-south lane off Nottingham Crescent to be closed to all traffic;**



- **The section of north-south lane off Maude Street to be closed to all traffic.**

## **DISCUSSION:**

Currently, while construction of the laneways is underway, work site traffic management plans are in operation, to accommodate safety and operational conditions during the construction activities.

An independent road safety audit was undertaken by GTA consultants on the Glandore Laneways, to determine the optimal way to permanently manage traffic in the laneways following completion of construction. The audit recommended:

- The east-west lanes between Maude Street and Nottingham Crescent will run east to west;
- The east-west lanes between Maude Street and Pleasant Avenue will run west to east;
- The section of north-south lane off Pleasant Avenue to remain open as a walkway, but closed to motor vehicle traffic;
- The section of north-south lane off Nottingham Crescent to be closed to all traffic;
- The section of north-south lane off Maude Street to be closed to all traffic.

A Traffic Impact Statement relating to the traffic management recommendations was undertaken in accordance with the *Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices Part 2 – The Code of Technical Requirements* (The Code). The Traffic Impact Statement was presented to the General Council Meeting dated 23 February 2016 and is attached to this report as **Appendix 1**.

Following completion of construction, permanent traffic restrictions listed above for traffic management purposes will require a resolution by Council under the process specified by Section 32 of the Road Traffic Act 1961 (Road closing by councils for traffic management purposes).

Community consultation in regards to making the laneways 'one-way' has been undertaken (as part of the general community engagement process) and the findings presented to the General Council Meeting dated 23 February 2016. At the time no community concerns were raised in relation to the proposed one-way treatment.

## **CONCLUSION:**

Council has taken ownership of the Glandore Laneways (declaring them public roads) and is in the process of constructing the laneways. When construction concludes and the laneways are opened for public use, permanent traffic management needs to be implemented to ensure the safety of users. It is recommended to implement proposed one way traffic and associated road closures for managing traffic as detailed in this report. This report seeks formal approval of the recommended traffic management restrictions.

## **TRAFFIC IMPACT STATEMENT**

### ***Glandore Laneways – February 2016***

#### **BACKGROUND**

Six interconnected private laneways in the Glandore area run between Nottingham Crescent and Maud Street and Pleasant Avenue and Maud Street. These parcels of land are in private ownership and are part of a deceased estate.

The majority of the adjoining property owners also have a legal interest (easement) in the Laneways which provides them with a right of way over part of the Laneways. The extent of the rights of way varies and details are shown on each certificate of title.

One of the major issues of concern raised by the residents was the state of repair of the Laneways.

In December 2011 the Council gave “in principle” support to take ownership of the laneways by declaring them to be public roads in accordance with section 210 of the *Local Government Act 1999*, subject to the consent of the Public Trustee and agreement from six affected land owners.

For traffic management purposes portions of land will need to be acquired from six affected land owners to vest in Council as Road (“road widening”). It is also necessary to designate the laneways as one-way traffic (under Section 32 of the Road Traffic Act) and close particular parts of the laneways by utilising the Roads (Opening and Closing) Act 1991, as per Glandore Laneway proposal - Option A.

#### ***A Road Safety Audit***

An independent road safety assessment was undertaken by GTA Consultants on the proposed Council ownership of the laneways and therefore the option of them becoming public roads.

A summary of the audit is detailed below:

- Pavement is generally in poor condition, with poor drainage and debris in places.
- The widths of the Laneways are unsuitable for vehicles to pass each other.
- Sight distances at internal intersections are restricted for both drivers and pedestrians.
- It is not possible for vehicles to undertake turns in some directions due to the narrow width of Laneways and angles of approach.
- The intersection of Laneways with adjacent roads is generally satisfactory with good sight distance in most locations; however, sight distance to footpaths is restricted in some locations due to fences and/or vegetation.
- Lighting is generally non-existent, with single lights in two locations. Overspill from adjacent streets is minimal.

#### **PROPOSAL**

Due to the available road width it is proposed to delineate the laneways as ‘one-way’, as per the following:

- The east-west lanes between Maude Street and Nottingham Crescent – will run east to west;

- The east-west lanes between Maude Street and Pleasant Avenue – will run west to east;
- The section of north-south lane off Pleasant Avenue to remain open as a walkway, but closed to motor vehicle traffic;
- The section of north-south lane off Nottingham Crescent to be closed to all traffic;
- The section of north-south lane off Maude Street to be closed to all traffic.

This will remove the un-controlled intersection that presently exists within the laneways.

## **IMPACTS**

As these laneways were privately owned (in poor condition) it is considered that there will be no adverse effects/impact for local residents. In fact it is thought the reconstruction of the lanes will create a positive effect particularly for abutting residential property owners.

Traffic volumes on the adjoining street network are within service levels for a local road (the classification of the roads) of under 1000 vpd and with an average speed of 50km/h. It is considered that any transfer to the local road network would be minor.

Road	Volume	Average Speed	85%ile Speed
<b>Nottingham Crescent</b>	221	33	42
<b>Maude Street</b>	636	36	44
<b>Pleasant Avenue</b>	805	46	52

## **OUTCOME**

The proposed construction works will improve the road and its environment by providing:

- A suitable and stable road pavement;
- Underground stormwater drainage infrastructure;
- Demolition and replacement of existing fences (including them being aligned to the property boundaries);
- Demolition of structures on private property (where appropriate) and reconstruct as negotiated with owners;
- Street Light installation – including underground conduits;
- Removal of existing ETSA stobies; and
- The establishment of a ‘One-Way’ safe road environment and remove the uncontrolled intersections within the lanes;
- Allow pedestrian movements, where appropriate.

In fact, the proposed treatments address the concerns raised in the independent Audit.

## **CONSULTATION**

Residents have been surveyed (a majority of them during a face-to-face “door knock” of the area). A follow-up letter has been sent advising of the progress made.

In May 2010, following communication from local residents, a survey of the occupiers of the properties adjoining the Laneways was undertaken seeking their views on the future of the Laneways. The survey identified a variety of preferences as to the way to resolve the issues of access, maintenance, ownership and future use of the Laneways. Whilst the results of the community consultation do not provide a clear preference for any particular one of the options

they do indicate a desire by the community for Council to take control and ownership of the Laneways.

Common concerns for the community included easement status, laneway access, traffic flow, security (vandalism, lighting, privacy), road status (private/public – sealed/unsealed), personal and property safety, encroachments and closing access to the north/south laneways.

An information sheet and public ‘drop in’ meeting has been undertaken to inform the local resident of the status of the project, the schedule to upgrade the laneways and the ‘one way’ traffic flow proposal. The feedback indicated that there was general acceptance of the east-west lanes being ‘one way’.

Consultation has also been undertaken in relation to Section 210 of the Local Government Act and Section 32 of the Road Traffic Act.

**INTERIM TREATMENT**

In the interim, when the laneways are gazetted as public roads, it is proposed that the existing traffic situation will remain. This will allow for construction and flexibility of access for residents during this construction period.

This approach is considered to be of minimal risk as:

- This is a very low speed environment due to the condition and width of the laneways.
- These conditions have existed for many years (since the establishment of the subdivision).
- Residents are aware of the conditions and self-manage the situation.

**TCD PROPOSER**

Name: Mark Griffin  
 Title: Unit Manager, Engineering  
 Authority: City of Marion  
 Date: Feb 2016

**TRAFFIC IMPACT STATEMENT CERTIFICATION**

**Recognised Traffic Engineering Practitioner Certification**

*I certify that the installation, alteration or removal of the traffic control device(s) described in the TIS and shown on the attached plans*

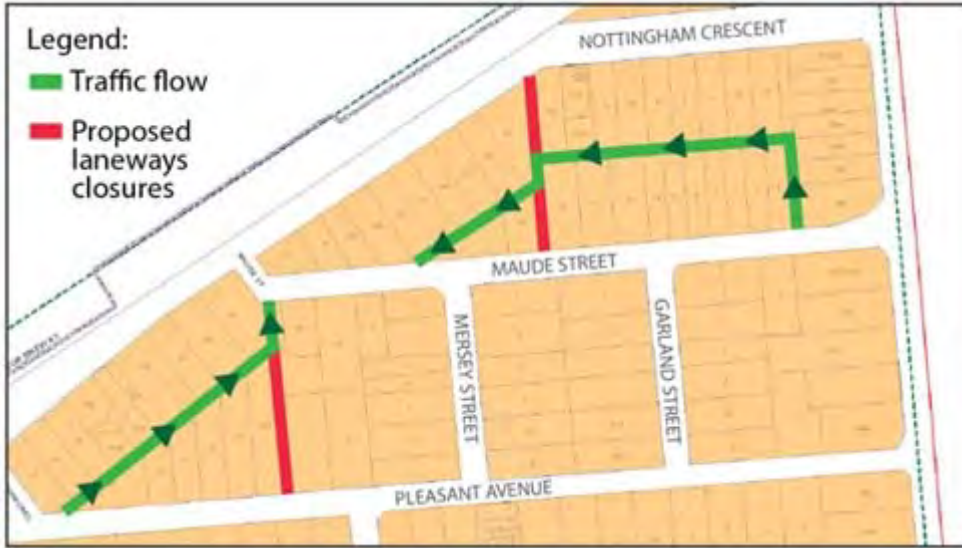
- is an appropriate treatment at the location
- is in accordance with the “Code of Technical Requirements” (Part 2 of the Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices)
- is in accordance with DPTI Operational Instructions.

.....  
 Recognised Traffic Engineering Practitioner

.....Mark Griffin.....  
 Print Name

.....  
 Date

Attachment to Traffic Impact Statement for Glandore Laneways dated February 2016



**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Deborah Horton, Unit Manager Performance & Improvement

**Manager:** Jaimie Thwaites, Acting Manager Corporate Governance

**General Manager:** Vincent Mifsud, General Manager Corporate Services

**Subject:** Service Review Program 2017/18

**Report Reference:** GC270617R14

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**REPORT OBJECTIVES**

To advise of a new methodology to assess and prioritise future service reviews and to seek Council opinion and approval regarding a list of proposed services to be reviewed for 2017/18 financial year.

**EXECUTIVE SUMMARY**

The Service Review program 2016/17 has been in operation for almost a year. In this time Council has completed 10 service reviews, exceeding its quota of reviews to be completed by 30 June 2017 by one.<sup>1</sup> There are a further three service reviews that are on track to be completed and presented to the Finance & Audit Committee (FAC) on 15 August 2017 thereby finalising the 2016/17 Service Review Program.

Concurrent to the service review schedule, an appraisal of the previous methodology used to identify and prioritise a service has been undertaken and was presented to the FAC on 30 May 2017 (FAC300517R8.7).

This report articulates the new methodology that has addressed knowledge gained from the first tranche of service reviews undertaken in the 2016/17 financial year (Appendices 1 and 2) and the feedback from the FAC as relayed on 30 May 2017. It also recommends a list of proposed services for the 2017/18 financial year service review program (Appendix 3) for approval.

**RECOMMENDATIONS**

**DUE DATES**

**That Council:**

- |   |                   |
|---|-------------------|
| <b>1. Endorse the new service review methodology identified in this report and within Appendix 2.</b> | <b>27 June 17</b> |
| <b>2. Endorse the proposed Service Review Program 2017/18 provided in Appendix 3.</b>                 | <b>27 June 17</b> |

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<sup>1</sup> GC270916R03 and refer notation 2.  
Report Reference: GC270617R14

## **BACKGROUND**

Council unanimously adopted the organisational “Service Review Framework” and the 2016/17 Program at its meeting on 27 September 2016 (GC270916R05) which established that 36 services are to be reviewed over three financial years (12 per financial year).<sup>2</sup> At this meeting, Council also noted that a report was to be presented in 2017 for Council to adopt the service Review program for 2017/18 and 2018/19.

Since September 2016, the first tranche of service reviews has been undertaken and they are at various stages of completion. At the time of writing this report ten are complete and three are on track.<sup>3</sup> This means that Council has exceeded the number of service reviews to be completed for the financial year as identified in the “2016-19 Business Plan” by one.

Concurrently, a review of the previous methodology used to identify and prioritise a service has been undertaken and was presented to the Finance & Audit Committee (FAC) on 30 May 2017 (FAC300517R8.7).

## **ANALYSIS**

### **Post Implementation Review**

The Executive Leadership Team together with key staff met on 16 January 2017, where opportunities for improvement of the Service Review program were discussed based upon collective experience. Key findings included (but were not limited to);

- Complicated tool implemented to identify services to be reviewed,
- Further clarity required to define the scope of the review,
- Cost v Benefit analysis required,
- Determining community value of the service needs improvement,
- Resources to deliver: time, capacity, objectivity/innovation,
- Executive Leadership Team have input/oversight to/of recommendations as a result of the review.

Since January 2017, a new methodology (as detailed below) has been implemented to address the above including the initial views of the FAC and Council as identified at the joint Elected Member and Audit Committee Forum on 16 August 2016 (see Appendices 1 and 2).

The new methodology was presented to the FAC on 30 May 2017 (FAC300517R8.7) with the following feedback provided;

- The Committee recommended that an additional step five should be included in the methodology, namely, ‘a report with recommendations be presented’.
- The Executive Leadership team need to ensure that the ‘real benefit’ of doing a particular service review is appropriately assessed.
- The Committee suggested a Service Review of the organisation’s ICT business application systems may be worth considering.

### **New methodology**

The new methodology is a slight shift in philosophy; to do more with what we have, focused upon increasing positive customer experience and value. There is also a slight shift to terminology – still referred to colloquially as service reviews however, they have been assessed as ‘activity functions’ or ‘initiative groups’ in the methodology documentation attached.

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<sup>2</sup> The author acknowledges that Council, on 29 September 2016, changed the number of service reviews to be completed in 2016/17 from 12 to 9 when considering the “2016-19 Business Plan” (GC270916R03).

<sup>3</sup> The total of 13 service reviews included 12 new services as a result of the 2016/17 Service Review Schedule (GC270916R05) plus the Library Service Review which was previously identified outside of the 2016/17 program (FAC310516R7.10).

The identification and prioritisation of services proposed for review in 2017/18 (Appendices 2 and 3) are now based upon evidential data (actual cost of service, primary sources of customer feedback, risk weighted assessment of benefits of a review, etc) rather than subjective opinion as previously undertaken (sought via a survey).

The new tool has ultimately identified four initiatives, ranked in order of priority based upon high level risk assessments, with a total of 14 services proposed for review. Provided below is a summary of the new methodology undertaken;

Step 1: (first pass analysis of areas of opportunity)

- Costing of all services across the organisation
- Review of support services against external benchmarks to identify areas of opportunity
- Review of benchmarking in detail with one other council to date to identify areas of opportunity
- Reviewed our primary source of customer feedback (Customer Events), assessed which customer requests related to areas we could improve on, also to identify opportunities to lift customer experience

Based on this step above, a list of 40 opportunities were identified to create value for the community, either through freeing up funds, or improving customer experience, or both.

Step 2: (benefit analysis)

- Assessed their benefits - both in terms of cost and customer experience
- Identified where 'services' should or could be grouped with other initiatives to achieve maximum impact
- Made high levels assessments of the costs of initiative implementation
- Performed high level discounted cash flows over three years for each of the initiatives

Step 3: (risk assessment)

- Assessed change management, technical, resource and implementation risks
- Used these risk assessments and the benefits of the services to prioritise which initiative groups should be tackled first
- Assessed the best approach to deliver the initiatives  
Some of the initiatives can proceed immediately to implementation, others can be dealt with through the remaining service reviews for 2016/17 and others should be assessed for inclusion in the 2017/18 service review program

Based upon steps two and three above, a list of 12 initiatives impacting 37 services were identified for consideration in the 2017/18 program selected by the highest priority (risk, cost, effectiveness) areas.

Step 4: (Executive Leadership Team analysis)

- Assessed the list of services with another layer of analysis based upon their knowledge of the organisation including staff capacity, changes in the industry, legislative change, etc.

Step 5: (identification)

- A report listing the proposed services to be reviewed for the financial year to be presented to FAC for comment before progressing to Council for approval (this report).

## **CONCLUSION**

A new methodology and more straight-forward approach to future service reviews has been proposed, addressing practical knowledge gathered from experience of the implementation of the current service review schedule.



No.	Opportunity	Outcome
1	Complicated tool implemented to identify services to be reviewed	<ul style="list-style-type: none"> <li>Expert input to replace tool with the creation of a service identification and prioritisation model based upon evidential data and financial formulas <ul style="list-style-type: none"> <li>Assessed change management, technical, resource and implementation risks.</li> <li>Used these risk assessments and benefits to prioritise which activity functions can proceed first – high priority areas are identified first.</li> </ul> </li> <li>Review of the framework to eliminate unnecessary processes.</li> </ul>
2	Cost (of service review) versus benefit analysis required / Clarity to define 'scope' of review	<ul style="list-style-type: none"> <li>All services have been costed based upon audited financial data.</li> <li>Introduction of 'hypothesis' to define the scope of the review <i>before</i> commencement to ensure resources are focused on the right areas to achieve maximum impact.</li> <li>High levels assessments of the costs of initiative implementation made in new model</li> </ul>
3	Determining community value of the service needs improvement	<ul style="list-style-type: none"> <li>Reviewed our primary source of customer feedback (Customer Events), assessed which customer requests are related to areas we could improve on, also to identify opportunities to lift customer experience.</li> </ul>
4	Inconsistency in how services were initially identified (broad descriptor)	<ul style="list-style-type: none"> <li>Services have been 'bundled' as 'activity functions' - services are not delivered in isolation.</li> <li>The new methodology of these 'activity functions' have been assessed against their benefits – both in terms of cost and customer experience at a 'function's' lifecycle (ergo less formed functions have benefits diluted more than those where we have agreement and its benefits are known with certainty).</li> </ul>
5	Executive Leadership Team oversight	<ul style="list-style-type: none"> <li>Recommendations of the reviews to be reported to ELT prior to Finance &amp; Audit Committee.</li> </ul>
6	Concerns regarding terminology "Profile of the service" and its methodology	<ul style="list-style-type: none"> <li>Tool has been replaced and therefore this terminology /practice is redundant, however all three principles remain and are weighted as a whole based upon evidential data and not subjective opinion; <ul style="list-style-type: none"> <li>Commercial viability – budget expenditure, income.</li> <li>Public value – customer events system data.</li> <li>Innovation – benchmarked / financially modelled.</li> </ul> </li> </ul>
7	Reviews are comprehensive but complex – resources to deliver	<ul style="list-style-type: none"> <li>New methodology looks at improvements that can be achieved immediately without having to undertake an extensive review.</li> <li>Ranking to identify services for a review to take into consideration staff capacity and dependencies.</li> <li>By redefining the scope of the review prior to commencement ensures that the hypothesis is tested and the review remains focused.</li> <li>Flinders University Student on Work Industry placement to produce 'modelling' to provide financial rigor to recommendations of the service.</li> </ul>

# Proposed Service Review Program 2017/18

## GC270617R0X - Prioritisation Ranking Explanation (Appendix 2)



Rank	Prioritisation, Weighting and Explanation										
	NPV Project	NPV investment	# Ratepayers Impacted	Corporate Risk Mitigation	Business Change Impact	Funding availability	Time to Deliver	Clarity of solution	Technical Complexity	Capacity to deliver	Dependencies
	(15%)	(5%)	(15%)	(5%)	(10%)	(5%)	(10%)	(10%)	(10%)	(10%)	(5%)
7	Greater than \$2M	Zero or Negative Value	Improves customer experience for more than 4.5K ratepayers	Mitigates severe/extreme risk	No change impacts	-	-	-	No IT change required	-	-
5	Between \$1M and \$2M	\$0-\$500K	Improves customer experience for more than 2K ratepayers	-	Only one area affected and area has low change agenda	Able to be accommodated within budget	One month from approval to delivery	Requirements very clearly defined - able to be implemented from requirements	-	Resources are readily available	Project is stand alone
3	Between \$500K and \$1M	\$500K - \$1M	Improves customer experience for up to 1K ratepayers	Mitigates high risk	People/ processes across two areas impacted or one area affected with medium change agenda	Requires council approval	The project is scheduled to deliver on phased deadlines	Requirements partially understood	One system affected	Resources are not available but can be recruited/ reallocated	-
1	Between 0 and \$500K	\$1-\$5M	Improves customer experience for up to 500 ratepayers	Mitigates medium risk	People/ processes across three or more areas affected or up to areas affected with high change agenda	Requires new funding	The project is expected to deliver within very tight deadlines	Requirements not understood - initiative is just concept	More than 2 systems affected	Unresolvable resource conflict	There are other dependencies
0	Zero or Negative Value	Greater than \$5M	0 ratepayers impacted	-	-	-	-	-	-	-	-

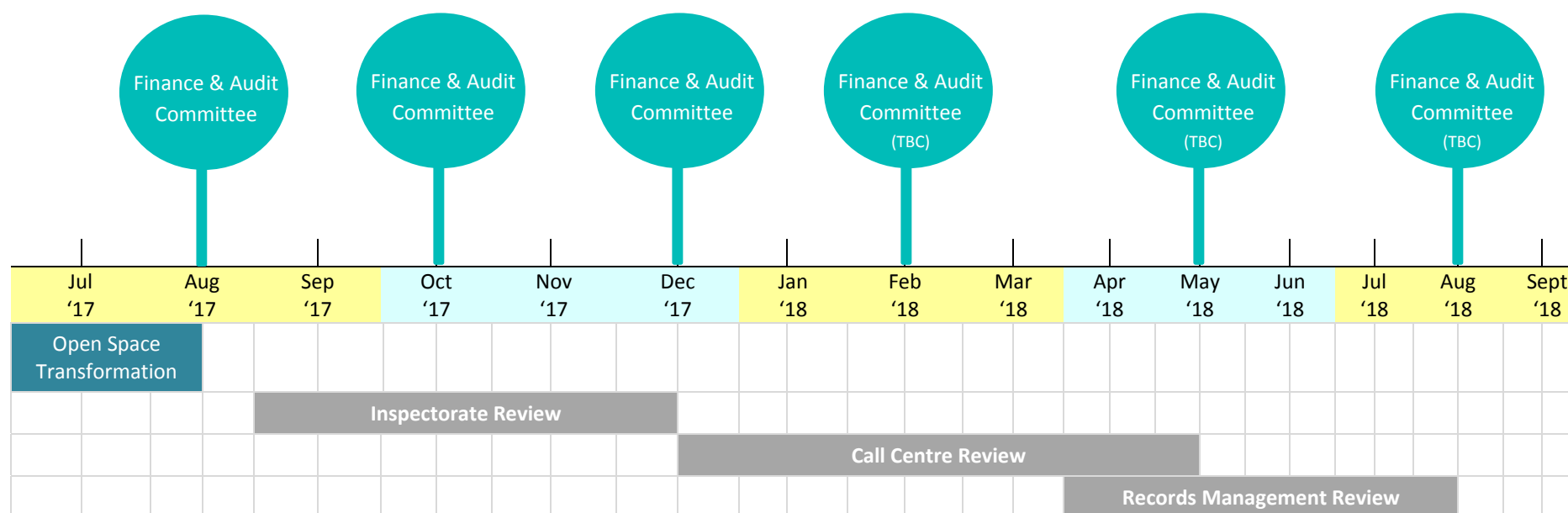
# Proposed Service Review Program 2017/18

FAC300517R0X – Service Review – Proposed Program 2017/18 (Appendix 3)



Initiative Group	Areas to focus on	# of Services	Impacted Services
<b>Open Space Transformation</b>	<ul style="list-style-type: none"> <li>Increase programmed maintenance to support increase in productivity.</li> <li>Implement program, productivity and quality systems, tools and processes.</li> <li>Configure resources and equipment to match workload profile.</li> </ul>	7	<ul style="list-style-type: none"> <li>Irrigation Maintenance</li> <li>Reserve Maintenance</li> <li>Landscape Maintenance</li> <li>Playground Maintenance</li> <li>Sensitive Sites Maintenance</li> <li>Tree Maintenance</li> <li>Annual Street Tree Planting</li> </ul>
<b>Inspectorate Review</b>	<ul style="list-style-type: none"> <li>Lift parking revenue.</li> <li>Implement productivity and quality systems, tools and processes.</li> <li>Use call centre resources to support less work allocated to inspectorate. (note - link with call centre review below)</li> </ul>	4	<ul style="list-style-type: none"> <li>Animal Management</li> <li>Collection of syringes</li> <li>Fire Prevention</li> <li>Parking Management and Regulation (acknowledging that Parking Management &amp; Regulation is currently being reviewed 16/17)</li> </ul>
<b>Call Centre Review</b>	<ul style="list-style-type: none"> <li>Assess opportunity to reduce incoming calls through implementation of Interactive Voice Response to manage SOLO / waste calls without Customer Service Officer intervention.</li> <li>Assess team-resourcing profile against profile of calls coming in to better match resources and improve services</li> <li>Assess opportunity to provide additional support across organisation in off phone time where workload and staff times can't be matched.</li> <li>Assess opportunity for greater first call resolution through use of templates etc. in call centre.</li> <li>Refer call centre optimisation work.</li> </ul>	2	<ul style="list-style-type: none"> <li>External Customer Service and Information</li> <li>Internal Customer Service and Information</li> </ul>
<b>Records Management Review</b>	<ul style="list-style-type: none"> <li>Assess the impact of significant technology changes (CoM Connect project).</li> <li>Identify additional process improvement opportunities.</li> </ul>	1	<ul style="list-style-type: none"> <li>Records Management (deferred from 16/17 schedule).</li> </ul>

Example of Service Review Proposed Program format – 2017/18 Financial Year (dates not yet confirmed)



**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Marg Edgecombe, Unit Manager, Community Cultural Development

**Manager:** Liz Byrne, Community and Cultural Services

**General Manager:** Tony Lines, General Manager City Services

**Subject:** Trott Park Art Streets Scoping Project Options

**Report Reference:** GC270617R15

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**REPORT OBJECTIVES:**

This report is to provide Council with options for consideration on the progress of the Trott Park Art Streets Scoping Project.

**EXECUTIVE SUMMARY:**

At the General Council meeting on 23 May 2017 a report was presented to Council (GC230517R13) on the Trott Park Art Streets Scoping Project. The outcome from that meeting was to “not note” the report. This report provides the opportunity for further direction from Council on project outcomes.

The three options are:

1. Complete the scoping project and mini activations and apply for grant funding to take the project to the next stage; or
2. Complete the scoping project and mini activations and conclude the project; or
3. Take no further action on the project.

It is envisaged that any Art Streets project could contribute to a wider activation of Trott Park in line with a future sporting precinct on Majors Road.

**RECOMMENDATIONS**

**DUE DATES**

**That Council:**

- |   |              |
|---|--------------|
| 1. Notes the report.  | 27 June 2017 |
| 2. Recommends Option X as the preferred direction for progress of the Trott Park Art Streets project. | 27 June 2017 |

**BACKGROUND**

The Trott Park Art Streets scoping plan has been initiated to celebrate the distinctive cultural heritage represented on its street signs. The suburb, established during the 1960s and 1970s, has about 40 streets named after major Australian artists e.g. Hans Heysen, John Olsen, Arthur Boyd and Judy Casab. Initial research has indicated that no other suburb in Australia can lay claim to this unique Australian history.

Previous community engagement in the Trott Park area demonstrated that many of the local community were unaware of the significance of the street names and their connection to high profile artistic figures. Conversations with the local schools indicated interest in the idea of

working with the community to highlight the distinctive street naming in the suburb, to use the street names to educate students about the artists, and to conduct walking excursions through their local neighbourhood exploring the idea. Similar conversations with community members and groups at the Trott Park Neighbourhood Centre indicated interest in pursuing the concept.

To this end the scoping project has contracted the services of a team of creatives, experienced in innovative community engagement, to develop a series of mini activations across the suburb that also provide a focal point for further conversation with the local community. Ten creative options have been devised, including an artist's van and bike, which could be deployed as canvases to travel the area to stimulate conversation, act as signage/banners highlighting the significance of the street names, a project blog to collect information, and the painting of doors at the Trott Park Neighbourhood Centre sheds.

These mini activations are intended to inform the development of any potential further stages of the project.

### OPTIONS

Three options to progress the project are tabled below.

<b>Option 1</b>	<b>Complete the scoping project and mini activations and apply for grant funding to take the project to the next stage</b>
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>Local community awareness of street names raised.</li> <li>Increased knowledge of Australian artists.</li> <li>10 mini neighbourhood activations undertaken.</li> <li>Grant submissions made to appropriate Federal and State funding bodies.</li> <li>Implementation of grant-funded activation.</li> <li>Activation / reinvigoration of this southern area.</li> <li>Add to the visitor economy project "7 Days in Marion" as a destination of interest.</li> <li>Contribute to a wider activation of Trott Park in line with a future sporting precinct on Majors Road</li> </ul>
<b>Cost</b>	<ul style="list-style-type: none"> <li>\$2,500 to complete the scoping project (10 mini activations and recommendations for potential further project ideas).</li> <li>External funding opportunities will be sought to undertake Stage 2 of the project.</li> <li>Depending on the funding availability, some in-kind or cash component may be required by Council to leverage the funding (to be determined).</li> </ul>
<b>Option 2</b>	<b>Complete the scoping project and mini activations and conclude the project</b>
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>Local community awareness of street names raised.</li> <li>Increased knowledge of Australian artists.</li> <li>10 mini neighbourhood activations undertaken.</li> </ul>
<b>Cost</b>	<ul style="list-style-type: none"> <li>\$2,500 to complete the scoping project (10 mini activations and recommendations for potential further project ideas).</li> </ul>
<b>Option 3</b>	<b>Take no further action in respect of the project and cease at current stage.</b>
<b>Outcomes and Advantages</b>	<ul style="list-style-type: none"> <li>No mini activations undertaken</li> <li>No further funding or resources expended.</li> </ul>
<b>Cost</b>	Nil (NB Contractors have been paid for their work to date)

## **CONCLUSION**

The Trott Park Art Streets scoping project has been designed to determine the potential of further project work that would celebrate and highlight the unique, and mostly unrecognised, cultural heritage of the southern suburbs. As a local neighbourhood activation project it will contribute to the Council aspiration to maximise opportunities for entrepreneurs, artists, businesses and communities to engage with their City and create sense of place and belonging.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

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

**Corporate Manager:** Jaimie Thwaites, Acting Manager Corporate Governance

**General Manager:** Vincent Mifsud, General Manager Corporate Services

**Subject:** Update to the Schedule of Delegations:  
Dog and Cat Management Act 1995

**Report Reference:** GC270617R16

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**REPORT OBJECTIVE AND EXECUTIVE SUMMARY:**

The *Local Government Act 1999* and other Acts provide that Council may delegate a power or function vested or conferred by legislation. The Act also provides that the Chief Executive Officer may delegate (or sub-delegate) a power or function that has been vested or conferred on him/her. Council is required to keep a separate record of its delegations and sub-delegations.

The annual review of delegations for the 2016/17 financial year was presented to Council at its meeting on 23 May 2017 (GC230517R11). Updates to the Schedule of Delegations are now recommended as a result of significant changes to the *Dog and Cat Management Act 1995* (the DCM Act) due to commence 1 July 2017. This report provides details of the changes and seeks Council's adoption of these delegations.

**RECOMMENDATIONS:**

	<b>DUE DATES</b>
<b>That having conducted a review of the Council's Delegations Schedule in accordance with Section 44(6) of the Local Government Act 1999, the Council:</b>	
<b>1. Revocations</b>	<b>27 June 2017</b>
<b>1.1 Revokes its previous delegations, on 1 July 2017, to the Chief Executive Officer of those powers and functions under the following:</b>	
<b>1.1.1 Dog and Cat Management Act 1995</b>	
<b>2. Delegations made under Local Government Act 1999</b>	<b>27 June 2017</b>
<b>2.1 In exercise of the power contained in Section 44 of the Local Government Act 1999 the powers and functions under the following Acts and specified in the proposed Instruments of Delegation contained in Appendix 1, are delegated on 1 July 2017, to the person occupying the office of Chief Executive Officer subject to the conditions and or limitations specified herein or in the Schedule of Conditions in each such proposed Instrument of Delegation:</b>	
<b>2.1.1 Appendix 1: Dog and Cat Management Act 1995</b>	

**2.2 Such powers and functions may be further delegated, on the 1<sup>st</sup> July 2017, by the Chief Executive Officer in accordance with Sections 44 and 101 of the Local Government Act 1999 as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in each such proposed Instrument of Delegation.**

1 July 2017

## **BACKGROUND:**

Councils have certain duties which they must perform, and certain powers which they may exercise, pursuant to the Local Government Act 1999 as well as a range of other Acts. In most cases the relevant Acts grant those obligations and powers directly on the Council as a body.

It is not practical or efficient for the Council as a body of elected members to perform the many functions or undertake the many activities that are required in the day to day administration of the Council's roles and functions. Delegations are the way in which the Council enables other people/bodies (usually Council officers) to undertake these steps on its behalf.

Therefore, it is necessary for the Council to take formal steps to delegate to such people/bodies the authority to make decisions, perform functions or undertake activities on behalf of the Council.

As a matter of best practice it is usual for delegations to be made by the Council to the Chief Executive Officer (or equivalent). Once the delegations to the Chief Executive Officer have been made, the Chief Executive Officer may then make sub-delegations to relevant Council officers (or such other bodies as are allowable, such as committees in some cases).

Section 44 of the Local Government Act 1999 provides the framework within which delegations may be made including the identification of a number of areas that cannot be delegated.

## **DISCUSSION:**

The aims of the changes to the DCM Act are to improve dog and cat management and welfare in South Australia and also improve the consistency of legislation across a number of acts relevant to local government.

The main changes to the DCM Act are outlined below:

- Introduction of the requirement for all dogs and cats over a certain age to be microchipped.
- Introduction of the requirement for all new generations of dogs and cats to be desexed
- Introduction of the requirement for breeders of dogs and cats for sale to register as a breeder.
- Introduction of the requirement for certain information to be provided to buyer of animals.
- Introduction of changes to who can accredit assistance animals.
- Councils to have greater powers to administer and enforce the Act including increases in some expiations and penalties.

The DCM Act changes come into effect in a staged approach. A number of the new provisions will commence on 1 July 2017 and other provisions do not commence until 2018. The new DCM Act delegations instrument, attached as Appendix 1, only includes the provisions commencing on 1 July 2017 and are based on the delegation templates on the Local Government Association's secure website.



**CONCLUSION:**

Delegation updates ensures Council's compliance with legislation and the effective administration of Council's powers, functions and duties.

Updating the schedule of delegations, particularly in relation to legislative changes, is essential to ensure that the Council continues to act intra vires.

**APPENDICES:**

Appendix 1 – Instrument of Delegation under the Dog and Cat Management Act 1995

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

**NOTES**

In exercise of the powers contained in Section 44 of the Local Government Act 1999, the powers, functions and duties under the Dog and Cat Management Act 1995 are hereby delegated this 1<sup>st</sup> day of July 2017 to the person occupying the office of Chief Executive Officer of the Council and the said powers, functions and duties may be sub-delegated by the said delegate to any other officer of the Council:

**POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT**

<b>1. Appointment of Authorised Persons</b>	<b>Delegate to the CEO</b>	<b>Sub-Delegation</b>
1.1 The power pursuant to Section 25A(1) of the Dog and Cat Management Act 1995 ( <b>the Act</b> ) to appoint suitable persons (other than members of the Council) to be authorised persons for the purposes of the Act.	Y	
1.2 The power pursuant to Section 25A(2) of the Act to make an appointment subject to conditions specified in the instrument of appointment.	Y	
1.3 The power pursuant to Section 25A(3) of the Act to, at any time, revoke the appointment of an authorised person, or vary or revoke the conditions of appointment of an authorised person.	Y	
<b>2. Identification of Authorised Persons</b>		
2.1 The power pursuant to Section 25B(1) of the Act to issue to an authorised person an identity card in a form approved by the Board.	Y	
2.2 The power pursuant to Section 25B(2) of the Act, if the powers of the authorised person have been limited by conditions, to issue an identity card to the person containing a statement of those conditions.	Y	
<b>3. Area Limitation on Authorised Persons Appointed by Councils</b>		
3.1 The power pursuant to Section 25C(c) of the Act to arrange with another council for an authorised person appointed by the Council to exercise powers under the Act within the area of the other council.	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

<b>4. Council Responsibility for Management of Dogs and Cats</b>		
4.1 The power pursuant to Section 26 of the Act to administer and enforce the provisions of the Act relating to dogs and cats within the Council area and for that purpose to:		
4.1.1 maintain a register of dogs containing information required by the Board (which may be kept in the form of a computer record); and	Y	
4.1.2 ensure that the Board is provided with information contained in the register as required by the Board from time to time; and	Y	
4.1.3 maintain such other registers as may be required by the Board; and	Y	
4.1.4 make the registers kept under the Act available for inspection by members of the public in accordance with any guidelines issued by the Board; and	Y	
4.1.5 if guidelines issued by the Board so require, limit inspection of a register or part of a register kept under the Act by members of the public; and	Y	
4.1.6 appoint a suitable person to be Registrar; and	Y	
4.1.7 make satisfactory arrangements for issuing and replacing certificates of registration and registration discs; and	Y	
4.1.8 appoint at least 1 full time authorised person or make other satisfactory arrangements for the exercise of the functions and powers of authorised persons; and	Y	
4.1.9 make satisfactory arrangements for the detention of dogs seized under the Act (and make such arrangements for cats seized under the Act); and	Y	
4.1.10 make satisfactory arrangements for fulfilling other obligations under the Act.	Y	
4.2 The power pursuant to Section 26(1a) of the Act, to without limiting Section 26(2) of the Act, nominate a facility approved by the Board at which dogs or cats may be detained.	Y	
4.3 The power pursuant to Section 26(4) of the Act to keep separate accounts of money received under the Act and of money expended in the administration and enforcement of	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

	the provisions of the Act relating to dogs and cats.		
4.4	The power pursuant to Section 26(5) of the Act to pay into the Fund the percentage fixed by regulation of the dog registration fees received by the Council.	Y	
4.5	The power pursuant to Section 26(6) of the Act to charge:		
4.5.1	fees for the provision of extracts from registers kept under the Act; and	Y	
4.5.2	fees for the receipt and management of information relating to a register contemplated by Section 26(1)(ac) of the Act; and	Y	
4.5.3	fees which may be differential but which must not exceed an amount prescribed by the regulations for the purposes of paragraph (b) of Section 26(6) of the Act:		
4.5.3.1	for the registration of dogs or businesses under Part 4 of the Act; and	Y	
4.5.3.2	for the late payment of registration fees; and	Y	
4.5.3.3	for meeting any other requirement imposed on the Council under the Act.	Y	
4.6	The power pursuant to Section 26(7) of the Act, in the case of a standard dog or cat, to, provide for a percentage rebate of a fee that would otherwise be charged for the registration of a dog or cat under the Act.	Y	
<b>5.</b>	<b>Plans of Management Relating to Dogs and Cats</b>		
5.1	The power pursuant to Section 26A(1) of the Act to in accordance with Sections 26A(2) and (3) of the Act, prepare a plan relating to the management of dogs and cats within the Council area.	Y	
5.2	The power pursuant to Section 26A(5) of the Act to amend a plan of management at any time during the course of the 5 year period covered by the plan, with the approval of the Board.	Y	
<b>6.</b>	<b>Rectification of Register</b>		
6.1	The power pursuant to Section 39 of the Act upon application by any person aggrieved by an entry in the	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

	register, to rectify the register.		
<b>7.</b>	<b>Destruction and Control Orders</b>		
7.1	The power pursuant to Section 50(1) of the Act to, in accordance with Division 2 of Part 3 of the Act, make an order of any of the following classes in relation to a specified dog:		
7.1.1	a Destruction Order;	Y	
7.1.2	a Control (Dangerous Dog) Order;	Y	
7.1.3	a Control (Menacing Dog) Order;	Y	
7.1.4	a Control (Nuisance Dog) Order;	Y	
7.1.5	a Control (Barking Dog) Order.	Y	
7.2	The power pursuant to Section 50(2)(b) of the Act to approve some other place to the place specified in the order for a dog to be kept or detained until destroyed.	Y	
<b>8.</b>	<b>Grounds on Which Orders May be Made</b>		
8.1	The power pursuant to Section 51 of the Act to make an order in relation to a dog under Division 3 of Part 5 of the Act, if satisfied that:		
8.1.1	in the case of a Destruction Order:		
8.1.1.1	the dog is unduly dangerous; and	Y	
8.1.1.2	the dog has attacked, harassed or chased a person or an animal or bird owned by or in the charge of a person in circumstances that would constitute an offence against the Act; or	Y	
8.1.2	in the case of a Control (Dangerous Dog) Order:		
8.1.2.1	the dog:		
	(a) is dangerous; and	Y	
	(b) has attacked, harassed or chased a person or an animal or bird, or is likely to do so, in circumstances that would constitute an offence against the Act or any other Act; or	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

8.1.2.2	the dog is subject to an order made under a law of another jurisdiction that corresponds with a Control (Dangerous Dog) Order; or	Y	
8.1.3	in the case of a Control (Menacing Dog) Order:		
8.1.3.1	the dog:		
(a)	is menacing; and	Y	
(b)	has attacked, harassed or chased a person or an animal or bird, or is likely to do so, in circumstances that would constitute an offence against the Act or any other Act; or	Y	
8.1.3.2	the dog is subject to an order made under a law of another jurisdiction that corresponds with a Control (Menacing Dog) Order; or	Y	
8.1.4	in the case of a Control (Nuisance Dog) Order:		
8.1.4.1	the dog:		
(a)	is a nuisance; and	Y	
(b)	has attacked, harassed or chased a person or an animal or bird, or is likely to do so, in circumstances that would constitute an offence against the Act or any other Act; or	Y	
8.1.4.2	the dog is subject to an order made under a law of another jurisdiction that corresponds with a Control (Nuisance Dog) Order; or	Y	
8.1.5	in the case of a Control (Barking Dog) Order:		
8.1.5.1	the dog is a nuisance; and	Y	
8.1.5.2	the dog has created noise by barking or otherwise in circumstances that would constitute an offence against the Act or any other Act.	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

<b>9.</b>	<b>Procedure for Making and Revoking Orders</b>		
9.1	The power pursuant to Section 52(1) of the Act to:		
9.1.1	make an order under Division 3 of Part 5 of the Act on the Delegate's own initiative or on an application made in a manner and form determined by the Council or the Delegate; and	Y	
9.1.2	to determine the manner and form of an application for an order under Division 3 of Part 5 of the Act.	Y	
9.2	The power pursuant to Section 52(1) of the Act before making an order under Division 3 of Part 5 of the Act, to take reasonable steps:		
9.2.1	to ascertain all persons who own or are responsible for the control of the dog; and	Y	
9.2.2	to give each of the persons so ascertained at least 7 days written notice:		
9.2.2.1	identifying the dog in relation to which it is proposed that the order be made;	Y	
9.2.2.2	setting out the terms of the proposed order; and	Y	
9.2.2.3	inviting the owner or other person to make submissions to the Council or the Delegate in respect of the matter within 7 days or such longer period as is allowed by the Council or the Delegate.	Y	
9.3	The power pursuant to Section 52(2) of the Act to:		
9.3.1	make an order in the manner and form required by the Board; and	Y	
9.3.2	note an order in the register kept by the Council under the Act.	Y	
9.4	The power pursuant to Section 52(3) of the Act to take all reasonable steps to give a copy of the order to each person who owns or is responsible for the control of the dog.	Y	
9.5	The power pursuant to Section 52(4) of the Act to revoke an order made by the Council by written notice to the person who owns or is responsible for the control of the dog.	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

9.6	The power pursuant to Section 52(5) of the Act to enter a note of the revocation in the register kept by the Council under the Act.	Y	
9.7	The power pursuant to Section 52(6) of the Act to, at the request of the Board, note in the register kept under the Act an order made by the Board.	Y	
<b>10.</b>	<b>Directions About How to Comply with Order</b>		
10.1	The power pursuant to Section 53(1) of the Act to issue, from time to time, written directions to a person who owns or is responsible for the control of a dog subject to an order under Division 3 of Part 5 of the Act about how the order may be complied with in the area of the Council.	Y	
<b>11.</b>	<b>Power of Court to Order Destruction or Control of Dog on Application</b>		
11.1	The power pursuant to Section 59 of the Act to apply to the Magistrates Court for any order in relation to a dog that the Court could have made if the proceedings had been criminal proceedings under the Act.	Y	
<b>12.</b>	<b>Prohibition Orders</b>		
12.1	The power pursuant to Section 59A(1) of the Act to, in accordance with Division 3 of Part 5 of the Act, make a Prohibition Order against a person.	Y	
12.2	The power pursuant to Section 59A(2)(b)(ii) of the Act to approve some other place to that specified in the order for a dog to be kept or detained until destroyed or disposed of.	Y	
12.3	The power pursuant to Section 59A(3) of the Act upon the Delegate's own initiative or on application, to make a Prohibition Order against a person if satisfied that, subject to Section 59A(4) of the Act:		
12.3.1	while the person owned or was responsible for the control of a dog, the dog attacked, harassed or chased a person or animal or bird owned by or in the charge of a person in circumstances that would constitute an offence against the Act; and	Y	



**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

12.3.2	–		
12.3.2.1	the dog was already subject to a Destruction Order or a Control (Dangerous Dog) Order; or	Y	
12.3.2.2	during the 5 years preceding the event referred to in Section 59A(3)(a) of the Act, a Destruction Order or a Control (Dangerous Dog) Order was made in relation to some other dog on grounds that arose while the person owned or was responsible for the control of that other dog.	Y	
12.4	The power pursuant to Section 59A(3a) of the Act to, on the Delegate's own initiative or on application, make a Prohibition Order against a person if satisfied that the person is subject to a supervision order under Section 269O of the <i>Criminal Law Consolidation Act 1935</i> .	Y	
12.5	The power pursuant to Section 59A(5) of the Act to:		
12.5.1	make an order in the manner and form required by the Board; and	Y	
12.5.2	record the order in a manner and form approved by the Board, and keep the record readily available for public inspection.	Y	
12.6	The power pursuant to Section 59A(6) of the Act to revoke an order made by the Council by written notice to the person against whom the order was made.	Y	
12.7	The power pursuant to Section 59A(7) of the Act to enter a note of the revocation in the record kept by the Council under Section 59A of the Act.	Y	
<b>13.</b>	<b>Procedure Following Seizure of Dog</b>		
13.1	The power pursuant to Section 61(4) of the Act if a dog is seized in order to prevent or stop it attacking, harassing or chasing a person or an animal or bird because it is unduly dangerous, to as soon as practicable, proceed to consider making an order in relation to the dog or applying to the Magistrates Court for an order in relation to the dog.	Y	
13.2	The power pursuant to Section 61(6) of the Act to recover the cost of taking action under Section 61(3) of the Act from the person who owns or is responsible for the control of the	Y	

**INSTRUMENT OF DELEGATION UNDER THE  
DOG AND CAT MANAGEMENT ACT 1995**

dog as a debt due to the Council.		
<b>14. Power to Seize and Detain Cats</b>		
14.1 The power pursuant to Section 64(2)(c) of the Act to nominate a facility at which cats may be destroyed.	Y	
<b>15. Certain Bodies May Microchip and Desex Detained Dogs and Cats</b>		
15.1 The power pursuant to Section 64B(1) of the Act, despite any other provision of the Act, or any other Act or law, if the Council is detaining a dog or cat seized under the Act or any other Act, to, in accordance with any guidelines determined by the Board for the purposes of Section 64B of the Act, do 1 or more of the following:		
15.1.1 microchip the dog or cat;	Y	
15.1.2 desex the dog or cat;	Y	
15.1.3 cause the dog or cat to be microchipped or desexed or both.	Y	
15.2 The power pursuant to Section 64B(2) of the Act to recover the cost of taking action under Section 64B of the Act as a debt from a person who owns or is responsible for the control of the dog or cat.	Y	

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Sherie Walczak, Acting Unit Manager Governance and Records

**Manager:** Jaimie Thwaites, Acting Manager Corporate Governance

**General Manager:** Vincent Mifsud, General Manager Corporate Services

**Subject:** Nominations sought for Member Positions for the Stormwater Management Authority

**Reference No:** GC270617R17

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**REPORT OBJECTIVES AND EXECUTIVE SUMMARY**

The purpose of this report is to determine if Council wishes to submit any nominations in response to the Local Government Association of SA (LGA) call for Member Positions for the Stormwater Management Authority (SMA).

Councillor Hutchinson has indicated that he wishes to nominate for the SMA. It is possible for Council to put forward multiple nominations to the LGA for their consideration if other Elected Members are also keen to nominate.

**BACKGROUND**

The role of the SMA is to facilitate and coordinate stormwater management planning by councils and to ensure relevant public authorities cooperate in relation to facilitating this outcome.

Nominations are currently being sought for a number of positions on the board of the SMA:

- The Presiding Member of the SMA is appointed by the Minister on the nomination from the LGA (with the agreement of the Minister). The LGA Board has determined that nominees for this position should not be currently serving local government members or officers.
- The LGA must also provide three further nominations for members of the board, one of whom must be a person who has appropriate qualifications or experience to represent the interests of regional local government. Nominations for this position should be currently serving local government members or officers.
- The SMA comprises of a further three members who will be appointed by the Minister.

A person nominated for appointment to the board must have appropriate qualifications or experience in public administration, water resources, stormwater management, mitigation of flood hazards, environmental management or infrastructure development.

Appointments to the SMA are for a period not exceeding three years, commencing 1 July 2017.

LGA-nominated persons currently on the board are Mr Stephen Hains (Presiding Member), Mayor Lorraine Rosenberg (Onkaparinga), Dr Helen Macdonald (Naracoorte Lucindale) and Mr Wally Iasiello (Port Adelaide Enfield). The incumbents' terms on the board expire on 30 June 2017.

Sitting fees are:

- Presiding Member: \$18,574 per annum
- Members: \$12,383 per annum.
- A possible \$3,600 per annum attraction/retention allowance to be reviewed for each appointment and is not guaranteed for the position.

Meetings are to be held at least quarterly, with special meetings to be called as required. Recent meetings have been held at the office of the Department of Environment, Water and Natural Resources (81-95 Waymouth Street, Adelaide).

Councillor Hutchinson has indicated that he wishes to nominate for appointment to the SMA.

Nominations addressing the Selection Criteria provided in Part A for the SMA must be forwarded by councils to [lgasa@lga.sa.gov.au](mailto:lgasa@lga.sa.gov.au) using the attached Part B by COB Friday 30 June 2017. In addition to Part B, the SMA requires an up to date resume of candidates, which is to be provided at the time of submitting nominations.

The LGA Board will consider nominations received at its meeting on Thursday 20 July 2017.

**RECOMMENDATIONS**

**DUE DATES**

**That:**

- |  |              |
|--|--------------|
| 1. Council notes the report 'Nominations sought for Member Positions for the Stormwater Management Authority'.                   | 27 June 2017 |
| 2. Council nominates Councillor Hutchinson as a Member of the Stormwater Management Authority.                                   | 27 June 2017 |
| 3. Administration forwards the above nomination to the Local Government Association by close of business on Friday 30 June 2017. | 30 June 2017 |

**Appendices**

- Appendix 1 – Nominations to Outside Bodies – Selection Criteria
- Appendix 2 – Nominations to Outside Bodies – Application Form

**Nominations to Outside Bodies** - PART A

<b>Name of Body</b>	Stormwater Management Authority (SMA)	
<b>Legal Status of Body</b>	Statutory Authority	
<b>Summary Statement</b>	The Stormwater Management Authority is established under Schedule 1A of the <i>Local Government Act 1999</i> . The Authority oversees stormwater management planning on a catchment basis including priority works and funding arrangements.	
<b><u>SELECTION CRITERIA FOR MEMBERSHIP ON OUTSIDE BODIES</u></b> The following selection criteria must be addressed when completing Part B		
<b>Qualifications Required</b> <i>(formal qualifications relevant to the appointment)</i>	Qualifications in disciplines relevant to public administration and stormwater management would be desirable.	
<b>Industry Experience</b>	Relevant experience in public administration and stormwater management.	
<b>Special Condition</b>	The State Executive Committee (now the LGA Board) has determined that nominees for the position of Presiding Member for the SMA should not be a currently serving Council Member or Local Government employee.	
<b>Board / Committee Experience</b>	Extensive experience serving on high level intergovernmental boards or committees is essential. Previous experience as a presiding member of such boards or committees is highly desirable.	
<b>Key Expertise</b> <i>(other relevant experience i.e. those requirements established for a Board/Committee under an Act)</i>	Knowledge of current policy and funding issues associated with stormwater management and flood mitigation in South Australia. Understanding of Local and State Government decision making processes. Ability to preside over high level board meetings, provide leadership, facilitate problem solving and negotiate agreed outcomes with Local and State Government stakeholders.	
<b><u>LIABILITY AND INDEMNITY COVER</u></b> The LGA requires that representatives on outside bodies be appropriately insured throughout the period of their appointment and seeks to collect details of the insurances provided by that organisation (on an annual basis)		
<b>Insurance information (Certificates of Currencies or equivalent) supplied by the Outside Body</b>	<b>Yes</b>	
<b>Insurance Policies are Valid &amp; Current</b>	<b>Yes</b>	

**Nominations to Outside Bodies - PART B**

This form:

- must not exceed 2 pages;
- must be submitted by a council; and
- must be emailed in PDF format to [lgasa@lga.sa.gov.au](mailto:lgasa@lga.sa.gov.au)
- upon receipt at the LGA, will be acknowledged by return email.

**Stormwater Management Authority - Member**

<b>COUNCIL DETAILS</b>				
Name of council submitting the nomination				
Name of person submitting this form on behalf of council – refer <a href="#">LGA Policy</a>		Name: Email: Telephone:		
<b>NOMINEE DETAILS</b>				
Name of Nominee	Title	First name	Surname	
<input type="checkbox"/> Current Elected Member		<u>OR</u>	<input type="checkbox"/> Current council officer	
Home / Postal Address				
Work Phone		Facsimile:		
A/H Phone		Mobile:		
Email				
<b>INFORMATION RELEVANT TO THE APPOINTMENT SOUGHT</b> (forms part of the selection criteria for nomination)				
<b>Formal qualifications:</b>				
<b>Experience:</b>				
<b>Board/Committee Experience:</b>				
<b>Key Expertise:</b>				
<b>Any other comments:</b>				
<b>Undertaking:</b>				
The LGA Board resolved in January 2015 to ensure that appointees to external Boards and Committees remain current local government members or officers. If you leave local government for any reason during the term of your appointment, are you prepared to resign your appointment if requested to do so by the LGA?				
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Signature of Nominee:		_____		

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Craig Clarke, Unit Manager Communications  
**Manager:** Jaimie Thwaites, Acting Manager Corporate Governance  
**General Manager:** Vincent Mifsud, General Manager Corporate Services  
**Subject:** Oaklands Crossing campaign  
**Report Reference:** GC270617R18

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**REPORT OBJECTIVE:**

The purpose of this report is to update Council on progress of the Oaklands Crossing campaign.

**DISCUSSION**

Council at its meeting on 28 June 2016 requested a report be provided in June 2017 on the progress of the Oaklands Crossing campaign (GC280616R06).

On 7 June 2017, the Federal and State Governments, together with the City of Marion, announced a \$174.3 million upgrade to Oaklands Crossing. It will effectively end 40 years of daily traffic congestion.

The next step in the project will be the finalisation of the design with construction likely to start in the first half of 2018. The Federal Government will contribute \$95 million, the State Government \$74.3 million and the City of Marion has made an in-principle agreement of \$5 million in land, roadworks and greenspace, while facilitating a special planning zone to allow for high-density developments.

The announcement follows a community campaign led by the City of Marion that began in April 2016. The campaign cost \$46,780 and called for a permanent fix for Oaklands Crossing. Council at its meeting on 28 February 2017 (GC280217R15) agreed to hold a community forum on Oaklands Crossing in the lead up to the March 2018 election. In light of the announcement, the forum might now be an opportunity for broader community consultation.

**Appendix A contains a copy of the joint media release announcing the funding agreement.**

**RECOMMENDATIONS**

**DUE DATES**

**That Council:**

**1. Notes the report.**

**27 June 2017**



Government  
of South Australia



**Paul Fletcher**

Minister for Urban Infrastructure

**Jay Weatherill**

Premier

**Kris Hanna**

Mayor  
City of Marion

**Nicolle Flint**

Federal Member for Boothby

**Stephen Mullighan**

SA Minister for Transport and  
Infrastructure

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## Joint Media Statement

7 June 2017

### Oaklands Crossing on Track

Adelaide's crucial Oaklands Crossing project will proceed following agreement between the Commonwealth and South Australian governments along with the local council.

Minister for Urban Infrastructure Paul Fletcher announced today that the Australian Government had agreed to provide an additional \$55 million investment to the \$174.3 million project, bringing the total federal commitment to \$95 million.

The Australian Government's \$55m contribution and the State Government's \$74.3m contribution will both be funded from savings made from North-South Corridor projects.

"Today's announcement delivers on a 2016 election commitment and follows tireless advocacy by the Federal Member for Boothby, Nicolle Flint," Mr Fletcher said.

"Pleasingly, we have now agreed funding for Oaklands Crossing with the South Australian Government, as well as the City of Marion, and we are progressing this critical project."

South Australian Premier Jay Weatherill said the South Australian Government had now given the green light to provide a \$74.3 million contribution to the project.

"With the convergence of two major roads through the crossing, traffic volumes are currently 42,000 vehicles per day, and are expected to grow to 66,000 by 2031, further exacerbating congestion," Mr Weatherill said.

"This critical upgrade will ensure easier and safer access to the nearby State Aquatic Centre, along with other retail, leisure and health facilities, addressing longstanding concerns from the local community over the intersection."

South Australian Minister for Transport and Infrastructure Stephen Mullighan said the new rail underpass would extend 400 metres to the east and west of Oaklands Crossing.

"By separating the Oaklands rail crossing from the roads, we will significantly improve travel times for motorists who spend almost a quarter of the time during peak periods waiting at the boom gates," Mr Mullighan said.

"I am very pleased to have been able to successfully negotiate this agreement to deliver this important upgrade, which will also deliver a 160 metre long platform which will cater to longer trains as patronage continues to increase on the Seaford line."



Federal Member for Boothby Nicolle Flint said the upgrade would involve building a new rail underpass and modifying nearby intersections to remove the bottleneck.

“We are now undertaking planning works and will look at how we can harness private sector investment toward the project through value capture development opportunities,” Ms Flint said.

“The next step on this project will see finalisation of the design and layout of the upgrade.”

City of Marion Mayor Kris Hanna reinforced the City of Marion’s commitment to fixing the longstanding local bottleneck.

“City of Marion has committed \$5 million toward the project funding, and with both the federal and state governments coming to the party, we hope to see construction on the upgrade get underway in the first half of 2018,” Mayor Hanna said.

For more information on the upgrade visit

[www.infrastructure.sa.gov.au/RR/rail\\_revitalisation/oaklands\\_crossing](http://www.infrastructure.sa.gov.au/RR/rail_revitalisation/oaklands_crossing)

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** David Harman, Financial Accountant  
**Corporate Manager:** Ray Barnwell, Manager Finance  
**General Manager:** Vincent Mifsud, General Manager Corporate Services  
**Subject:** Finance Report – May 2017  
**Report Reference:** GC270617R19

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**REPORT OBJECTIVES AND EXECUTIVE SUMMARY:**

This report provides Council with information relating to the management of financial resources under its control as at May 2017. This report is one of a series of reports designed to assist Council in achieving and maintaining a financially sustainable position. Other reports assisting in this process include the Quarterly Budget Reviews and the Long Term Financial Plan.

It is considered appropriate that financial information regarding Major Projects be presented on a monthly basis in this report. Financial information regarding Major Projects will also be summarised in the quarterly Major Project reports. The principles used for assessment of reportable projects are according to the following criteria:

- Council has agreed to proceed with the project and approved a Section 48 Prudential Report.
- The Whole-of-Life Cost is greater than \$4 million dollars (including grant assisted projects).
- Has a project life of more than 12 months.

**RECOMMENDATION**

**DUE DATE**

**That Council:**

1. **Receives the report “Finance Report – May 2017”**

**27 June 2017**

## **BACKGROUND**

This report is presented on a monthly basis to provide Elected Members with key financial information to assist in monitoring Council's financial performance.

## **DISCUSSION:**

Appendix 1 contains a financial report to identify Council's performance against budget utilising a "Funding Statement". It provides a review against all of the elements contained within the Statement of Comprehensive Income and Statement of Financial Position that are adopted as part of the Annual Budget Report.

The following reports are included:

(1) Major Projects

Section 48 approved Projects

- (a) Edwardstown Oval Soldiers Memorial Recreation Ground
- (b) Mitchell Park Sports & Community Centre

(2) Funding Statement – Actual versus Budget (Appendix 1)

(3) Debtors Reports for Sundry Debtors and Rates Debtors (Appendix 2)

**(1) Major Projects**

Council currently has no major projects budgeted for the 2016/17 financial year that meet the qualifying criteria. There are two future projects which will meet these criteria and are listed in the following table.

The Edwardstown Oval Soldiers Memorial Recreation Ground project is set to commence construction in 2017/18 following the signing of a \$4m funding agreement with the Federal Government. The Mitchell Park Sports & Community Centre project is subject to grant funding but currently proposed for 2018/19 year.

<b>Project</b>	<b>Scheduled To Commence</b>	<b>Budget</b>
Edwardstown Oval Soldiers Memorial Recreation Ground	2017/18	\$8.0m
	<b>Commencement subject to Grant Funding</b>	
Mitchell Park Sports & Community Centre	2018/19	\$20.0m

Reporting on these project budgets will be included as work commences.

**INTERNAL ANALYSIS****Financial Implications:**

This report is an information report only and has no direct financial implications.

**CONCLUSION:**

The main monthly reporting focus is to report the "Actual versus Budget" position to enable regular monitoring of Council's financial performance. Major Projects require regular reporting and monitoring by Council to ensure prudent financial management is maintained.

**APPENDICES**

Appendix 1: Funding Statement & Graphs – Actual versus Budget

Appendix 2: Sundry Debtors & Rates Debtors Report

**(2) Funding Statement – Actual versus Budget**

The Funding Statement provides a view of Council's financial performance against the approved budget and is consistent with the information provided at budget reviews. It provides a review against all of the elements contained within the Statement of Comprehensive Income and the Statement of Financial Position that are adopted as part of the Annual Budget Report. It details Council's:

**Statement of Comprehensive Income -**

The operating result is recognised as one of Council's key financial indicators. The budget framework includes a commitment to its ongoing Financial Sustainability maintaining an Operating Surplus Ratio of between 0% and 5%, on average over each five-year period, which for 2016/17 means a targeted operating surplus of between \$0 and \$4.320m.

**Comment:** Council currently has a net operating surplus result of \$11.250m before capital revenues, against a year to date forecast budget of \$7.609m surplus. This position is detailed in the attached Funding Statement and variation notes.

**Capital Budget -**

The Capital Budget is linked to Council's key financial indicator – "Asset Sustainability Ratio" and an actual to budget comparison reflects Council's progress in achieving its Capital program.

**Comment:** The actual to budget position reveals that 71.36% of the year to date Capital Renewal Budget has been spent or committed.

The actual progress to date of Council's full Capital New and Renewal Expenditure program is detailed by asset class in the attached graphs, with the exception of major projects which have previously been detailed in this report.

**Loans -**

The loans component of the Funding Statement identifies any new proposed loan receipts or principal payments. Council's borrowings are included in Council's key financial indicator – "Net Financial Liabilities" which reflects Council's total indebtedness.

**Comment:** No new borrowings are included in the 2016/17 budget and principal repayments of \$1.126m mean that the overall loan liability balance is forecast to decrease by \$1.126m to \$9.102m at 30 June 2017.

**Reserves & Cash -**

Various fund movements such as surplus budget review results, unspent grants and carryover projects at year end are reflected as transfers to reserves, whilst utilisation of reserve funds are recognised as transfers from reserves.

Cash may be utilised to fund expenditure within the context of Treasury Management to ensure loans are not drawn down where temporary cash holdings are available.

**Comment:** Major movements in Net Transfers from Reserve of \$2.252m include the following:

**Transfers to Reserve**

Open Space Reserve		\$ 150k
Asset Sustainability Reserve	– General	\$ 1,800k
	– CFPP*	\$ 1,900k
Grants & Carryover Reserve	– Grants	\$ 556k
	– Carryovers	\$ 926k
		<u>\$ 5,332k</u>

**Transfers from Reserve**

Asset Sustainability Reserve	– General	(\$ 645k)
	– CFPP*	(\$ 144k)
Grants & Carryover Reserve	– Grants	(\$ 1,662k)
	– Carryovers	(\$ 5,133k)
		<u>(\$ 7,584k)</u>

The 2016/17 3<sup>rd</sup> budget review forecasts a net cash surplus of \$1,962k.

\*CFPP: Community Facilities Partnership Program

**Funding Statement  
Per Third Budget Review  
as at 31 May 2017**

Original Adopted Budget \$'000		YTD Actual + Committ \$'000	YTD Budget \$'000	YTD Variance \$'000		Annual Budget \$'000	Note
	<b>Operating Revenue</b>						
72,457	<b>Rates</b>	66,574	66,593	(19)	U	72,541	
1,751	<b>Statutory Charges</b>	1,660	1,605	55	F	1,750	
1,599	<b>User Charges</b>	1,773	1,694	79	F	1,795	
7,211	<b>Operating Grants &amp; Subsidies</b>	7,696	7,511	185	F	7,587	<b>A</b>
265	<b>Investment Income</b>	690	666	24	F	854	
619	<b>Reimbursements</b>	654	736	(82)	U	788	
384	<b>Other Revenues</b>	622	650	(28)	U	763	
324	<b>Net gain - SRWRA</b>	-	-	-	-	324	
<b>84,610</b>		<b>79,669</b>	<b>79,455</b>	<b>214</b>	<b>F</b>	<b>86,402</b>	
	<b>Operating Expenses</b>						
33,021	<b>Employee Costs</b>	28,118	29,995	1,877	F	32,928	<b>B</b>
16,886	<b>Contractual Services</b>	15,190	16,014	824	F	18,052	<b>C</b>
5,193	<b>Materials</b>	3,842	4,227	385	F	4,633	<b>D</b>
948	<b>Finance Charges</b>	279	298	19	F	613	
14,020	<b>Depreciation</b>	15,586	15,680	94	F	17,104	
6,889	<b>Other Expenses</b>	5,404	5,632	228	F	6,476	<b>E</b>
<b>76,957</b>		<b>68,419</b>	<b>71,846</b>	<b>3,427</b>	<b>F</b>	<b>79,805</b>	
<b>7,653</b>	<b>Operating Surplus/(Deficit) before Capital Revenues</b>	<b>11,250</b>	<b>7,609</b>	<b>3,641</b>	<b>F</b>	<b>6,597</b>	
	<b>Capital Revenue</b>						
-	<b>Capital Grants &amp; Subsidies</b>	2,079	2,110	(31)	U	2,114	
1,500	<b>Contributed Assets</b>	23	-	23	F	1,500	
-	<b>Gain/(Loss) on Asset Disposal</b>	(98)	-	(98)	U	-	
<b>1,500</b>		<b>2,004</b>	<b>2,110</b>	<b>(106)</b>	<b>U</b>	<b>3,614</b>	
<b>9,153</b>	<b>Net Surplus/(Deficit) resulting from operations</b>	<b>13,254</b>	<b>9,719</b>	<b>3,535</b>	<b>F</b>	<b>10,211</b>	
14,020	<i>add</i> Depreciation	15,586	15,680	(94)		17,104	
(324)	<i>less</i> Share of Profit SRWRA (excluding dividend)	-	-	-		(324)	
<b>22,849</b>	<b>Funding available for Capital Investment</b>	<b>28,840</b>	<b>25,399</b>	<b>3,441</b>	<b>F</b>	<b>26,991</b>	
	<b>Capital</b>						
13,673	<i>less</i> Capital Expenditure - Renewal	9,757	13,673	3,916	F	15,865	<b>F</b>
4,925	<i>less</i> Capital Expenditure - New	5,593	5,160	(433)	U	10,362	<b>G</b>
1,500	<i>less</i> Capital - contributed assets	23	-	(23)	U	1,500	
	<i>add</i> Proceeds from Sale of Surplus Assets	(1,572)	(1,572)	-	-	(1,572)	
<b>2,751</b>	<b>Net funding increase/(decrease)</b>	<b>15,039</b>	<b>8,138</b>	<b>6,901</b>	<b>F</b>	<b>836</b>	

Original Adopted Budget \$'000		YTD Actual + Committ \$'000	YTD Budget \$'000	YTD Variance \$'000	Annual Budget \$'000	Note
<b>Funded by</b>						
	<b>Loans</b>					
-	Loan Principal Receipts (Net)	-	-	-	-	
-	Loan Receipts/(Payments) from Sporting Clubs (Net)	-	-	-	-	
1,400	Loan Principal Repayments	(479)	(479)	-	(1,126)	
(1,400)	Loan Funding (Net)	(479)	(479)	-	(1,126)	
<b>Movement in level of cash, investments and accruals</b>						
(680)	Cash Surplus/(Deficit) funding requirements	16,840	9,939	6,901	1,962	
2,031	Reserves Net - Transfer to/(Transfer from)	(2,280)	(2,280)	-	(2,252)	
1,351	Cash/Investments/Accruals Funding	14,560	7,659	6,901	(290)	
(2,751)	Funding Transactions	(15,039)	(8,138)	(6,901)	F	H

**Variation Notes**

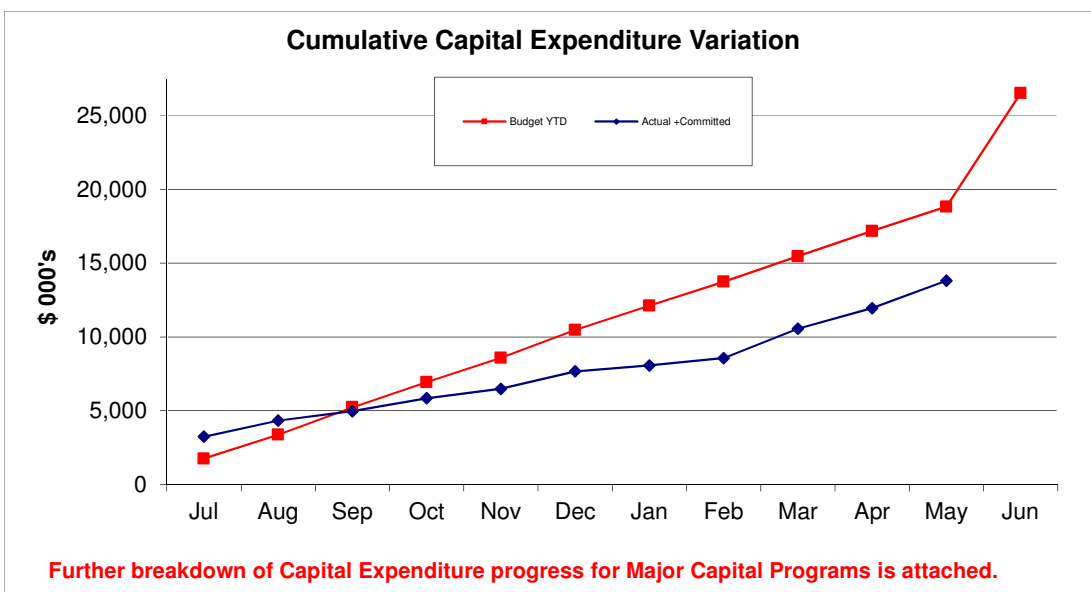
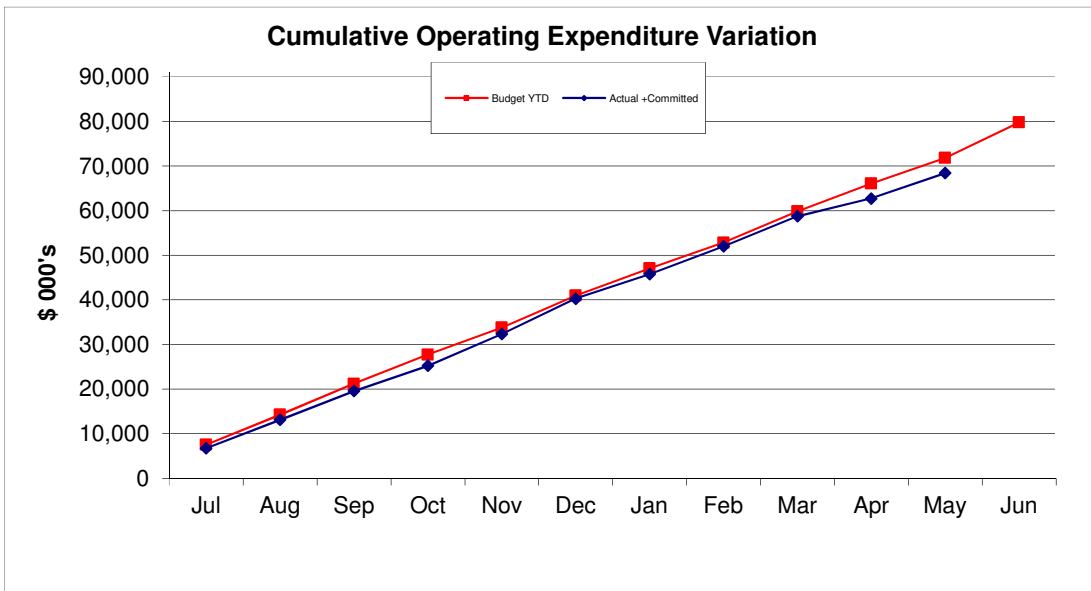
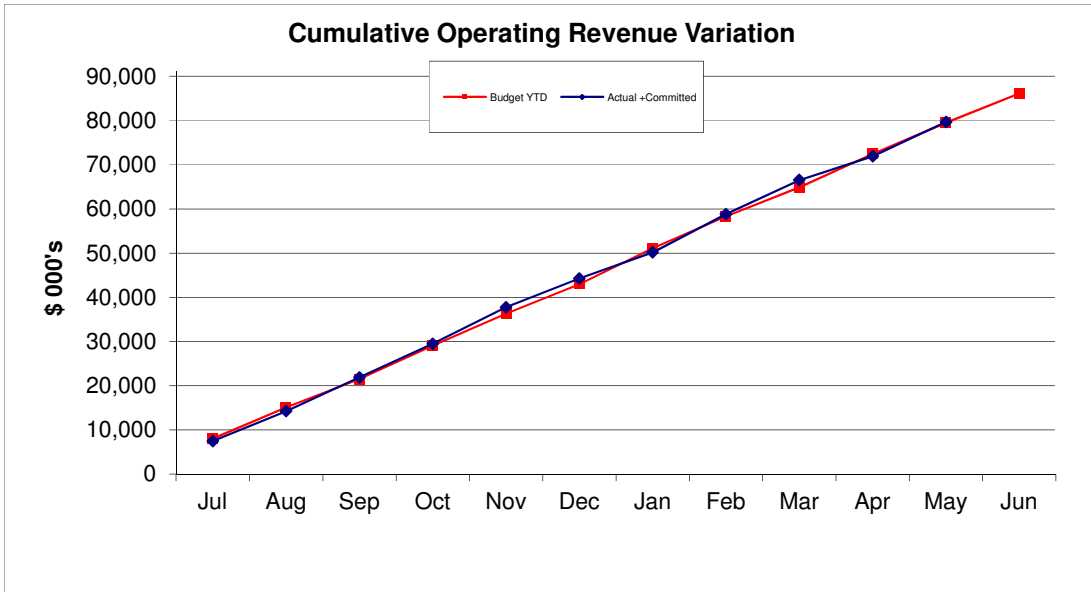
<b>A</b>	<b>Operating Grants &amp; Subsidies</b>	<b>Favourable \$185k</b>	Reflects budget-timing variations with regards to receipt of Roads 2 Recovery funding.
<b>B</b>	<b>Employee Costs</b>	<b>Favourable \$1,877k</b>	Predominantly reflects budget-timing variations including leave taken.
<b>C</b>	<b>Contractors</b>	<b>Favourable \$824k</b>	Predominantly reflects budget-timing variations with regards to Waste Contractor (\$347k), Lotus Notes Replacement Project (\$216k) and a number of other variations which are individually insignificant.
<b>D</b>	<b>Materials</b>	<b>Favourable \$385k</b>	Predominantly reflects budget-timing variations with regards to electricity (\$288k) and water (\$58k).
<b>E</b>	<b>Other Expenses</b>	<b>Favourable \$228k</b>	Predominantly reflects budget-timing variations with regards to training (\$62k), State Government Levies (\$89k) and Advertisements (\$46k).
<b>F</b>	<b>Capital Expenditure (Renewal)</b>	<b>Favourable \$3,916k</b>	Predominantly reflects budget timing variations with regards to road reseals (\$3,157k) and fleet replacement (\$440k) and a number of other variations which are individually insignificant.
<b>G</b>	<b>Capital Expenditure (New)</b>	<b>Unfavourable \$433k</b>	Predominantly reflects budget-timing variations with regards to Glandore Laneways (\$228k) and Footpath Construction (\$129k).
<b>H</b>	<b>Funding Transactions</b>	<b>Favourable \$6,901k</b>	This variance is the sum total of all variances and reflects an increase against council's expected YTD cash position.

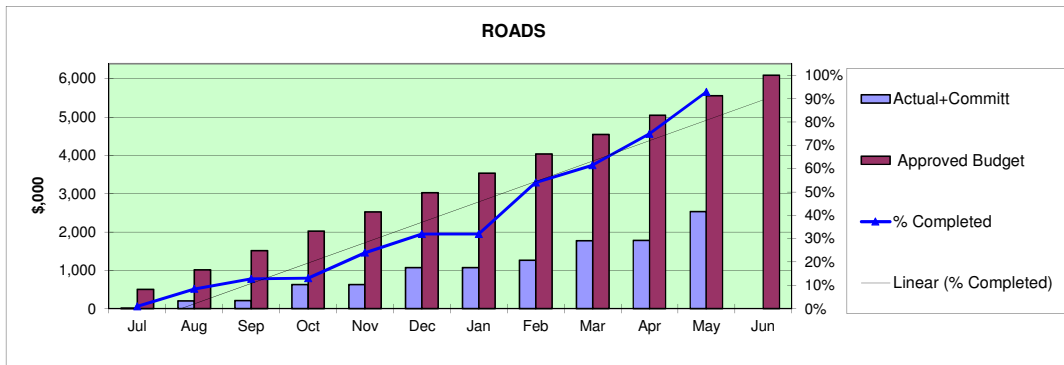
The above comments referring to budget timing variations are where some monthly budget estimates are not reflective of the actual expenditure patterns as at the reporting date.

Note: The progress to date of Capital Expenditure programs (New and Renewal) is detailed in the attached graphs, noting that where no budget exists in the initial months this is primarily due to certain types of capital works that cannot be carried out during periods of inclement weather.

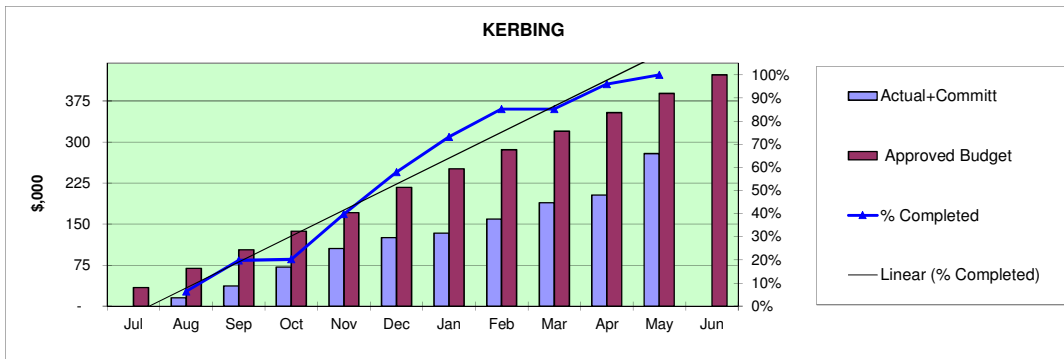


### Funding Statement Cumulative Position - 2016/17

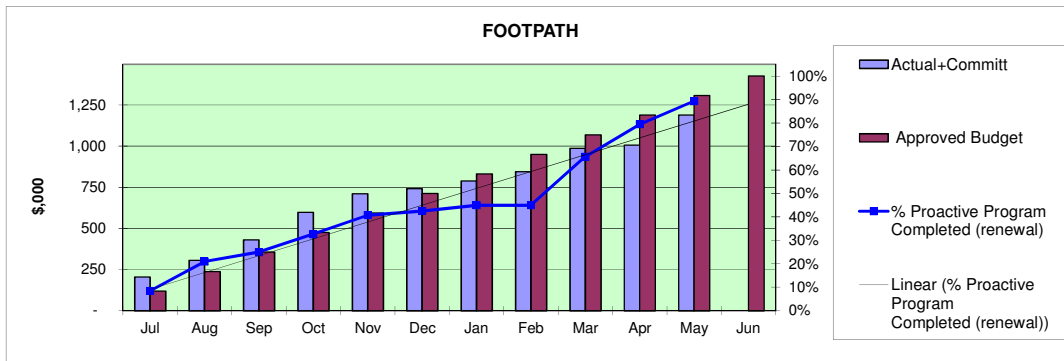




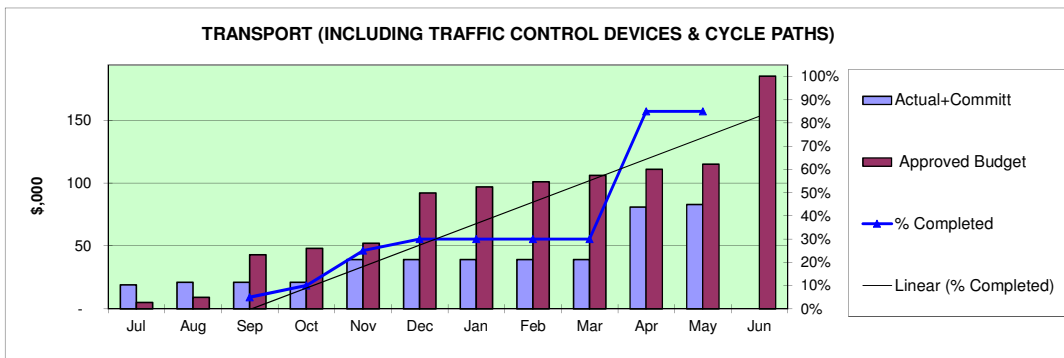
Programmed works are now 93% complete.  
 - Contractor completed 47,192m2 of works in May, with 18,590m2 remaining in the program. Invoices in the order of \$2.2m for works completed by contractors in April & May have been processed in June and are not reflected in the actual spend above. The program is expected to be completed with anticipated savings.



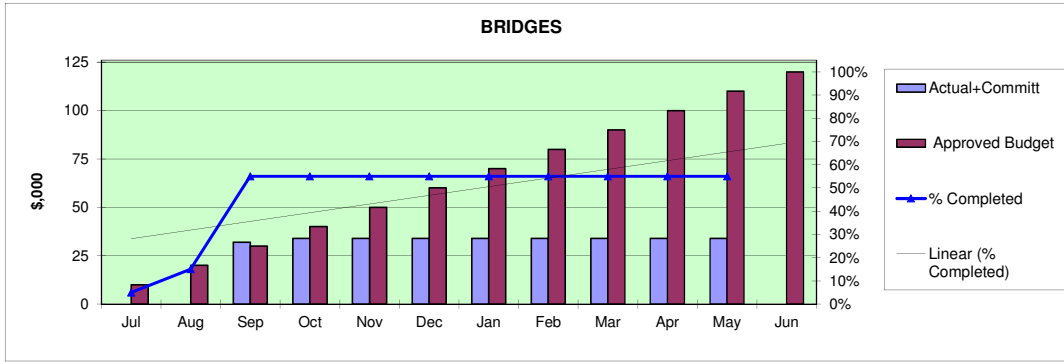
Program completed, 100% of works carried out.  
 - Works have been completed ahead of time and under budget.



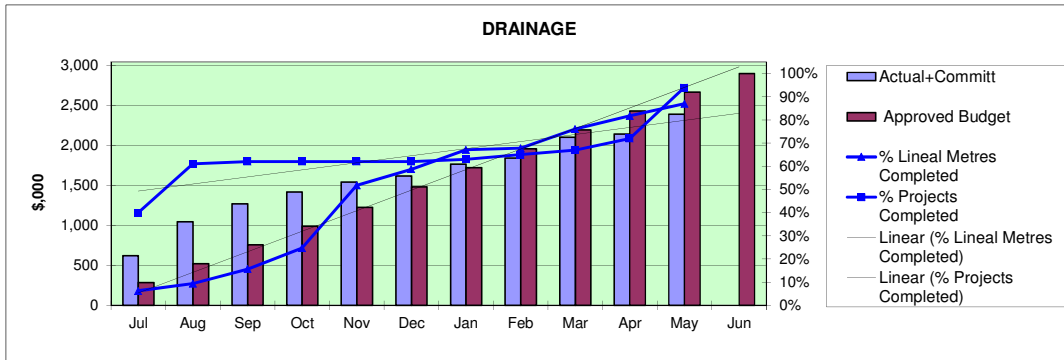
Programmed works are on track with 89% of works now carried out.  
 - Works are expected to be completed within budget.



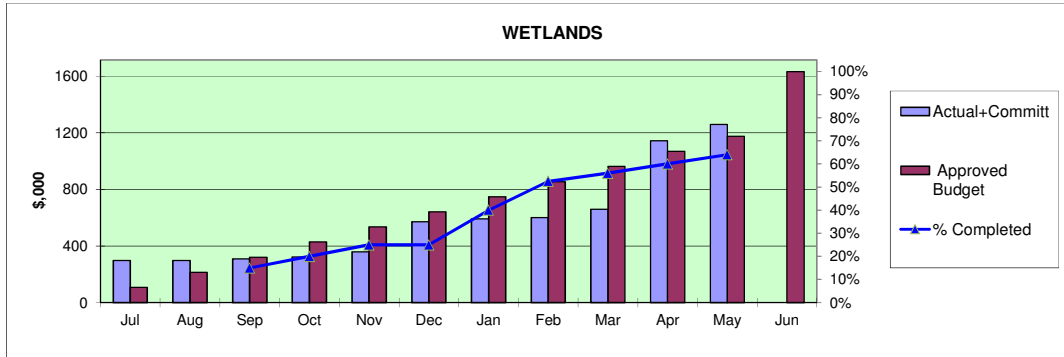
Programmed works are now 85% complete and expected to be fully complete by the end of year.  
 - Sturt Linear Path (Oaklands - Carlisle and Sturt - Marion) contract has been awarded, and works commenced - anticipate completion by June 2017 and within budget.



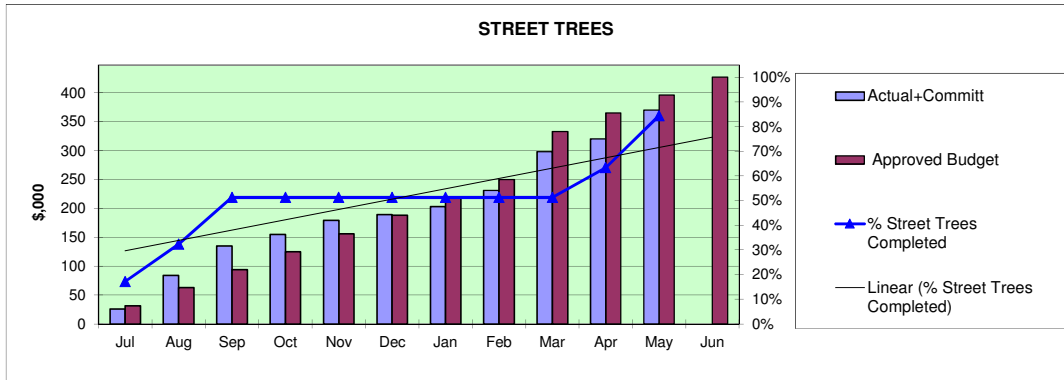
Programmed works are now 55% complete, no more works expected for the year due to Barramundi Drive works as per "below".  
 - Warriparinga Footbridge completed.  
 - Barramundi Drive investigations commenced, to be retimed to 2017/18 to coincide with related works for stormwater and drainage for a more efficient program.



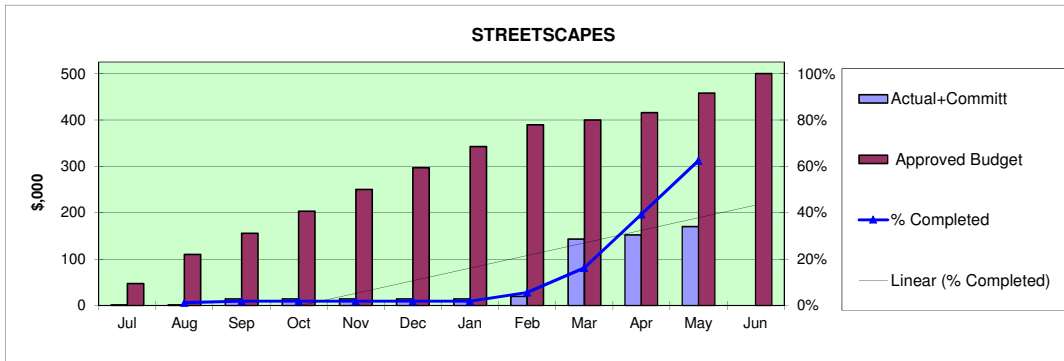
Linear metre program: 87% of works carried out and on track to be completed by the end of the year.  
 - Keen Avenue, Farne Terrace, Pindee Street and, Hallett Cove Foreshore Stage 3 complete. All other scheduled works commenced and anticipated to be complete.  
 Drainage projects: 94% of works carried out, and on track for completion by end of the year.  
 - Maxwell Terrace, Hammersmith and Towers Terrace complete. All other scheduled works commenced and anticipated to be complete.



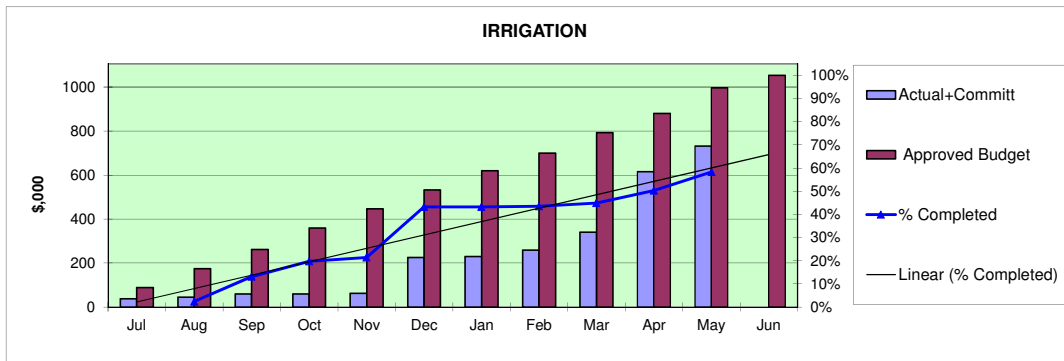
Inclement weather has increased the scope of the current year program. Glade Crescent works are in progress but may be delayed due to possible bad weather.  
 Programmed works for 2016/17 for Cell 1 are expected to be complete, however this is an ongoing project and stage 3 will continue into 2017/18.



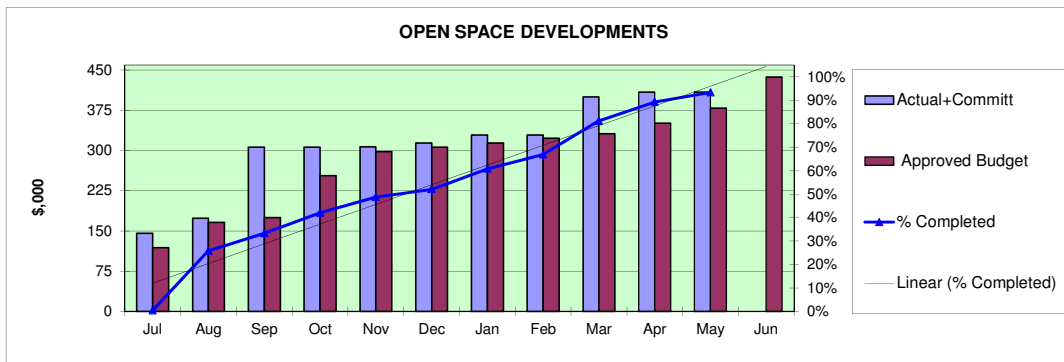
Programmed works are now 84% complete. The full program is expected to be completed within budget by year end.  
 - Planting has recommenced in April.



Program commenced - roundabout construction has begun, Charles Street demonstration project commenced in April with Ramrod commencing in May due to DPTI delays. It is expected the majority of works will be completed however due to issues with the contractor Ramrod will be carried over to 2017/18.

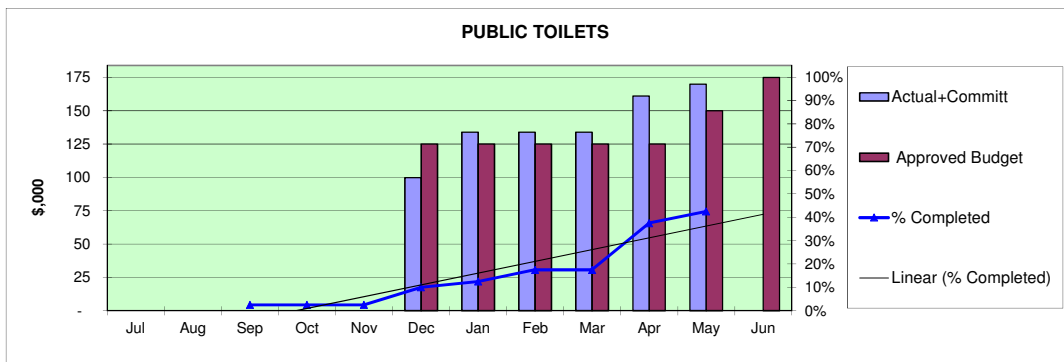


Programmed works are now 58% complete, program will be completed within budget.

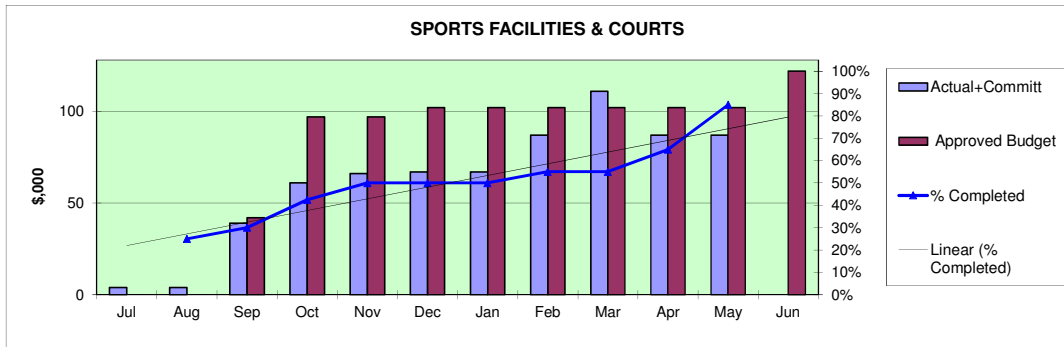


Programmed works are now 93% complete - majority expected to be completed.

- |  |  |
|--|--|
| <p><b>Completed</b></p> <ul style="list-style-type: none"> <li>- Reserve Street Reserve Dog Park</li> <li>- Reserve Signage (15)</li> <li>- Removal of Luke Court and Oliphant Ave, Chestnut Grove and Marion Community House Playgrounds</li> <li>- Hazelmere Reserve Shade sails</li> <li>- Hallett Cove Foreshore Stage 5 detailed design</li> <li>- Inclusive Playground Concept detailed design</li> <li>- Edwardstown Oval Southern Landscaping</li> <li>- Youth Plaza Oaklands Wetlands CCTV</li> </ul> | <p><b>In progress</b></p> <ul style="list-style-type: none"> <li>- Gully Road, Clare Avenue, Sixth Avenue and YMCA Breakout Creek playground concept developments underway</li> <li>- Appleby Reserve design in progress with Renewal SA</li> <li>- Oaklands Estate Reserve in progress</li> <li>- Stage 2 Oaklands Recreation Plaza Concept</li> <li>- Glade Crescent and York Street Clovelly Hall Playground Shade sails</li> </ul> |
|--|--|



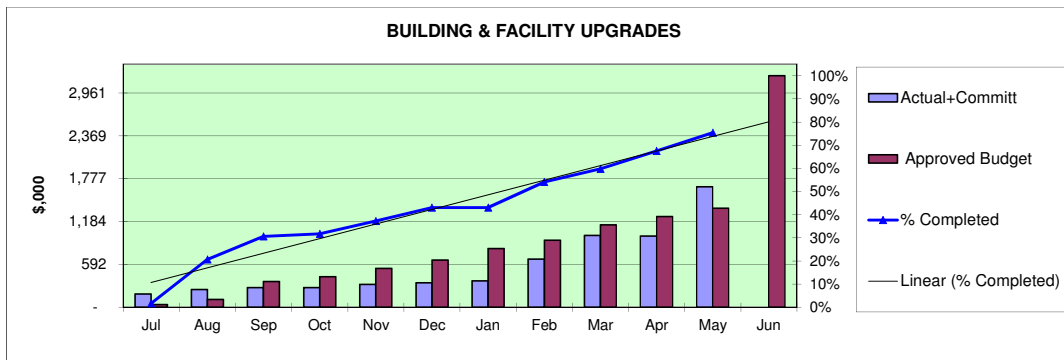
Reserve Street Reserve Toilet has been delivered on site and awaiting connection to sewerage. Hendrie Street and Oaklands Reserve relocation is linked to timing of Inclusive Playground and will not occur in 2016/17.



Programmed works are now 85% complete, anticipate 95% to be completed by the end of June.

- Edwardstown Sporting Club and Clovelly light works completed.

- Orders placed for Woodforde Family Reserve, Stanley Street, Hazelmere Reserve, Nannigai Reserve, Yanyarri and Roy Lander Reserve. Works to be undertaken in June with the exception of Stanley St resurfacing which will be retimed to 2017/18 due to bad weather.



Programmed works are now 75% complete. Majority of program expected to be complete and savings may result. A Significant spend will occur in Jan-Jun with the progression of Glandore Laneways works and the installation of the Solar Panels.

**Completed**

- Coastal Walkway Asset renewal
- Admin/ Cooinda Signs
- Swim Centre Refurbish storeroom
- Edwardstown Senior Citizens asbestos removal
- Outdoor Swim Centre Sign
- Marion Community House asbestos removal
- Marion Cultural Centre Upgrade plaza amenity
- Administration CR1&2 doors and painting
- Marion City Band asbestos removal and new air conditioners
- Rotary Book Kitchen
- Solar Panels for Administration Building and City Services Depot, Marion Outdoor Swimming Centre, Park Holme Library and Trott Park Neighbourhood centre
- Sign for Park Holme Library

**In Progress**

- Trott Park Neighbourhood Centre Windows & Doors
- Trott Park Neighbourhood Centre Accessible toilet
- LED for Marion Cultural Centre, Admin and Park Holme Library.
- Coastal Walkway Handrail upgrade

**Anticipated Carryovers**

- Signs for Marion Cultural Centre and Cove Civic Centre
- Solar Panels for Cove Civic Centre, Glandore Community Centre, Cooinda & LKCC
- The 26 week Glandore Laneways residential Civil works program is well progressed and expected to be completed in 1st Qtr. 2017/18

Debtor	Total Balance	Current	30 Days	60 Days	90 Days	90+ Days	Percentage of total 90+ day balance	Comments for 90+ Day balances
<b>General Total</b>	<b>133,355.78</b>	<b>50,826.25</b>	<b>81,713.40</b>	<b>.01</b>	<b>.00</b>	<b>816.12</b>	1%	Made up of 3 out of 11 debtors, with none individually significant.
<b>Neighbourhood Centres Total</b>	<b>30,952.98</b>	<b>4,862.50</b>	<b>17,066.25</b>	<b>280.00</b>	<b>4,808.73</b>	<b>3,935.50</b>	5%	Made up of 6 out of 26 debtors in this category with two of these totalling \$2,640.00.
<b>Regulatory Services Land Clearing Total</b>	<b>3,692.46</b>	<b>.00</b>	<b>.00</b>	<b>200.62</b>	<b>1,089.30</b>	<b>2,402.54</b>	3%	Made up of 3 out of 8 debtors. Discussion for setting up a payment plan is in progress for one debtor totalling \$1,725.35.
<b>City Property Facilities Total</b>	<b>64,989.07</b>	<b>36,623.45</b>	<b>5,417.24</b>	<b>3,893.04</b>	<b>2,373.29</b>	<b>16,682.05</b>	19%	Made up of 9 out of 38 debtors in this category with three of these totalling \$14,257. One account totalling \$950.00 will be sent to the debt collectors due to payment plan not being met.
<b>Civil Services Private Works Total</b>	<b>60,555.50</b>	<b>11,635.00</b>	<b>4,115.00</b>	<b>2,080.00</b>	<b>.00</b>	<b>42,725.50</b>	50%	Made up of 23 out of 35 debtors in this category, with four of these totalling \$18,880.00 relating to works not commenced, awaiting payment with none of the remainder being individually significant.
<b>Swim Centre Debtors Total</b>	<b>2,472.85</b>	<b>.00</b>	<b>154.00</b>	<b>835.15</b>	<b>1,201.20</b>	<b>282.50</b>	0%	Made up of 2 out of 5 debtors.
<b>Grants &amp; Subsidies Total</b>	<b>210,825.00</b>	<b>210,000.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>825.00</b>	1%	Made up of 1 debtor.
<b>Environmental Health Inspections Total</b>	<b>9,603.00</b>	<b>1,507.80</b>	<b>1,519.30</b>	<b>292.40</b>	<b>427.50</b>	<b>5,856.00</b>	7%	Made up of 47 out of 75 debtors in this category, with none individually significant.
<b>Regulatory Services Other Total</b>	<b>11,512.00</b>	<b>268.00</b>	<b>2,546.00</b>	<b>.00</b>	<b>1,005.00</b>	<b>7,693.00</b>	9%	Made up of 57 out of 106 debtors in this category with one account totalling \$3,471.00.
<b>Development Services Total</b>	<b>4,042.50</b>	<b>.00</b>	<b>1,100.00</b>	<b>.00</b>	<b>.00</b>	<b>2,942.50</b>	3%	Made up of 8 out of 9 debtors in this category, with none individually significant.
<b>Living Kurna Cultural Centre Total</b>	<b>20,514.29</b>	<b>15,414.25</b>	<b>2,739.54</b>	<b>803.50</b>	<b>.00</b>	<b>1,557.00</b>	2%	Made up of 6 out of 24 debtors, with none individually significant. \$234.00 has subsequently been settled in June.
<b>Economic Development Total</b>	<b>2,610.00</b>	<b>2,200.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>410.00</b>	0%	Made up of 2 debtors, \$300 has subsequently been settled in June.
<b>Marion Cultural Centre Total</b>	<b>5,912.50</b>	<b>5,466.00</b>	<b>446.50</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	0%	
<b>Total</b>	<b>561,037.93</b>	<b>338,803.25</b>	<b>116,817.23</b>	<b>8,384.72</b>	<b>10,905.02</b>	<b>86,127.71</b>		
<b>Total Aging Profile</b>		<b>60%</b>	<b>21%</b>	<b>1%</b>	<b>2%</b>	<b>15%</b>		

Category	Description
Employees	Anything that relates to CoM employees.
General	Anything that does not fit into one of the below categories.
Neighbourhood Centres	For hire of rooms in Neighbourhood Centres, etc. - usually charged out at an hourly rate. Also includes cultural workshops and tours.
Regulatory Services Land Clearing	When council has had to clear land due to non-compliance of owner.
Sporting Clubs & Other Leases	Rent, electricity, water, maintenance, etc. charged out to lessees.
Civil Services Private Works	Repairs or modifications to infrastructure (footpaths, kerbs, driveway inverts). Can be at resident request.
Swim Centre Debtors	Outdoor Swimming Centre - used for lane hire, school visits, etc.
Grants & Subsidies	Government grants and subsidies.
Environmental Health Inspections	Food Inspection fees.
Regulatory Services Other	Vehicle Impoundment fees and other regulatory services.
Supplier Refunds	Where a supplier owes the City of Marion funds. This category is used to keep track to ensure we have received payment for credits.
Development Services	Includes contribution from residents and/or developers for the removal and/or replacement of Council Street Trees and significant trees.
Living Kurna Cultural Centre	Relates to programs run through the LKCC.
Environmental Health Testing	Environmental testing fees.
Local Government	Transactions with other Local Government corporations.
Communications	Anything related to communications.
Economic Development	Events, etc. relating to economic development within the City of Marion.
Marion Cultural Centre	Hiring of the Marion Cultural Centre.

\*any category that does not have any outstanding invoices will not be displayed.

## **Rates Report - Collection of Rates to 31 May 2017**

### **ANALYSIS OF OUTSTANDING RATES AS AT 31 MAY 2017**

	<u>Note</u>		<b>% of Total Annual Rates</b>
CURRENT	1	\$ 5,745,720	<b>7.9%</b>
OVERDUE	2	\$ 1,226,358	<b>1.7%</b>
ARREARS	3	\$ 854,000	<b>1.2%</b>
POSTPONED	4	\$ 144,713	<b>0.2%</b>
LEGALS	5	\$ 24,773	<b>0.0%</b>
		<b><u>\$ 7,995,565</u></b>	<b>11.0%</b>
<b>TOTAL ANNUAL RATES FOR 2016/17</b>		<b><u>\$ 72,519,891</u></b>	

#### **Note 1: Current**

Current rates represent the total amount of rates levied in the current financial year that are not yet due for payment. For example at 1st January this represents Quarter 3 & Quarter 4 rates unpaid.

#### **Note 2: Overdue**

Overdue rates represent rates levied in the current financial year that remain unpaid past their due payment date. For example on 1st January, this represents rates from Quarter 1 and Quarter 2 that remain unpaid.

#### **Note 3: Arrears**

Rates in arrears represent rates and charges levied in previous financial years that remain unpaid .

#### **Note 4: Postponed**

Postponed rates represent any rates amount due by seniors that have been granted a deferral, until the eventual sale of their property, as allowable under the Local Government Act. Interest is charged on these deferred rates and is recoverable when the property is sold.

#### **Note 5: Legals**

Legals represent any legal fees, court costs that have been incurred by Council in the collection of rates in the current financial year. These amounts represent costs that have been on-charged to the defaulting ratepayers and are currently outstanding.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Originating Officer:** Paul Johns, Acting Unit Manager Risk

**Corporate Manager:** Jaimie Thwaites, Acting Manager Corporate Governance

**General Manager:** Vincent Mifsud, General Manager Corporate Services

**Subject:** WHS Performance Report – May 2017

**Report Reference:** GC270617R20

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### EXECUTIVE SUMMARY

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

The Think Safe Live Well program's vision is "**Zero harm with enhanced wellbeing**" and focuses on further developing our leadership styles, organisation culture and WHS systems by:

- Embedding a culture of safety and wellbeing as a part of normal business practice
- Developing our people to lead the change across the City of Marion
- Continually improving our WHS Management System (WHSMS) to achieve best practice

### PERFORMANCE RESULTS – AUDIT RESULTS

The City of Marion is subject to annual audits conducted by the Local Government Association Workers Compensation Scheme (LGAWCS) which tests Council's WHSMS against selected sub-elements of the Return to Work (RTW) SA's Performance Standards for Self Insurers (PSSI). Council sets an action plan outlining its commitments to address non-conformances identified and improve its WHSMS. This year 100% of the actions from the 2015 Audit were completed by 31 October 2016 which should result in receipt of 100% of the LGAWCS rebate available. The LGAWCS KPI Audit and Appraisal Report 2016 took place in October and the formal results identify an improvement based on the previous year's WHS results. The subsequent Action Plan has now been developed and submitted to the LGAWCS for ongoing monitoring of actions.

### PERFORMANCE RESULTS – LOST TIME INJURIES

In order to measure improvement, safety indicators are measured and monitored against our industry counterparts being Group A Councils (<sup>1</sup>GaC). Two important safety indicators measured are Lost Time Injuries (<sup>2</sup>LTIs), outlined in Table 1 and 2 from internal incident reporting data, and Lost Time Injury Frequency Rate (<sup>3</sup>LTIFR) from the LGA's Claims Analysis Portal data, outlined in Figure 1.

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

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

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

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

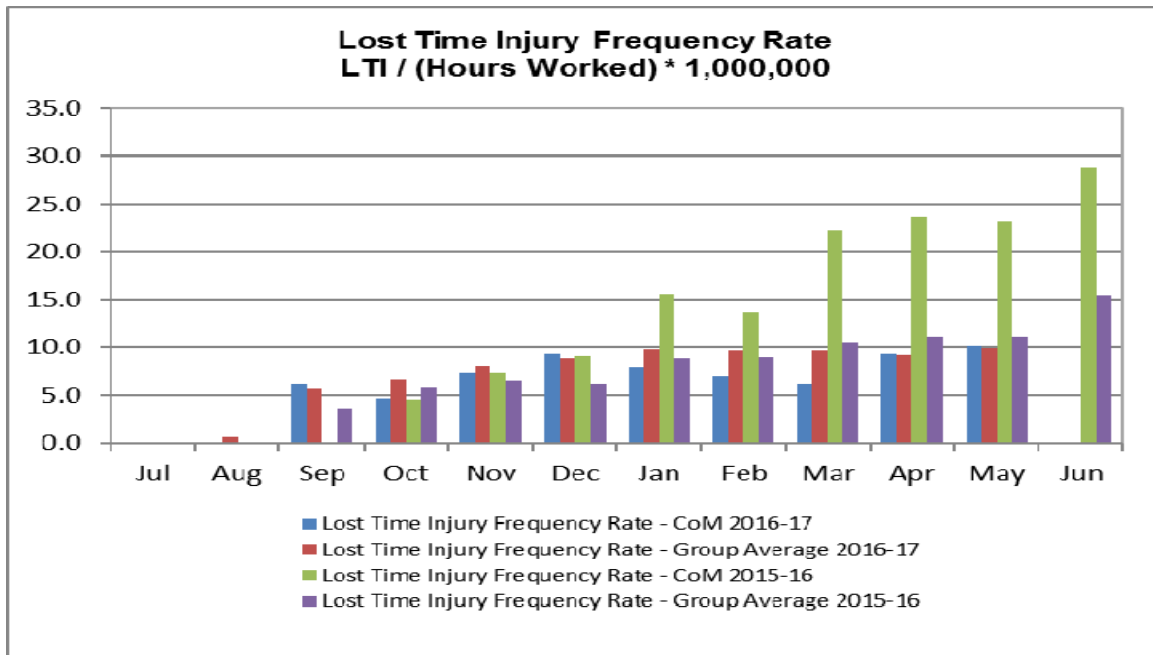
<sup>1</sup> GaC are metropolitan councils with more than 300 staff ie Marion, Adelaide, Charles Sturt, Onkaparinga, Playford, Port Adelaide Enfield, Salisbury and Tee Tree Gully.

<sup>2</sup> LTIs are those injuries where a whole work day or more has been lost due to a workplace injury.

<sup>3</sup> LTIFR is an industry standard tool for measuring LTI's within a given accounting period which enables comparison to other organisations for the purpose of benchmarking.



Figure 1: LTIFR per month – Financial Year comparison against Group A Councils



All six LTI's as at the end of May 2017 have now been processed and appear in the LGAWCS claims data. The current LTIFR is now accurately reflected as 10.1. These figures are in comparison to a total of 19 LTI's recorded in 2015/16 and a corresponding LTIFR of 28.8.

The six LTI's reported have been categorised into the following primary classes of injuries:

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

It should be noted that, due to appropriate determination deferrals and data transfers, there can be delays in LTI's being recorded in the LGAWCS data which can affect the comparison data illustrated in Figure 1. City of Marion's data (outlined in Table 1 and Table 2) shows only six LTI incidents reported as at May 2017, compared to nineteen incidents reported as at May 2016. If the current trend continues, the forecasted LTIFR for the conclusion of the reporting period is likely to be 10.8 which, if achieved, would represent a reduction of 62% on the reported LTIFR for 2015/16.

## WORK HEALTH & SAFETY MANAGEMENT STRATEGY

During May the Risk Working Group conducted a WHS Management System review which was incorporated into the WHS Plan and Programs for 2017 to 2019. A draft WHS Plan was developed using feedback from the WHS Strategy Workshop and findings from the WHS Management System review. Further consultation of the WHS Plan will take place across the organisation throughout June 2017.

### RECOMMENDATION

**That Council:**

1. Notes the report and statistical data contained therein.

### DUE DATE

**27 June 2017**

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Question Received from:** Councillor Kerry

**Subject:** Oaklands Crossing

**Reference No:** GC270617Q01

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**QUESTIONS:**

At the special council meeting that took place 6th June 5 million that was allocated to help negotiations with the federal and state government over the Oaklands Crossing issue.

Is it true that it was a non binding on Council. Why was it necessary for council to go into confidence? Why was there a press release on 7th June stating Marion council "will contribute 5 million for the Oaklands Crossing Issue?"

Furthermore, how many Councillors attending the above special 6th June - 10 minute meeting have real estate holdings within 1km of Oaklands Railway Station/overpass.

**COMMENTS: Councillor Kerry**

Nil

**COMMENTS: Jaimie Thwaites, Acting Manager Corporate Governance**

The report '*Oaklands Crossing Project*' (SGC060617F01) was considered in confidence at the 6 June 2017 meeting under Section 90(2) and (3)(b) and (j) of the *Local Government Act 1999* on the grounds that the matter was of a commercial nature 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;
- ii. would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official and
- iii. would, on balance, be contrary to the public interest.

Council resolved in-principle at the meeting to contribute \$5 million in land, roadworks and green space while facilitating a special planning zone to allow high-density developments. This contribution is subject to certain conditions being met as outlined in the confidential minutes.

At the meeting Council also authorised the Mayor and/or Chief Executive Officer to provide information and/or make statements in the public realm in reliance upon the content of the confidential documentation where it was considered necessary to implement or respond to any aspects of the '*Oakland Crossing Project*' matter including those that are made public by media reporting.

The media release issued by the City of Marion, following the joint State and Federal Government announcement regarding the Oaklands Crossing, stated Marion Council “will contribute \$5 million” towards project. The statement was clarified in a subsequent City of Marion letter to 4000 residents surrounding the crossing and on the Council’s website to say it was an in-principle agreement.

Based on information contained in the Council Members Register of Interest, there are 2 Councillors who attended the Special General Council meeting on 6 June 2017 that have real estate holdings within 1km of Oaklands Railway Station/overpass.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Notice Received from:** Councillor Hull

**Subject:** Retaining the Land Titles Office as a Critical SA Government Institution.

**Ref No:** GC270617M01

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**MOTION:**

That Council calls upon the SA State Government to honour the pre-election pledge to not privatise government agencies and to retain the Land Titles Office as a critical SA Government institution.

**COMMENTS: Councillor Hull**

Torrens Title, conceived in SA and recognised as a best practice Lands Title system around the world has afforded SA Local Governments and residents a respected, affordable and reliable lands management titling system.

It is a retrograde proposal to sell off the very agency who has ably managed out Torrens Title system. Why sell our SA Lands Title Office to a private entity and create uncertainty, a possible decrease in service level and an almost certain increase in fees.

The Lands Title Office is to be flogged off to provide a short term cash dividend as to balance the SA Government budget in the year approaching a State Election. This is an issue of significant relevance to our Council and all land holders.

Your current electricity bill is a salient reminder of the folly of privatisation.

**COMMENTS: Heather Michell Land Asset Officer**

Council frequently purchases products from the Lands Titles Office, mostly in the form of title searches and plans and has undertaken a minimal number of land transactions in recent years. Transfer fees are charged according to the purchase price and are paid by the Purchaser. An increase in these fees will result in a moderate increase in search costs and may result in an increase in fees relating to the purchase of land.

Both the Law Society of SA and the Institute of Conveyancers (SA Division) have expressed concerns about the sale. The Law Society of SA has made a submission to the SA Government and the Australian Institute of Conveyancers is working with the Government for a favourable outcome.

The concerns are about:

- The potential for a conflict of interest between the core services provided and any commercial services that may be offered.

- The retention of senior experienced staff and the loss of technical expertise. This may result in an increase in registration errors and a decrease in efficiency.
- Impact on the quality of service.
- Retention, security and protection of personal data.
- Potential for fees to increase.
- There is no evidence that efficiency will be increased.
- Loss of Government control of fee increases.
- Title insurance may be introduced resulting in increased conveyancing costs.

Should Council support this motion, a letter can be prepared for the Mayor to send to the Attorney General.

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Notice Received from:** Councillor Gard  
**Subject:** Quality Assurance  
**Ref No:** GC270617M02

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**MOTION:**

That the City of Marion introduce formal management procedures for quality assurance to govern all aspects of operations, and to be managed by the General Manager Operations.

**COMMENTS: Councillor Gard**

Quality assurance, or quality control in older language, is a vital aspect of any delivery of services and products. Whilst the discipline is clearly a necessity in regard to tangible products that are for sale on the open market or to closed markets, such as government entities, there is not always present a comparable management system for ensuring delivery of services more generally.

I believe I have made the point clearly on a number of occasions that it is so important for managers to 'walk the floor' as it were. It's one thing to implement and propagate but it's entirely another to ensure that the outcomes are in accordance with the wishes and requirements of stakeholders.

Whilst work is done by audit and by governance to monitor progress of the various matters and initiatives of Council and the executive, evidence abounds that there is not the required quality assurance for delivery of works and services in the field.

As a result we are under-servicing residents, despite the intention to do the opposite.

Examples of this are the beautification treatments of parks, gardens and thoroughfares and the accumulation of litter in our streets despite there being programs to address this matter.

One of the unpleasant surprises of my time on Council has been the emphasis placed on the ward councillor to report issues and to activate job requests, despite there being constant movement of staff and possible management throughout our City zones.

A perfect example is the absence of preparation of the northern (bikeway) border of Morphettville Racecourse in proximity to the Morphett Road tram crossing, just prior to the largest prize money raceday ever programmed by the SAJC on 6th May even attended by the world's leading jockey. This was an embarrassment for any Councillor of the City and to the City's management.

So how, for instance, might this have been avoided? If we were on the front foot and seeking to deliver the quality of service in which we say that we pride ourselves, there would be consultation with the Club to ensure that its most important race days are preceded by extra checking of the surrounds managed by Council.

Another example is the monitoring of major issues in the City, such as the Lorenzin site, as it is my belief that no one from senior management down would be aware of the situation there from week to week. If they are, then clearly they are derelict in their duties to deliver clean and safe environs to the community, a requirement of the Act.

There must be relativity between the standards we seek and the standards that we deliver, and the standards that we deliver and the standards that we maintain.

To deliver this most necessary and logical requirement, it will be necessary for managers and not just staff to spend more time in the field. I would recommend a roster system that sees all managers out in the field on methodical trails of inspection over any given period of three months, having regard for the fact that one set of eyes sees that which another does not.

We have the expertise in management to devise this long-overdue initiative that is the final stage of service assuring that residents and ratepayers are being served to the standards that they have a right to expect.

#### **COMMENTS: Tony Lines, General Manager City Services**

Council has a number of mechanisms to monitor the quality of construction and maintenance activities in relation to it's operations. Service Levels have been defined and endorsed in various Asset Management Plans in conjunction with relevant renewal and maintenance funding.

Service reviews have either commenced or been completed for a number of services including drainage and roads. Open Space metrics are being developed to improve programming, resource allocation and monitoring the quality of works being undertaken. Performance 'dashboards' will be developed for these metrics during 2017/18. In addition, Council field staff have been asked to 'lift their eyes' when undertaking works to identify any other maintenance activities to improve the condition and quality of our assets.

Recently media monitoring picked up the following feedback in relation to quality:

#### **Caller Jim says he appreciates the Marion Council, noting th...**



[ABC Radio Adelaide, Adelaide](#) hosted by [Sonya Feldhoff](#)  
0 min 48 secs - ID: X00070788925

20 Jun 2017 1:28 PM



Caller Jim says he appreciates the **Marion Council**, noting that they did a really good job of maintaining the cleanliness of **footpaths** and roads. He says that in his suburb, the **council** seems to be doing a great job.

[Play Now](#) - [Order presentation file or transcript](#)

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Notice Received from:** Councillor Appleby  
**Subject:** Development - 17 Arthur Street, Plympton Park  
**Ref No:** GC270617M03

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**MOTION:**

That the Mayor write to Renewal SA expressing council's desire to see a single residence in keeping with the character of the area built at 17 Arthur Street, Plympton Park.

**COMMENTS: Councillor Appleby**

Nil

**COMMENTS: Rob Tokley, Acting Manager Development and Regulatory Services**

A development application to demolish the dwelling was lodged with Council on 25 May 2017. As the dwelling is not heritage-listed, the demolition of the building is exempt from requiring Planning Consent and receives 'automatic' Development Approval (for demolition only).

Advice received from Renewal SA (acting on behalf of Housing SA (landowner)) confirms the existing dwelling is to be demolished due to its condition, however, the type and number of dwellings to be constructed on the land is yet to be resolved.

Quite often development applications for Renewal SA (who undertake development on behalf of Housing SA) are processed by the Coordinator General and are exempted from standard planning controls – in such instances, the redevelopment is processed through the 'Renewing Our Streets and Suburbs' Stimulus Program <https://renewalsa.sa.gov.au/building-our-future/renewing-streets-suburbs/>.

Members may be aware that this portion of Plympton Park (comprising a portion of Herbert Street, Arthur Street, Clement Street, Acacia Street, Peckham Road, South Terrace) is proposed to be included in a new 'Residential Character Policy Area' as part of the Housing Diversity DPA being considered by Council at this meeting. If this DPA is enacted in its current form (possibly by year's end), the design of new dwellings in the Policy Area will be required to have regard to the design features typical of the pre-1950s dwellings in the locality.

In the event Council resolves for the Mayor to write to Renewal SA in accordance with the motion above, the following wording is recommended;

*"Council acknowledges that much of the housing stock in this portion of Plympton Park is in good condition; contributing to attractive streetscapes and a high level of amenity. Many dwellings were constructed between 1920–1940 and much of this housing stock remains intact. The existing dwelling contributes to the attractive housing stock of the locality.*



*In the event the existing dwelling is to be demolished, Council encourages Renewal SA to consider the construction of one dwelling only on the land, with its primary façade presenting to Arthur Street, with design elements that are typical of dwellings in the locality, including, but not limited to; combinations of gable, Dutch-gable and hips, chimneys, projecting front verandas/porches/porticos, timber-framed windows and external walls constructed of a mixture of brick, painted brick, stone, and rendered masonry.”*

**CITY OF MARION  
GENERAL COUNCIL MEETING  
27 JUNE 2017**

**Notice Received from:** Councillor Crossland

**Subject:** Heron Way Funding

**Ref No:** GC270617M04

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**MOTION:**

Council endorses the additional allocation of up \$518,410 from the Asset Sustainability Reserve in 2018/19 to fully fund the Hallett Cove Foreshore Masterplan noting that external partnership funding will be actively pursued to offset Council's contribution. This allocation will be incorporated into the next iteration of Council's LTFP

**COMMENTS: Councillor Crossland**

Nil

**COMMENTS: Brett Grimm, Urban Design Leader**

Council endorsed a revised Hallett Cove Foreshore Master Plan 22 November 2016. Appendix 1 provides the master plan and staging plan. The remaining stages for completion are:

- Stage 2 Coastal Dune protection
- Stage 4 Playground and reserve currently in detail design phase
- Stage 5 Amphitheatre (construction to commence July/ August 2017);
- Stage 6 Heron Way car parking and Café Plaza

The following table 1 illustrates the progress of the master plan and timelines proposed within the current business plan.

Table 1 Hallett Cove Foreshore Master Plan Current LTFP funding

Stage	Scope	Programed Year	LTFP Funding	Budget estimate of costs
<b>1</b>	<b>Commemorative space</b>	Completed 2014/15		
<b>2</b>	<b>Coastal Dune Protection</b> - Rock revetment - Revegetation/Soft landscape dune protection works		2018/19 Insufficient funds available	\$260,000
<b>3</b>	<b>Storm water civil works</b>	Completed 2016/17		
<b>4</b>	<b>Playground and Reserve</b> - Play space - Turf repairs and irrigation - Ephemeral swale landscaping - Reserve amenities shelter, paths	Detail Design 2017/18 and 2018/19  Capital works 2017-19	2017/18 (\$200,000)  2018/19 (\$792,500)	\$992,500
<b>5</b>	<b>Amphitheatre (Grand Central Reserve)</b> -Amphitheatre earthworks and walls -Paving road and paths -Irrigated turf -Planting -Toilet	Capital works 2017/18	2017/18 (\$1,035,000)	\$1,035,000
<b>6</b>	<b>Heron Way Car parking and Café plaza</b> - Car parking alterations Heron Way \$292,000 - Café plaza \$265,000	Detailed design 2018/19	2018/19 Insufficient funds available	\$597,000
<b>*Council funds available in LTFP for stage 2 and 6 is \$338,190</b>				
<b>Total capital works budget required</b>				<b>\$2,884,500</b>
<b>Committed LTFP Project Funds</b>				<b>\$2,365,690</b>
<b>Funding Gap</b>				<b>\$518,810</b>

### Financial Implications

The current finances represent the intent to leverage Council's funding contribution for grant funding opportunities. The current gap of \$518,810 is defined as forecast grant funding in the Long Term Financial Plan (LTFP).

Council submitted a grant application to DPTI Open Space and Places for People Funding 2016/17 for \$1,004,330, leveraging stage 5 funding and in kind internal design contribution. Council is yet to receive notification of this grant round which should be announced shortly. DPTI Open Space Fund requires 50% contribution from the applicant and cannot be retrospective to works that have commenced construction.

Council have also been proactive in applying for Coastal Protection Board (CPB) Funding, recently submitting May 2017 for stage 2 Dune protections works for the amount of \$260,000.

CPB grants require minimum 20% council contribution towards the project and cannot be retrospective.

Subject to successful grant acknowledgement, any amounts received will offset the funding gap and/or provide savings to Council.

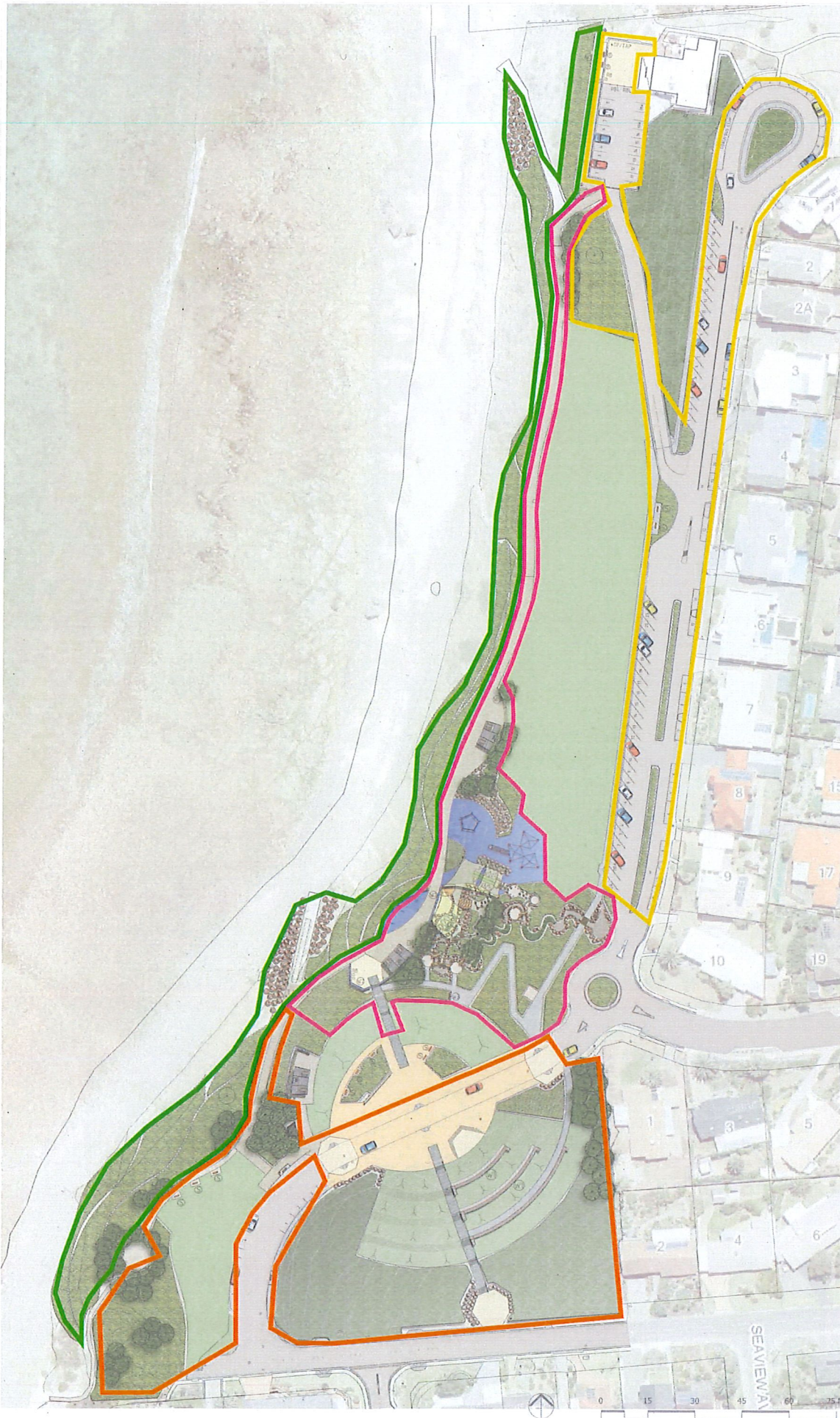
There are currently sufficient funds available within Council's Asset Sustainability Reserve – General to meet the funding shortfall of \$518,810 as outlined above should Council wish to support the motion.

### **Resources**

Current resources are committed to the project as per the endorsed works program GC260416R10. Council's Landscape Architect will be project managing and leading the detailed design and contract administration for stages 4 and 5, with support from external engineering design for the civil, storm water, traffic and a public artist. Currently resources are not committed to stage 2 and 6 for implementation.

If Council resolve this motion to deliver all remaining stages in 2018/19 a review of the Open Space and Recreation Planning 2016-19 works program will be needed in late 2017 leading into 2018/19 to review and consider current and new open space works program priorities.

### **Appendix 1 Heron Way Staging Plan**



- STAGE 2  
DUNE PROTECTION
- STAGE 4  
PLAYSPACE AND  
RESERVE
- STAGE 5  
AMPHITHEATRE
- STAGE 6  
CAFE PLAZA AND  
CAR PARKING

### HALLETT COVE FORESHORE MASTER PLAN

PREPARED BY OPEN SPACE & RECREATION PLANNING - CITY OF MARION